

**REGULAR MEETING MINUTES**  
**BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI**  
**TUESDAY – AUGUST 3, 2021 – 6:00 P.M.**  
**CUBA CITY HALL COUNCIL ROOM**

Mayor Leathers called the meeting to order. Aldermen present: Kevin Copling, Sam Black, Dave Honea, Warren Graddy, Curtis Holt, Jeff Bouse. Public Works Director present: Craig Bouse. Police Captain: Ben Scharfenberg. City attorney present: Lance Thurman.

**Motion by Honea, seconded by Bouse, to approve the agenda. Vote: All ayes.**

**Motion by Holt, seconded by Honea, to approve the regular meeting minutes of July 20, 2021. Vote: all ayes.**

Bouse stated that he invited all public works employees to the meeting and asked if any employees called City Hall stating they did not want to discuss employee salaries at this council meeting as he was told there were calls made. Bouse authorized an hour of overtime to all public works employees present. Jimmy Happel stated that he had spoke at the previous employee meeting and highly recommended having a discussion at the council meeting. Mayor Leathers explained that it will be discussed and that a meeting will be scheduled before leaving making sure all aldermen can attend.

Public Hearing:

**Public Hearing – Stubblefield Commercial, LLC - Annexation continuation from July 20, 2021 meeting opened at 6:05 p.m.**

Mayor Leathers asked if anyone would like to speak against the annexation that has property within 185 feet.

Bill Lange, on behalf of Ridgetop owners, discussed the issue regarding Holly Lane. An agreement is trying to be worked out, but how will the annexation affect Ridgetop Estates and Holly Lane. Currently Holly Lane is used for Ridgetop Estates owners, but if Holly Lane (also seen as lot #17 on the description) is annexed into the city then there is no use for that property on Holly Lane. Is the property all in city limits with no restrictions or all out if annexed. He hopes someone has legal answers for this situation. Andy Stubblefield, or his attorney, does not have an answer for this now.

Thurman asked if the property of Holly Lane is part of the 74 acres requesting to be annexed into city limits. Lange replied that it is not, and is a 50 foot deeded easement for Ridgetop Estate. Thurman stated that there is no issue if it is not part of the 74 acres. Lange asked that if the 74 acres annexes into city limits then is it no longer part of Ridgetop Estates, having no use for Holly Lane.

Honea asked if it would be part of lot 17 as it is an easement that abuts the property.

Lange stated that the land description includes lot 17, Holly Lane, and if that is what is submitted for annexation then Ridgetop will apply to that piece of property and questioned some deed restrictions.

Thurman stated that he gives legal advice for the City of Cuba and can't give advice, nor will the aldermen.

Copling thinks the matter is between the property owners and Stubblefield.

Black also thinks the matter is a civil one between the property owners.

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Sean Siebert stated that if the property is still in the county, then the deed restrictions will have a say as the county doesn't have codes.

Mayor Leathers asked if anyone wanted to talk in support if their property is within 185 feet. None.

Mayor Leathers asked if anyone wanted to talk in support or against that is outside the 185 foot line.

None.

**Public hearing – Stubblefield Commercial, LLC. - Annexation continuation from July 20, 2021 meeting closed at 6:20 p.m.**

**Motion by Black, seconded by Graddy, to close public hearing. Vote: All ayes.**

**Public Hearing – Stubblefield Properties, LLC – Rezoning opened at 6:20 p.m.** Mayor Leathers opened the hearing for the rezoning of 803 Spencer St. from R1 to R2 and asked if anyone wanted to speak against or supporting the rezoning. None. **Public hearing – Stubblefield Properties, LLC – rezoning closed at 6:24 p.m. Motion by Black, seconded by Graddy to close public hearing. Vote: All ayes.**

**Citizens participation:** Samantha McKimm, with Anointed Faith Tabernacle addressed the council about having a glow walk in town. On September 5, 2021 they will walk a route thru town with a concert at the end of the route. They would like to use Recklein Auditorium, and parking lot area, if available. Mayor Leathers suggested contacting the police department, and once a head count is available maybe arranging some street closures.

Dan Eidson, 505 Kidwell Drive, addressed the council on an issue from a few years prior. The former Mayor offered the former City Clerk a raise with a salary cap based on years of service and experience, and he had no problem with that as she is a very valuable employee. He read in the news lately that a new position was created and more money was asked for. He asked that someone please explain the term salary cap. He feels it was a hefty raise and with the understanding that she was close to the retirement range and that should be viewed as an incentive and if not happy with that then another position can always be found, with the city hiring someone for that position paying half.

Dan Eidson asked about the tourism board and if they had regular meetings, the times, and the dates. Black stated that he is on the board and yes, the meetings are open to the public with one being 8/4/21 at 9 a.m. Eidson is curious what the tourism board is doing. There is no mention of the Indian statues along I-44, no billboards, nothing that would get people off the interstate and it is too late once they see the actual statues. He would like to address that committee and see their plan. Black thinks meeting with the tourism board and addressing that would be a good start. Mayor Leathers also encouraged reaching out to the board.

