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Posted On FEB 1 1 2026

**BOARD OF ALDERMEN MEETING SCHEDULED FOR
TUESDAY FEBRUARY 17, 2026, HAS BEEN CANCELLED
DUE TO THE LACK OF AGENDA ITEMS.**

**REGULAR
BOARD OF
ALDERMEN
MEETING**

**Tuesday
March 3, 2026
7:00 P.M.**

**At
Cleveland City Hall
209 W. Main Street**

BILLS/ORDINANCES ON AGENDA ARE AVAILABLE FOR PUBLIC VIEW

**CITY OF CLEVELAND, MISSOURI
BOARD OF ALDERMEN MEETING**

AGENDA

March 3, 2026 - 7:00 p.m.

CALL MEETING TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

- 1. APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 3, 2026**
- 2. REVIEW OF THE EXPENSE REPORT**

COMMENTS FROM THE PUBLIC

INTRODUCTION/ADOPTION OF RESOLUTIONS/ORDINANCES (Roll Call Vote)-None

UNFINISHED BUSINESS -None

NEW BUSINESS:

Business License- 25300 S STATE ROUTE D

UDO vs. Animal Control Regulations

Mowing Bid Draft-Discussion

REPORT OF OFFICERS—MEMBERS—COMMITTEES

Mayor Roberson

Alderman Goben

Alderman Williams

Alderman Walker

Alderman B. Hull

Alderman Muller

Alderman Hull

ADJOURNMENT

EXECUTIVE SESSION

The Cleveland Board of Aldermen may enter an executive session during this meeting if such action is approved by a majority of the Aldermen present, with quorum, to discuss legal or privileged matters under Section 610.021(1) to discuss matters pertaining to the leasing, purchase or sale of real estate, according to Missouri statute 610.021.2, and to discuss matters pertaining to personnel actions under Section 610.021(3) and that the record be closed.

Posted On MAR 2 2026

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CITY OF CLEVELAND

209 W. MAIN CLEVELAND, MO 64734

REGULAR BOARD OF ALDERMEN MEETING

March 3, 2026

Mayor Roberson called the meeting to order at 7:00 p.m. Via Zoom

ROLL CALL FOR ALDERMEN IN ATTENDANCE: Walker, B. Hull, Muller, Hull, Goben, Williams

PUBLIC IN ATTENDANCE: Haider Nawaz

CITY EMPLOYEES IN ATTENDANCE: City Clerk Nawaz, Chief of Police Vick, Animal Control Officer Felix Hurst

PLEDGE OF ALLEGIANCE: Recited by all in presence.

CONSENT AGENDA:

- 1. APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 3, 2026**
- 2. REVIEW OF THE EXPENSE REPORT (attachment 1)**

Mayor Roberson asked for comments and questions for the consent agenda. No questions or objections were stated; the consent agenda was unanimously approved.

Comments from Public:

Haider Nawaz: Stated that Missouri's statewide tornado drill is scheduled for Wednesday, March 4, 2026; it might be cancelled due to the inclement weather. With storm season beginning, Nawaz expressed hope that no tornadoes would develop in this area.

NEW BUSINESS:

Business License-25300 S. STATE ROUTE D: City Clerk informed that to date, City has not received a business license application or any other permit application from Gayle Beachner. Mayor Roberson stated that City is awaiting City Attorney's response to the interpretation of Unified Development Ordinance (UDO). Mayor informed that City's Codes Enforcer Ron Jones had emailed the following: "UDO Section 4.2 (Agriculture) specifically mentions livestock and poultry raising and all uses commonly classified as agriculture. Since that is not the terminology used in UDO 4.10. I would say that it is not the intent. My interpretation would be those businesses are prohibited in CH zoning." (attachment 2--Beachner's letter).

UDO vs. Animal Control Regulations: Alderman Muller shared information regarding a few discrepancies between Animal Control Codes and Unified Development Ordinance. Mayor and Alderman Muller made it clear that removing the discrepancies between Animal Control Codes and Unified Development Ordinance has nothing to do with the questions for the Business Licenses at 25300 S STATE ROUTE D.

Alderman Muller stated that during the COVID, City had relaxed its rules about keeping of chickens; now City can make the codes clearer and add the verbiage about the proper care for keeping of the

chickens. Discussion held regarding enforcement, zone and area-based regulations, proper coops, tractors and runs. Alderman Muller shared sample information from Odessa and Pleasant Hill's ordinances.

