

**SPECIAL MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
WEDNESDAY – OCTOBER 19, 2022 – 5:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

Mayor Cody Leathers called the meeting to order. Aldermen present: Kevin Copling (arrived at 6:05 p.m.), Debbie Martin, Dave Honea, Warren Graddy, Curtis Holt. Alderman absent: Jeff Bouse. Police Chief present: Doug Shelton. City Attorney present: Lance Thurman.

Motion by Holt, seconded by Graddy, to approve the bill to be paid as presented. All ayes. Copling and Bouse absent.

Mayor Leathers stated that the meeting is an informal meeting to be informative with the opportunity to all be in the same room with all parties involved to learn and ask questions regarding the Stubblefield Property subdivision. There will be no motions or voting as it will just be informative to move forward. The phases of the project are ready to be submitted to planning and zoning and a big part from the city is the infrastructures and utilities. ****Copling arrived at 6:05 p.m.** Mayor Leathers stated that the plans need to be fine tuned to make the project a reality as The Stubblefield's purchased and annexed about 100 acres and are ready for it to be developed. Mayor Leathers stated that in the last few years many industries have come into Cuba and is bursting at the seams for housing and this is a long term win for the community.

Cameron Schweiss with Archer-Elgin Engineering presented the preliminary plot and developing plans.

Andy Simpson, Electric Supervisor stated he will need to know what lots are commercial and residential to know what size services to run. Schweiss stated they will need to have a discussion with Andy Stubblefield to discuss the lots. Mayor Leathers asked if Simpson has a preliminary plan to run the electric and Simpson replied yes it will be ran up Route 66. Schweiss stated that a 6 foot outer easement from MODOT can be used, and that is the next step. Mayor Leathers stated that after some more detailed conversations, they can start ordering supplies.

Randy Tiner, Planning and Zoning Board President clarified that the first step for everything is the zoning of the property. Mayor Leathers replied yes.

Nancy Montgomery, Planning and Zoning Board Member stated that this is a huge project and thinks the first step should be getting a strategic plan and cost analysis to make sure the city can afford the project before going to the planning and zoning board for rezoning. Montgomery would like for the material costs to be locked in. Thurman stated there is no way of having the costs locked in at this time.

Martin asked what the responsibility of the city is and who is responsible for paying for what. Schweiss stated that once the preliminary plat is submitted, and zoning is established then a development agreement will be established and agreed upon.

It was discussed what the city is responsible for paying for and providing and what the developer is responsible for paying for and providing with nothing set in stone as there is not a developer agreement in place. Thurman stated that he will check and read ordinance to help with the developer agreement. Mayor Leathers stated that it will be checked as to what has been done previously in developer agreements also.

Mayor Leathers stated that the ordinances will be checked for the developer agreement but wants all to remember that the development has to be up to the city specs which is a perk of developing within the city limits where as if the property remained in the county, there are no specs to be followed.

Graddy asked how the property is going to be accessed and if it is off of McLeod Street because that street is not big enough or in great shape. Dennis Chandler, Street Supervisor stated that the cities responsibility for that road stops at Pear Tree Park. Easements were discussed and Mayor Leathers stated they city may have to look at the budget to widen the street. Martin asked about the streets within the subdivision and Schweiss stated that there are ordinances that specify how the developer is to construct and then the city will take them over.

AJ Harman, Sewer Supervisor stated that the sewer lines are pretty cut and dry and just need to know where to start and stop.

Glen Shockley, Water Supervisor stated that a 6 inch water line is already at McLeod Street and there is a road bore at Interstate 44. It was proposed to put 2 lines thru the subdivision off McLeod Street that way they can loop back in. Shockley is going to check the model to run an 8 inch line. Schweiss stated it is a great benefit to loop from McLeod, the subdivision, then Route 66.

Timeline of the project is to present the preliminary plans to planning and zoning once the utility departments approve.

Schweiss stated that the Stubblefield's have covenant restrictions and requirements that will be submitted.

Montgomery asked about the storm sirens and any additional costs. Rodney Neff, EOC Director stated he will have to have a sound study done.

Simpson asked about street lights in the subdivision, Schweiss stated that will need to be clarified in the developer agreement.

Montgomery asked who enforces the subdivision regulations, it was stated that there will be an HOA.

Honea stated that per an ordinance it stated there has to be 3% of the property designated for parks and recreation. Schweiss will look into.

Mayor Leathers asked that Schweiss keep in contact with the utility supervisors to help with costs, and also encourages him to reach out with any questions.

Montgomery asked how the commercial property along Interstate 44 will be accessed. Andy Stubblefield stated that has been an issue as they lost the access from Holly Lane. An additional 24 acres has been purchased and hypothetically, would like to see a road built to access the subdivision from Route 66. Montgomery asked about extending Grove Street. Mayor Leathers stated that can be determined later, for now McLeod is the other entrance. Chandler stated it would be cheaper to build of Route 66 than Grove Street.

Mayor Leathers asked if there were any other questions. None.

Motion by Martin, seconded by Graddy, to adjourn. Vote: All ayes. Bouse absent.

Lainie Garbo, City Clerk