

**REGULAR MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – SEPTEMBER 7, 2021 – 6:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

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

Motion by Holt, seconded by Graddy, to approve the agenda. Vote: All ayes. Copling and Bouse absent.

Discussion of passing the regular meeting minutes from August 17, 2021. Honea questioned the revision of the minutes of the Stubblefield annexation. Thurman explained that annexation does not go thru the planning and zoning board. An annexation is automatically zoned as R-1 and the next step involving the planning and zoning board would be a change in zoning as that is not part of the annexation. Honea is still concerned about the cost as an analysis has not been submitted by an engineer. Thurman explained that it can't be completed to that extent until it is decided how the land will be platted out and once that is done there is a reasonable amount of time given to complete the project. Mayor Leathers stated that the only cost as of now will be running the utilities to the property line that connects to the annexed property. Graddy asked PWD Bouse if there are utilities connected close to the property line and PWD Bouse replied yes.

Motion by Graddy, seconded by Honea, to approve the regular meeting minutes from August 17, 2021. Vote: All ayes. Copling abstained. Bouse and Black absent.

Motion by Graddy, seconded by Honea, to approve the bills. Vote: All ayes. Bouse and Black absent.

Motion by Graddy, seconded by Copling, to appoint Karen Groom to the IDA Board. Vote: All ayes. Bouse and Black absent.

Motion by Graddy, seconded by Holt, to appoint Karen Groom to the Park Board. Vote: All ayes. Bouse and Black absent.

Motion by Graddy, seconded by Honea, to appoint Karen Groom to the Planning and Zoning Board. Vote: All ayes. Bouse and Black absent.

Mayor Leathers announced that the city is receiving Recovery Act (ARPA) money from the government in two installments and have already received the first payment. A committee needs to be formed for decisions and to keep paper trails of how the money is spent. **Motion by Graddy, seconded by Holt, to appoint Sam Black, Dave Honea, Craig Bouse, Christine Nash, Lainie Garbo, and Mayor Cody Leathers to the ARPA committee. Vote: All ayes. Bouse and Black absent.**

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Citizens participation: Tyler Hannegan with Cuban Revitalization reported that all is going great with the new cultivation facility and their first plants are in the ground using grow pods. It will be commenced by September 30, 2021 to approve all operations. Dr. Sean Siebert and himself are working on an agenda for the public being held at Frisco's sometime soon for job opportunities. Mr. Hannegan stated that it has been great working with the City of Cuba and would like the council to tour the facility when completed.

Salary schedule discussion: Mayor Leathers stated that the salary schedule presented has all employees where they should be using their job descriptions and years of service and if passed, will go back to the July 1st effective date. The salary committee can then start meeting for the next budget to make changes if necessary. Comptroller Christine Nash had a meeting with all employees for the opportunity to explain the schedule and answer any questions. Mayor Leathers asked PWD Bouse if the public works department felt good about the presented salary schedule, and he replied yes. **Motion by Graddy, seconded by Honea, to approve the salary schedule. Vote: All ayes. Bouse and Black absent.**

Bereavement time discussion: Mayor Leathers discussed adding aunts and uncles to the bereavement time, including the employees spouse, and asked the council if this is something they would like to add to the handbook. Graddy thinks it could be expensive and would like to see this section of the handbook before a decision is made, tabling until the next meeting. Holt would also like to know what other towns are doing. Garbo will send the information and check with surrounding towns.

EOC Director report: Rodney Neff reported the siren test conducted that morning and the airport siren did not work due to an electrical issue. All other sirens worked.

Neff stated that the emergency plan that was presented previously is being sent for ordinance.

Neff reported an issue between the EOC building and Roberts-Judson building where people are in and out of there, and one has climbed the tower to get on top of the building. A DD light providing more lighting would help see more on the cameras. Mayor Leathers agreed that would help and asked that Neff keep communication with PWD Bouse and the police department.

Police Chief report: Police Captain Scharfenberg presented a bid to purchase two 2018 Dodge Chargers that were budgeted from the Missouri Highway Patrol for \$18,950 each. **Motion by Honea, seconded by Graddy, to approve the purchase of two 2018 Dodge Chargers from Missouri State Highway Patrol at \$18,950 each. Vote: All ayes. Bouse and Black absent.**

Police Captain Scharfenberg announced the resignation of Kaleb Wilkerson with his last day being September 14, 2021 and is asking to advertise the position. Mayor Leathers stated that this would be an entry level position with a starting pay of \$40,000. **Motion by Copling, seconded by Holt, to go out for advertisement of an entry level position. Vote: All ayes. Bouse and Black absent.**

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Police Captain Scharfenberg reported on the nuisance complaints.