Jim Healer with 100 Acre Wood Rally, explained that the race has been denied from the Crawford County Commissioners after being here for 20 years with no problems. He is trying to bring some local influence to the rally committee and trying to tie all the committees together. They are appealing the

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denial, and if approved then they would like to approach the City of Cuba to use Hood Park as a mechanical service site. If this happens, then they would like to show their appreciation and have the official race opening in front of Frisco's at a car show the general public can attend. This race is a very large group of different people and cars bring the best from locals and out of town people. He doesn't know how the county will vote, but does hope they change their mind. This event could invite over 2500 people and hopes for better access by the interstate. This is just an introduction and would like to further talk and get approval from the city if the race is allowed. Black has no influence with the county, but wishes him luck as it would bring a lot to Crawford County. Honea feels it would be good for the restaurants and hotels and encourages him to attend a tourism meeting. Black is open for discussion if the county changes their mind regarding the race. Mayor Leathers invited Healer back if the county approves the race for further discussion.

Missy Mullally addressed the council regarding the feral cat problem that is out of control. Many are feeding the cats and it makes it too hard to take care of the problem, seeing no relief in sight. Mullally is asking for help and suggestions. Mayor Leathers agreed this has been a problem for a long time. Mullally questioned maybe an ordinance not allowing to feed animals outside, but Mayor Leathers does not feel asking people to not feed their personal animals outside will work. Mayor Leathers asked Thurman if an ordinance is made to not feed animals outside would it be enforceable, Thurman replied no. Mullally does not know the solution and is asking the publics help, and maybe a statement can be put on the City of Cuba's Facebook page asking not to feed the cats. Honea asked if she had reached out to the conservation department for any solutions, Mullally has not.

#### **Tree Trimming Bids:**

##### AAA Tree Service

Barnett Park - \$9500

Prairie/Monroe St. - \$7500

School St. - \$13,000

East Spencer St. - \$6500

Hickory St. - \$4500

##### Brown's Tree & Bucket Service

Barnett Park - \$7500

Prairie/Monroe St. - \$12,800

School St. - \$14,200

East Spencer St. - \$10,900

Hickory St. - \$4800

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**Motion by Bouse, seconded by Graddy, to accept the bid from Brown's Tree & Bucket Service for \$7500 at Barnett Park. Vote: All ayes.**

**Motion by Graddy, seconded by Black, to accept the bid from AAA Tree Service for \$7500 on Prairie/Monroe St. Vote: All ayes.**

**Motion by black, seconded by Graddy, to accept the bid from AAA Tree Service for \$13,000 on School St. Vote: All ayes.**

**Motion by Graddy, seconded by Honea to accept the bid from AAA Tree Service for \$6500 on East Spencer. Vote: All ayes.**

**Motion by Bouse, seconded by Holt, to accept the bid from AAA Tree Service for \$4500 on Hickory St. Vote: All ayes.**

### **Public Works Director Report:**

PWD Bouse presented garage door bids for the old Mepco building.

Miller Door Co. - \$11,435

Dent County Overhead Door - \$10,778

**Motion by Bouse, seconded by Graddy, to accept the bid from Dent County Overhead Door for \$10,778. Vote: All ayes.**

Mayor Leathers presented the Barnett Road bids.

AK Britton Construction, LLC - \$6500

Meramec Excavating, LLC - \$8166

PJ Myers Hauling & Excavating, LLC - \$9900

**Motion by Bouse, seconded by Graddy, to accept the bid from AK Britton Construction, LLC for \$6500. Vote: All ayes.**

Copling asked PWD Bouse about running electric to the Stubblefield property with our electric like it is, will a new circuit have to be ran or can it be added onto. PWD Bouse replied that it could be ran, but with more development more will need to be added.

### **Police Chief Report:**

None

**Nuisance Report:**

Captain Scharfenberg gave a report on the nuisance complaints, stating some citations have been issued.

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**EOC Director Report:**

EOC Director Rodney Neff has a new emergency plan that has been worked on for two years. He would like to meet with his committee before the next council meeting to go over. It is a pretty extensive plan with some economics intel. Mayor Leathers said it is a job well done by Neff and very impressive. Neff would like to meet with the committee before an ordinance as he wants them to have time to look over the information and 3-4 additional sections need to be added before officially done.

Neff has the new tornado and storm guidelines that are pretty extreme.  
Neff stated the tornado sirens were not tested due to the cloudy weather.

Neff reported the cameras are all working good. The airport and animal control had a small problem and new equipment was installed at the mechanic shop.

**Industrial Revenue Bond:**

Thurman stated he had a conversation with Gilmore and Bell and it was suggested to refer to the IDA board for approval, and this is Thurman's recommendation. Mayor Leathers suggested that Sean Siebert, a non-voting delegate and point of contact, get with Comptroller Christine Nash who is a voting board member, and get a meeting set up. **Motion by Bouse, seconded by Honea, to allow Thurman to work with the IDA board and move forward. Vote: all ayes.** Tyler Hannegan thanked all for their help and their time.