Aldermen Walker and Goben agreed to removing the discrepancies and opposed the increase in restrictions on keeping of chickens and other livestock in zones that already allow them. Animal Control Officer Hurst informed that in Harrisonville people must inform the City when they are keeping poultry and bring a "no objection" document signed by the immediate neighbors. There is no permit fee and issues are dealt with based upon complaints.

Alderman Muller and City Clerk will work on a draft ordinance and share with the Board for further discussion.

Mowing Bid Draft: Board reviewed the draft bid and approved to publish it.

REPORT OF OFFICERS—MEMBERS—COMMITTEES

Alderman Walker: Informed that two weeks ago a gray mini-van with Miami County license plate, driven by a juvenile with a juvenile passenger was knocking the trash bins down in the Lone Pine Subdivision. Chief Vick stated that same was reported to him and he is keeping an eye out.

Alderman Williams: Asked about the enforcement of property maintenance ordinance; he has received couple of complaints about an unkempt property in Meadowbrooke Subdivision. City Clerk asked Alderman Williams for the address of the said property to be sent to Codes Enforcer for the enforcement of the Nuisance Abatement ordinance.

Alderman Goben: Nothing to report currently.

Alderman B. Hull: Nothing to report currently.

Alderman Muller: Informed:

1. He has fixed a dead-end sign in Lone Pine Subdivision; Jack Hott helped him.
2. Informed about a fallen tree on Shiloh Trail that needs to be removed from the ditch; also, a dead tree around the same location needs to be cut and removed. Alderman Muller stated that he drove around the City streets and parks to see if any trees needed to be trimmed; asked the Board for their input. Alderman Hull informed about a dead tree on 4th Street.
3. Alderman Muller informed he has contacted two electricians to get bids to connect water shed's electricity. He plans to find a contact for a third bid.

Alderman Hull: Nothing to report currently.

Chief of Police: Reported that he has learned more about Central Square software to be able to print the citations and there is still more to learn. Body cameras have been ordered; the delivery date is not known yet.

Mayor Roberson: Informed:

1. Mayor met Bartlett & West's Project Manager Jim Ross, P.E., at Alford Appropriations presentation for the Federal Community Project Funding Workshop on January 30, 2026, hosted by Congressman Mark Alford's office in Belton. Mayor informed that he arranged for Jim Ross to come in today and meet Water/Sewer Superintendent Randy Maynard to discuss City's needs and options for the said funding. Will report further after he gets input from Randy Maynard.
2. Mayor informed the Board that Lowe's has launched a nationwide call for communities to nominate renovation projects that would make a real difference where they live—from food pantries and shelters to parks, veteran spaces, and first responder facilities. Nominations are open through March 20, 2026. Mayor has asked City Clerk and Assistant City Clerk to think of a renovation project that can be submitted.
3. Mayor Roberson asked for Board's recommendations to draft a phase-two plan for the next Street Improvements project.

ADJOURNMENT: Alderman Williams moved to adjourn at 7:55 pm. Seconded by Alderman Walker. Motion passed unanimously.

6 ayes; Muller, Hull, Walker, Goben, B. Hull, Williams

0 nays



Mayor, Roberson



City Clerk, Nawaz

March 17, 2026

Date of Approval

11:03 AM

03/03/26

Accrual Basis

CITY OF CLEVELAND, MISSOURI
Expenses by Vendor With Class For Board Review
February 4 through March 3, 2026

