

**SPECIAL MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – JANUARY 10, 2023 – 6:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

Mayor Cody Leathers called the meeting to order. Aldermen present: Kevin Copling, Debbie Martin, Dave Honea, Curtis Holt. Aldermen absent: Warren Graddy and Jeff Bouse. City Attorney present: Lance Thurman.

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

Motion by Holt, seconded by Honea, to open the public hearing at 6:00 p.m. – Stubblefield Properties, Village of Silo Ridge Subdivision, request to rezone lots 7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,39,40,41,42,43,44,45,83,84,85,86,115,116 from R1-residential to R2-multi-family. Vote: All ayes. Graddy and Bouse absent.

Mayor Leathers stated that the applicant had voluntarily withdrawn in consideration lots 83,84,85,86,115, and 116 from the zoning request. Those lots will be included in phase 2 of the project.

Mayor Leathers asked if anyone in attendance wished to speak against the rezoning request.

Michael Williams stated that his property is next to the development and had concerns regarding the multi-family units having children with no place to play potentially going on to his property and destroying. Mayor Leathers stated that the development has plans for a green space and park, but if that were to happen then it would be trespassing and he would need to call the proper county officials as his property is in the county. Mr. Williams had another concern with a potential gentleman running for governor wanting to do away with property taxes and that would affect Cuba and maintaining the development. Mayor Leathers stated that if that were to happen, then it would affect and hurt everyone but that is not a reason to deny the rezoning request. Mr. Williams stated again, that if there is rental property in the development and the property tax is done away with, it will hurt the city. Mayor Leathers and Martin stated that the city does not collect property tax and again, if that should happen then everyone will be affected but is not a reason to deny the rezoning request. Honea stated that he would rather the development have homes and good city streets versus a trailer park. Mr. Williams would rather it been left as farmland. Mayor Leathers stated that the land was purchased and the owners have the right to do what they want with it and at least this way the development has to be built to city specs. Mr. Williams also feels it will lower the value of his property. Mayor Leathers thanked Mr. Williams for voicing his concerns.

Mrs. Catherine Lange stated that she was in attendance for clarification of the lots requested to rezone, but it was addressed and taken care of with the voluntary withdraw of lots 83,84,85,86,115,and 116.

No other participation to speak for or against the rezoning request.

Motion by Honea, seconded by Martin, to close the public hearing at 6:15 p.m. Vote: All ayes. Graddy and Bouse absent.

Motion by Honea, seconded by Martin, to approve Stubblefield Properties, formally known as Ridgetop Estates and presently named Village of Silo Ridge Subdivision, owned by Andy and Lisa Stubblefield to rezone lots 7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,39,40,41,42,43,44,45 from R1-residential to R2-multi-family.

***There was a break in the meeting as the next public hearing was scheduled for 6:30 p.m.

Motion by Holt, seconded by Martin, to open the public hearing at 6:30 p.m. – Stubblefield Properties, Village of Silo Ridge Subdivision, request to rezone lots 1,2,3,4,5, and 6 from R1-residential to Commercial. Vote: All ayes. Graddy and Bouse absent.

Mayor Leathers asked if anyone in attendance wished to speak against the rezoning request.

Mike Williams would like it to be on the record that he opposes the development. Mr. Williams stated that the streets are small for big vehicles causing safety concerns and doesn't understand adding more commercial property when there are vacant commercial properties already.

No other participation to speak for or against the rezoning request.

Motion by Honea, seconded by Holt, to close the public hearing at 6:35 p.m. Vote: All ayes. Graddy and Bouse absent.

Motion by Martin, seconded by Copling, to approve the Stubblefield Properties, formally known as Ridgetop Estates and presently named Village of Silo Ridge Subdivision, owned by Andy and Lisa Stubblefield to rezone lots 1,2,3,4,5, and 6 from R1-residential to Commercial. Vote: All ayes. Graddy and Bouse absent.

Motion by Honea, seconded by Holt, to adjourn. Vote: All ayes. Graddy and Bouse absent.

Lainie Garbo, City Clerk