Siebert explained the IDA board is consisted of five board members appointed by the Mayor and as this board isn't heard of often, the Mayor and council are still in possession of the matter.

**Motion by Graddy, seconded by Bouse, to pay bills as presented. Vote: All ayes.**

**Mayor's Appointments:**

Holt and Copling request to resign from the City Hall Committee. **Motion by Bouse, seconded by Black, to accept the resignation from Holt and Copling. Vote: All ayes.**

Mayor Leathers appointed Honea and Black to the City Hall Committee. **Motion by Graddy, seconded by Copling, to accept the appointment. Vote: All ayes.**

Mayor Leathers has been in contact with Randy Tiner from the Planning and Zoning Committee and will have an appointment for the board at the August 17, 2021 council meeting.

**Motion by Bouse, seconded by Graddy, to have the first reading of Bill No. 2016 by caption only.**

**Vote: All ayes.** City Clerk Garbo read Bill No. 2016 – An ordinance which establishes and makes public the method of disclosing potential conflicts of interest and substantial interests for certain officers and elected officials of the City of Cuba, Missouri. **Motion by Graddy, seconded by Honea, to approve the**

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**first reading of Bill No. 2016. Roll call vote: Copling-yes, Black-yes, Honea-yes, Graddy-yes, Holt-yes, Bouse-yes. Motion by Bouse, seconded by Honea, to have the second reading of Bill No. 2016 by caption only. Vote: All ayes.** City Clerk Garbo read Bill No. 2016 a second time. **Motion by Bouse, seconded by Graddy, to approve the second reading of Bill No. 2016. Roll call vote: Bouse-yes, Holt-yes, Graddy-yes, Honea-yes, Black-yes, Copling-yes.** Mayor Leathers declared Bill No. 2016 become General Ordinance No. 1197 this 3<sup>rd</sup> day of August 2021.

**Motion by Honea, seconded by Bouse, to have the first reading of Bill No. 2017 by caption only. Vote: All ayes.** City Clerk Garbo read Bill No. 2017 – An ordinance authorizing the Mayor of the City of Cuba, Missouri, on behalf of said city, to enter into an agreement with Missouri Department of Transportation for a block grant for Coronavirus Relief Grant Program Assistance. **Motion by Holt, seconded by Bouse, to approve the first reading of Bill No. 2017. Vote: All ayes. Motion by Honea, seconded by Graddy to have the second reading of Bill No. 2017 by caption only.** City Clerk Garbo read Bill No. 2017 a second time. **Motion by Bouse, seconded by Honea, to approve the second reading of Bill No. 2017. Roll call vote: Bouse-yes, Holt-yes, Graddy-yes, Honea-yes, Black-yes, Copling-yes.** Mayor Leathers declared Bill No. 2017 become Special Ordinance No. 830 this 3<sup>rd</sup> day of August 2021.

Mayor Leathers stated that he would like to have a special meeting with all city employees. After a previous employee meeting and some discussion, would like to have the entire board present. A special council meeting is scheduled for August 10, 2021 at 5:30 p.m. at Cuba City Hall Council Room.

Copling stated that he was at the employee meeting and heard what was talked about. He heard the Comptroller say there was an oversight and thinks there should be a motion tonight to allow the Comptroller to go and correct the pay for those with an oversight. Mayor Leathers explained that the salary schedule is a moving document and what was proposed did not pass so what is to be corrected. Motion by Copling, seconded by Bouse, to have the Comptroller Nash to correct the salaries that were oversighted. Mayor Leathers asked what Copling's definition of oversight was as the salary schedule was not passed by the council, there were no clerical errors in pay, and the employees have requested a meeting to discuss this. Black wants to wait until the special council meeting to discuss. Copling and Bouse withdraw their motions. Mayor Leathers again stated that the employees want a meeting to discuss, and it is scheduled.

Black received a letter from the tourism board from Big BAM (Bicycle Across Missouri) asking for approval to sponsor the event for \$5000 and allow the use of Hood Park June 17 & 18, 2022, if available.

Black is on the board and recommends the motion. **Motion by Black, seconded by Honea, to approve the \$5000 sponsor and use of Hood Park June 17 & 18, 2022 from tourism. Vote: All ayes.**

Bouse asked the aldermen representatives Black and Honea to relay to the tourism board that he would like to receive in his mailbox at City Hall what is being spent, who is being paid, and the meeting minutes

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every month. Black will relay the message as he will not make the August 4<sup>th</sup> meeting either. Bouse questioned maybe the board should consider changing their meeting times.

Bouse stated that he called and invited the public works employees to the meeting tonight because Mayor Leathers told him a phone call was received after the employee meeting stating that they did not want the employee discussion as an item at the August 3<sup>rd</sup> meeting and that was not true. Bouse asked Mayor Leathers not to let that happen again. Mayor Leathers said that he relayed what was told to him.

Bouse asked Mayor Leathers if a meeting could be scheduled with the Mayor, the council, and the attorney only. No employees. Thurman stated that a meeting for council legal advice is legal to have. Mayor Leathers will get with Thurman to schedule.

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

**Lainie Garbo  
City Clerk**