Type	Date	Num	Split	Memo	Class	Account	Amount
Brenna Zellar							
Bill	02/05/2026	01222...	12000 · Gener...	Cleaning on 01/22/26 and 02/05/2026	GENER...	17905 · Office Cleaning - General	80.00
Total Brenna Zellar							80.00
CASS CO. SHERIFF'S OFFICE							
Bill	02/04/2026	1174	12000 · Gener...	Docking station to use laptop from vehicle to office	POLICE...	37410 · Police Equipment	416.02
Total CASS CO. SHERIFF'S OFFICE							416.02
CASS COUNTY CLERK							
Bill	02/19/2026	02112...	12000 · Gener...	Election in April 2026	GENER...	17300 · Election Expense	175.00
Total CASS COUNTY CLERK							175.00
Dana L.Aksamit							
Bill	02/09/2026	02092...	12000 · Gener...	Reimburse for ordering Batteries for radios and rolls of pa...	POLICE...	37410 · Police Equipment	267.60
Total Dana L.Aksamit							267.60
EVERGY							
Bill	02/04/2026	98084...	12000 · Gener...	Called and got out of the payment plan for 211 W Main	GENER...	18700 · Utilities - General	6.56
Bill	02/10/2026	12302...	12000 · Gener...	N/S 244th,1804 Rt Y,3rd st E/S,.3 MI S/O Mulberry, 2496...	WATER...	28700 · Utilities - Water/Sewer	665.68
Bill	02/10/2026	12302...	12000 · Gener...	For the period 12/31/2025 to 01/31/2026	GENER...	18300 · Street Lighting	673.16
Bill	02/10/2026	12302...	12000 · Gener...	For the period of 12/30/2025 to 01/29/2026	GENER...	18700 · Utilities - General	96.44
Total EVERGY							1,441.84
FNBO							
Bill	03/02/2026	8102	12000 · Gener...	Business phone	GENER...	18550 · Telephone - General	44.23
Bill	03/02/2026	8102	12000 · Gener...	Business phone	WATER...	28550 · Telephone - Water/Sewer	44.24
Bill	03/02/2026	8102	12000 · Gener...	Business phone	POLICE...	38550 · Telephone - Police	44.24
Bill	03/02/2026	8102	12000 · Gener...	Postcard stamps	WATER...	27930 · Postage - Water/Sewer	185.75
Total FNBO							318.46
G-B CONSTRUCTION							
Bill	02/19/2026	4676	12000 · Gener...	plowed on 01/25/2026 3"-6"	GENER...	18260 · Snow Removal	3,050.00
Total G-B CONSTRUCTION							3,050.00
HAYNES EQUIPMENT							
Bill	02/23/2026	31448E	12000 · Gener...	Repaired Grinder Pump at Jerry Boyd, 24104 Trail Ridge ...	WATER...	28160 · Grinder Pump Repair	1,207.91
Total HAYNES EQUIPMENT							1,207.91
Josh Cummins							
Bill	02/09/2026	02092...	12000 · Gener...	Deposit returned for rental of Community Building on 020...	GENER...	17210 · COMMUNITY BUILDING- G...	50.00
Total Josh Cummins							50.00
LAGERS							

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BIII	02/10/2026	012026	12000 · Gener...	Dana, Tasneam and Robert for January 2026	GENER...	17700 · LAGERS - General	1,110.24
Total LAGERS							1,110.24
LSCV CPA'S							
BIII	02/19/2026	93303	12000 · Gener...	Monthly accounting for December 2025 and reconciliations	GENER...	17800 · Legal/Accounting - General	780.00
BIII	02/19/2026	93303	12000 · Gener...	Monthly accounting for December 2025 and reconciliations	WATER...	27800 · Legal/Accounting - Water/Se...	780.00
BIII	02/19/2026	93303	12000 · Gener...	Monthly accounting for December 2025 and reconciliations	POLICE...	37800 · Legal/Accounting - Police	780.00
Total LSCV CPA'S							2,340.00
MISSOURI DEPARTMENT OF NATURAL RESOURCES							
BIII	02/23/2026	34602...	12000 · Gener...	Sewer Connections Fee	WATER...	25005 · Sewer Sales	216.60
Total MISSOURI DEPARTMENT OF NATURAL RESOURCES							216.60
MISSOURI RURAL SERVICE WORKERS							
BIII	02/26/2026	72905...	12000 · Gener...	Missouri Rural Services Workers' Compensation Insuranc...	GENER...	17600 · Insurance - General	1,443.66
BIII	02/26/2026	72905...	12000 · Gener...	Missouri Rural Services Workers' Compensation Insuranc...	WATER...	27600 · Insurance - Water/Sewer	1,443.67
BIII	02/26/2026	72905...	12000 · Gener...	Missouri Rural Services Workers' Compensation Insuranc...	POLICE...	37600 · Insurance - Police	1,443.67
Total MISSOURI RURAL SERVICE WORKERS							4,331.00
PWSD #2							
BIII	02/10/2026	12172...	12000 · Gener...	Wholesale water \$8,951.65, Primacy Fee \$102.00	WATER...	27030 · Water Cost	9,053.65
Total PWSD #2							9,053.65
Randy E. Maynard							
BIII	02/04/2026	012026	12000 · Gener...	mileage for the month of January 2026	WATER...	27850 · Mileage - Water/Sewer	59.46
BIII	03/03/2026	022026	12000 · Gener...	For the month of Feb. 2026	WATER...	27850 · Mileage - Water/Sewer	40.84
Total Randy E. Maynard							100.30
ROBERT VICK							
BIII	02/12/2026	02122...	12000 · Gener...	Ammo for Gary and ink cartridge for printer in PD office	POLICE...	37900 · Office Supplies - Police	88.29
BIII	02/24/2026	02172...	12000 · Gener...	Reimbursed for battery that goes to AVL system	POLICE...	37430 · Vehicle/Equipment Repair	32.95
Total ROBERT VICK							121.24
RUBINS, KASE, HAGER, & CAMBIANO							
BIII	02/10/2026	012026	12000 · Gener...	Attendance and preperation for court, including PC's w/ C...	POLICE...	37800 · Legal/Accounting - Police	3,725.00
Total RUBINS, KASE, HAGER, & CAMBIANO							3,725.00
SUMNER ONE							
BIII	02/10/2026	45180...	12000 · Gener...	Overage charge for printing	GENER...	17920 · Office Equipment - Leasing	14.05
Total SUMNER ONE							14.05
TRIBUNE and TIMES							
BIII	02/19/2026	41156	12000 · Gener...	Six month financials	GENER...	17980 · Publishing - General	103.50