Missy Mullally reported on the feral cat situation. Letters have been sent out to three locations. One location has quit feeding the cats and they have been trapped where some have been adopted out. The second location is being worked on with the homeowner with not as much luck due to a food source. Location three is also working with the homeowner and once able, the kittens will be turned over to the shelter for adoption. Once these locations are cleaned up, different locations will be worked on.

Public Works Director report: PWD Bouse announced that October 1, 2021 is manufacturing day and is requesting a road closure on Smith Street in front of Frisco's. **Motion by Graddy, seconded by Copling, to close Smith St. on October 1, 2021 for manufacturing day. Vote: All ayes. Bouse and Black absent.**

PWD Bouse presented two bids for 2 - 75 KVA transformers

Sunbelt-Solomon - \$3030

Midwest Transformer - \$3130

Motion by Graddy, seconded by Honea, to approve the transformer bid from Sunbelt-Solomon for \$3030. Vote: All ayes. Bouse and Black absent.

PWD Bouse presented two bids for the 7200 circuit.

Sunbelt-Solomon - \$53,100

Midwest Transformer - \$29,990

Motion by Graddy, seconded by Holt, to approve the 7200 circuit bid from Midwest Transformer for \$29,900. Vote: All ayes. Bouse and Black absent.

Environmental Compliance Solutions (ECS): PWD Bouse presented a plan from the ECS to prepare a revised Spill Prevention, Control, and Countermeasure (SPCC) Plan due to there being too much oil at the substation. Mayor Leathers asked if the oil can be removed. PWD Bouse is hopeful the situation will be better once the transformer issues are solved, but this is the plan in case of a spill. Honea asked the repercussion of a spill which will result is fines. **Motion by Copling, seconded by Holt, to approve.** Mayor Leathers and Graddy suggested a committee meeting to discuss the plan, and also send the information to the aldermen, attorney, and city clerk. **Motion by Copling and Holt rescinded.** A committee meeting will be scheduled before the next council meeting.

Natural Gas Truck Bids: PWD Bouse presented the council with two bids for a natural gas trucks.

PWD Bouse presented two bids for a natural gas truck.

Hutcheson Ford - \$39,775

Laura Chrysler - \$46,351

Motion by Graddy, seconded by Holt, to approve the Hutcheson Ford bid for \$39,775. Vote: All ayes. Bouse and Black absent.

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PWD Bouse would like to start on the southwest section sewer lining project by going out for bid specs on the manholes. **Motion by Graddy, seconded by Copling, to go out for sewer line lining bids. Vote: All ayes. Bouse and Black absent.**

PWD Bouse referred to the hydraulic study, it is not a budgeted item, but to increase the water flow at the Meadows and northwest quadrant of Cuba, an 8 inch water looping project will need to be done. PWD Bouse would like to start getting easements, DNR permits, engineering, and anything else needed put together for the next budget year. Graddy asked if the water/sewer committee met regarding this and if they had a recommendation. Mayor Leathers stated that no money is being spent yet, but is wanting to get the research done so the project is ready to move forward as of the next budget year. Mayor Leathers stated that until the research is done on easements and what that will entail, the permits and engineering won't be a priority. **Motion by Graddy, seconded by Honea, to allow PWD Bouse to start gathering information for an 8 inch looping project effective the next budget year. Vote: All ayes. Bouse and Black absent.**

Copling asked PWD Bouse the progress of the lake at Hood Park as it does not look good. PWD Bouse stated that the algae has been treated and it may have to be scooped out but they are working on it. Mayor Leathers is hopeful the lake will look better by next spring.

Copling would like for Mayor Leathers to meet with the owners of the property along the walking trail entering Hood Park and see if something can be worked out to keep the property looking nicer. Copling stated that when pulling into the park the lights are broken out and the grass needs to be cut. Mayor Leathers would like to see these problem areas and will discuss with Thurman for legal advice. Copling thinks this will improve the park.

Copling stated that he is working on making Hood Park look nicer and has a plan for the playground equipment. Copling asked PWD Bouse if he had any prices for the equipment, and he does not yet.

Mr. Josh Campbell with Property Assessed Clean Energy (PACE) addressed the council to provide information regarding a proposed ordinance to operate in Cuba, and specifically Cuban Revitalization also known as the new marijuana facility. This organization is a political subdivision authorized by state statute that helps facilitate financing for energy efficient facilities using the property owners assessments. PACE is limited to energy efficient and renewable energy projects and to apply there has to be an economic benefit as they look at the energy savings. Property owners look to PACE because of the twenty year fixed rates. PACE does not require the tax collector as they collect themselves. There are limitations and PACE will never fund a whole project. Outside of passing the ordinance, there is no duty to the community and nothing else needed. They do ask that someone sit on the advisory board and attend the annual meeting for questions and concerns. Their goal is local economic opportunity. Mayor Leathers asked if the ordinance passed, would it be passed for the community or a certain

