

CITY OF CHULA COUNCIL MEETING

February 2, 2026

The Chula Board of Alderman met on February 2, 2026, at 5:30 p.m. at the Chula City Hall.

Those present were Mayor Cody Ireland, Aldermen Benny Simpson, Jeremy Bru, Andy Harbert, and City Clerk Dawn Boyles, Adam Cooksey, Fred Oertwig. There was a quorum present.

Also present was Val Sanfilipo, Kerri Brenner, Diana Holcer, Randy Horton, Lisa Kellison, Letha Graves, Beth Klein, Vicki Duckworth, Suzy Beck, Dan Murphy, Letha Graves, Remington Gillespie, Kathy Gillespie.

Mayor Cody Ireland called the meeting to order at 5:31 p.m.

Public Comment

Community Center – Suzy Beck stated everybody is wondering what is going on with the Community Center, what lawyers have said, and what is happening. Attorney went on State of Missouri website and registration failed on 6/15/21 to renew. The nonprofit corporation has been revoked. Bylaws were written wrong and were signed by president and secretary but not notarized or signed by attorney. We need new bylaws gone through by attorney, financial statements reviewed from 2022 by accountant to get things caught up. Bylaws can be rewritten to include members that reside outside of city limits. Board of Directors in 2021 were John Graves, Diana Holcer, and Kati Westcott. It was suggested to make changes to bylaws as far as men/women ratio. It was suggested that a committee list be brought to us and we will plan to move forward with new bylaws to be reviewed by the attorney. We don't know if there will be any repercussions due to not filing annual reports. It was suggested to start with a blank slate by writing new bylaws and selecting new committee members. The fair money goes into same account so it isn't necessary to have a Community Center and Fair Board separately from each other. Treasurer must be bonded with a \$50,000 bond.

Four-Wheelers - Kathy Gillespie talked to sheriff and legally you can ride 4-wheelers on the paved roads as long as you have a driver's license. You might check to see if flag and/or insurance is required. Discussion was held regarding

speed limit on gravel roads. Speed limit without signs posted is 55 m.p.h. We would like to eventually post signs to lower the speed limit.

Dan Murphy thought he would have a bid to fix the sidewalk but it hasn't come in yet. He will let us know when it arrives. Cody also has a request in for a bid. We will push to get the post office sidewalk done.

Approval of agenda – Benny Simpson made a motion to approve the agenda. Jeremy Bru seconded, all in favor - 3-0.

Approval of minutes from January 5, 2026 – Jeremy Bru made a motion to approve the minutes. Andy Harbert seconded, all in favor - 3-0

Approval of payment of bills – Benny Simpson made a motion to pay bills. Jeremy Bru seconded, all in favor - 3-0

Payment of audit – It was decided to NOT pay the audit until we have a hard copy. Dawn will contact the State to see about getting a hard copy.

Fred Oertwig: One meter needed repair. No problem with sewer. Meters were read today. Need rock hopefully from the township to work the streets, grade the roads, and add rock to all roads. Discussed spraying roads annually to keep down dust and also potentially bond rock together. That will take place after ditching is done. Ditching is mostly done in the flats and it is ready to be crowned. We will move to the park and go from there.

Adam Cooksey – Called Paul and met to figure out problem with hours being off. He opened control box and found a blown breaker. Suggested putting a gallon of Dawn dish soap in pit every month to break down sludge. Adam will look into non-compliance letter. Roof hatch is supposed to be fixed when the repair people come to inspect the tank. Adam will call to clarify. Adam needs to know where every valve is. Fred is the only one who currently knows where all valves are. Diamond Maps (\$130 a year) shows water lines, hydrants, water meters. Fred and Adam could get everything mapped out. A magnetic wand is about \$1000 and picks up heavy cast to identify meters/man holes, etc.

Jeremy Bru makes a motion to purchase Diamond Maps. Benny Simpson seconded, all in favor – 3-0.

Accountant – Discussed shutting bank account due to uncashed checks. Andy Harbert motioned to close account. Benny Simpson seconded, all in favor 3-0.

Payroll – Every year there is supposed to be a resolution or ordinance depicting employee pay on an annual basis. If new hire there needs to be a list of duties and responsibilities.

Discussed city attorney. Dan stated Dana Macoubrie does not charge co-op for emails but does charge for phone calls and sit-downs. Benny Simpson made a motion to obtain bids for a new attorney, Jeremy Bru seconded, approved 3-0.

We did finance the Gator as the terms were better. It works great but we need something different to clear streets. The Gator is used to read meters.

Sale of city equipment – Some equipment was very old and hard to get parts which kept the prices down. The grader was really not big enough for the city and the upkeep outweighed the benefit. It was suggested to have the township come in to do the work and take the liability away from us. The backhoe worked but was hard to find parts (radiator). We want to move ahead with getting some new equipment to better serve the community.

Dawn Boyles - Jeremy will talk to State Bank regarding FDIC coverage. Cody will talk to K'Anna at BTC bank regarding CD rates.

New Business

Water Tower – Direct feed or \$100,000 to paint/fix it and thirdly buy the property it sets on. If we keep tower and paint/fix it we need to buy the property. If we go direct feed we don't have to buy the land. We would have to dig around pit, shut off water, figure out how big we need to be, keep all valves except water tower valve. We could fill from Farmersville or Chillicothe. Our water rates are still low compared to surrounding areas. David Beck has no issue. It has been engineered and said there is no problem switching over to direct feed. We could profit from it if we turned it over to them and we get a percentage of water sold inside city limits. It is decided to schedule a meeting with Rural Water.

Plan for fiscal annual audit. Fiscal year for city is June to June.

Railroad is going to be closing for at least 4 days. Write letter from city stating they need to notify us in a certain amount of time due to inconvenience and then funds for inconvenience come into effect. We can include businesses, coop, school, maintenance man, and all citizens in general as being inconvenienced by rail closure. Cody will call Gil Gates for more information.

Low-Interest Federal Loans – 0-1% interest to improve infrastructure. Loan could be used for automatic water meters, possibly water tower and purchase of land for water tower. Bettering streets/sidewalks would better infrastructure. Long-term loans are something to be looked into. By our next meeting Cody would like everybody to have five ideas on how to better our infrastructure.

MRWA was supposed to be here September 23rd, 2025 and never called or showed up.

City land for sale – There are five to six lots behind City Hall/Community Center and a lot next to Stover’s property. There are no records indicating lots cannot be sold. Possibility to sell to Community Center if they get the committee back up and running. Possibly put new city barn next to Stover’s property. Lot between John Graves and Jacqueline Bragg – give them the option to purchase before making it for public sale. Suggested closed bid with right to refuse. Also discussed contacting Rebekah to see if there are any options for improving those lots possibly into senior housing/low-income housing. We will table land for sale until we get additional information from Rebekah.

Stipend for City Council members – Put on agenda for March and invite the public for public comment to make a decision. Research RSMo for more information.

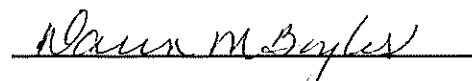
City Clerk Position – Jeremy Bru made a motion to accept Dawn’s resignation. Benny Simpson seconded motion, approved 3-0. Nicole Barron is interested in the position. Cody will invite Nicole to the March meeting and will consult with attorney regarding hiring or appointing for position.

No further business.

Motion was made by Benny Simpson to adjourn meeting at 8:51 p.m., seconded by Jeremy Bru, approved 3-0.



Cody Ireland, Mayor



Dawn M. Boyles, City Clerk