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Total TRIBUNE and TIMES							103.50
Vincent Dipalermo							
Bill	02/12/2026	02122...	12000 · Gener...	Firearms training for Gary Kerley	POLICE...	34540 · Police Training Fund	50.00
Total Vincent Dipalermo							50.00
WASTE MANAGEMENT							
Bill	02/10/2026	19-45...	12000 · Gener...	Service period January 2026	GENER...	18650 · Trash - General	78.00
Total WASTE MANAGEMENT							78.00
WEX BANK							
Bill	02/12/2026	11034...	12000 · Gener...	For the month of January 2026	POLICE...	37440 · Vehicle Fuel Expense - Police	86.77
Total WEX BANK							86.77
TOTAL							<u>28,337.18</u>

Gayle Beachner Proposed Businesses

MoKan Building Solutions - We sell both portable buildings and metal buildings of all sizes.

Stateline Hatchery - We hatch all types of poultry and sell most as baby chicks.

Poultry Dealer - We purchase large quantities of hens and resell to both individuals and commercial egg producers. Keeping birds at this location serves primarily as a holding

Facility. Nearly all of our hens are delivered to various egg production facilities, normally selling 200+ birds per facility. We average purchasing 500 to 1000 birds per week. Sometimes more. Rarely does a bird remain in our holding pens for more than a week before being taken to someone involved in producing large quantities of eggs. The USDA has written " anyone acting as a commercial intermediary or high volume seller is considered a commercial business"

Stateline Small Animal Auction - We have operated livestock (caged animal) auctions in both Adrian and Springfield. We have changed the name of our business to align with our location. The USDA has published the following: "Livestock auctions must obtain specific licenses and are subject to regulations, such as the Packers and Stockyards Act, which governs their operations and requires them to act as market agencies. They operate as profit-driven entities that charge commissions for mediating sales. While they facilitate agricultural trade, they are legally recognized as commercial, for-profit enterprises rather than private farming operations."

Other Issue: Residing at property. It is essential that someone be at this location, especially at night, due to the crime in that area. We have had several incidents of theft since moving chickens and property here. I began staying here about 3 weeks ago and the theft and attempted theft has stopped, with the exception of last night, feb 17th. I was visiting my mom in the hospital and our camera alerted me that there was movement. It showed an individual on the property. Cass County deputies were a long distance away and no one was there when they arrived. They looked at our pictures and agreed that an individual definitely had been there. On several occasions, deputies have told us of the high crime rate in that area. Councilman Skip stood in the parking area and pointed to 3 different residences that had been robbed.

It is imperative that we obtain a special use permit or are rezoned to make this property partly residential. The other businesses, even though they involve birds, should receive special use permits due to being classified as commercial by the USDA. Rezoning and/or special permits to allow our businesses and to allow someone to live there to guard our businesses will bring tax dollars to the City of Cleveland.