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business. Mr. Campbell stated that it would be passed for the community that would allow other businesses to apply. Residential can't apply unless there is an agreement with the County Collector. The first risk is on the mortgage payer as the City of Cuba is not responsible for any funds and has no financial responsibility involved. Mayor Leathers thinks it a benefit to businesses. Thurman stated that this is creating another avenue for additional business financing without incurring liability. **Motion by Graddy, seconded by Honea, to work with PACE and move forward with ordinance at the next council meeting. Vote: All ayes. Bouse and Black absent.**

Motion by Graddy, seconded by Holt, to have the first reading of Bill No. 2025 by caption only. Vote: All ayes. Bouse and Black absent. City Clerk Garbo read Bill No. 2025 – An ordinance annexing to the City of Cuba, Missouri, an unincorporated area contiguous to the existing corporate limits after public hearing pursuant to section 71.012, revised statutes of Missouri (Stubblefield Property). **Motion by Graddy, seconded by Holt, to approve the first reading of Bill No. 2025. Roll call vote: Holt-yes, Graddy-yes, Honea-yes, Copling-yes. Bouse-absent. Black-absent.** **Motion by Graddy, seconded by Honea, to have the second reading of Bill No. 2025 by caption only. Vote: All ayes. Bouse and Black absent.** City Clerk Garbo read Bill No. 2025 a second time. **Motion by Holt, seconded by Graddy, to approve the second reading of Bill No. 2025. Roll call vote: Copling-yes, Honea-yes, Graddy-yes, Holt-yes. Bouse-absent. Black-absent.** Mayor Leathers declared Bill No. 2025 become General Ordinance 1199 this 7th day of September 2021.

Motion by Holt, seconded by Graddy, to have the first reading of Bill No. 2024 by caption only. Vote: All ayes. Bouse and Black absent. City Clerk Garbo read Bill No. 2024 – An ordinance rezoning a parcel of land (803 West Spencer Street) within the limits of the City of Cuba, Missouri, from R-1 (residential) to R-2 (multiple family district) (Stubblefield). **Motion by Graddy, seconded by Holt, to approve the first reading of Bill No. 2024. Roll call vote: Holt-yes, Graddy-yes, Honea-yes, Copling-yes. Bouse-absent. Black-absent.** **Motion by Holt, seconded by Graddy, to have the second reading of Bill No. 2024 by caption only. Vote: All ayes. Bouse and Black absent.** City Clerk Garbo read Bill No. 2024 a second time. **Motion by Graddy, seconded by Holt, to approve the second reading of Bill No. 2024. Roll call vote: Copling-yes, Honea-yes, Graddy-yes, Holt-yes. Bouse-absent. Black-absent.** Mayor Leathers declared Bill No. 2024 becomes General Ordinance 1198 on this 7th day of September 2021.

Motion by Holt, seconded by Graddy, to have the first reading of Bill No. 2026 by caption only. Vote: All ayes. Bouse and Black absent. City Clerk Garbo read Bill No. 2026 – An ordinance authorizing the mayor of the City of Cuba, Missouri, on behalf of the City of Cuba, Missouri, to enter into an agreement with AK Britton Construction LLC for construction of a road in Barnett Industrial Park. **Motion by Holt, seconded by Graddy, to approve the first reading of Bill No. 2026. Roll call vote: Holt-yes, Graddy-yes, Honea-yes, Copling-yes. Bouse-absent. Black-absent.** **Motion by Holt, seconded by Graddy, to have the second reading of Bill No. 2026. Vote: All ayes. Bouse and Black absent.** City Clerk Garbo read Bill No. 2026 a second time. **Motion by Graddy, seconded by Holt, to approve the second reading of Bill No. 2026. Roll call vote: Copling-yes, Honea-yes, Graddy-yes, Holt-yes. Bouse-absent. Black-**

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absent. Mayor Leather declared Bill No. 2026 becomes Special Ordinance No. 837 this 7th day of September 2021.

Motion by Holt, seconded by Graddy, to have the first reading of Bill No. 2027 by caption only. Vote: All ayes. Bouse and Black absent. City Clerk Garbo read Bill No. 2027 – An ordinance increasing water fees for water and sanitary services provided by the City of Cuba, Missouri. **Motion by Graddy, seconded by Holt, to approve the first reading of Bill No. 2027. Roll call vote: Holt-yes, Graddy-yes, Honea-yes, Copling-yes. Bouse-absent. Black-absent.**

Copling would like to have a full board for the water rate increase ordinance to pass. Second reading of Bill No. 2027 is tabled until the next council meeting.

Motion by Graddy, seconded by Holt, to go into executive session – closed to the public pursuant to RSMo 610.021 Section 1) litigation. Roll call vote: Copling-yes, Honea-yes, Graddy-yes, Holt-yes. Bouse-absent. Black-absent.

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

No final action was taken in executive session.

Motion by Graddy, seconded by Holt, to adjourn.

Lainie Garbo
City Clerk