

CITY OF CHULA COUNCIL MEETING

December 23, 2024

The Chula Board of Alderman met in regular session on December 23, 2024, at 7:00 p.m. at the Chula Community Center.

Those present were Alderman Benny Simpson, Alderman Randy Hamilton, Alderman Jeremy Bru, Alderman Kyle Gramenz, and City Clerk Ann Hamilton. There was a quorum present. Also, present were Fred Oertwig and Dawn Boyles.

Mayor Pro Tem Benny Simpson called the meeting to order at 7:02 p.m.

Public Comment –

- Dawn Boyles was present and turned in an application for the part-time clerk and administrative assistant.

Approval of Agenda – Jeremy Bru moved to approve the agenda. Randy Hamilton seconded. Motion carried 4-0.

Reports –

Roger Pergande

- Water & Sewer – Turned in his paperwork.

Fred Oertwig

- Water & Sewer –
 - Fred reported that the city received one bid from JCI on upgrading the lift station and that we should have another bid by the next meeting.
 - The board asked Fred if he would be interested in getting his water and sewer license and the city would pay for it. He said that he would think about it.
- Street –
 - Fred reported that he has been filling potholes and cleaning ditches.

Ann Hamilton

- Water & Sewer Report –
 - There were 12 late fees assessed to customers on November 28, 2024, and notices for nonpayment will be hung this week.
 - The 3 extensions for payment of water bills were paid.
 - Ann asked Fred about the Auction House and Fred said that he did turn on the water and now it has been shut off, so they need to be billed.

- Ann submitted the DMR for Rodger and the report was accepted.
- Water & Sewer Adjustments
 - Terry Hampton and Cassie Holcer are making their scheduled payments on the board approved payment arrangements.
 - Terry Hampton may have another leak.
- Lead Service Line Inventory –
 - Ann reported that she sent out 69 letters that the board discussed at the last meeting. She has put together a binder that has all of the surveys that were sent back to the city, the information on the inventory that was submitted to MoDNR, the information sent to customers that did not respond or may have a lead service line, and additional surveys that have been sent to the city. MoDNR will require an update sometime in 2025. Ann also reported that we been received a few more survey's since the letter was mailed out.
- General –
 - Ann discussed using ARPA funds to replace all of the missing/damaged street signs. Kyle Gramenz moved to spend up to \$5,000.00 on replacing street signs and Jeremy Bru seconded. Motion carried 4-0. Ann will get them ordered.
 - Discussed the amount of insurance contractors need and the board said \$100,000.00 worth of liability insurance.
 - Ann reported on the Water Safety and Security Act Project Grant that Benny asked her to find out about. A copy of the information Ann found is attached in the board packets. We have a map of the valves and hydrants, and Missouri Rural Water will assist in the GIS mapping. Ann will contact them to get them scheduled to come and do the mapping.
 - Fred said that the blocks that Coop put on Green Street have bent the pipes for the shut off valves and that is why he must shut off a wide area when the city has a leak. Randy Hamilton said that those needed to be dug up and straightened as soon as possible.
 - Ann checked with Allstate Consultants on the painting of the tower, and they are working on the bid specs.
 - Ann created a log for the pumps at the lift station and put them on a clipboard for Fred.
 - Ann read the ordinance to enter into a contract with AC Excavating, LLC to do all contracted digging for leaks, new settings, etc. for the City of Chula, Missouri. Jeremy Bru moved to approve Bill Number 2024-11-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do all contracted digging for leaks, new settings, etc. for the City of Chula, Missouri. Randy Hamilton seconded. Motion carried 4-0. Benny Simpson moved to read Bill Number 2024-11-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do all contracted digging for leaks, new settings, etc. for the City of Chula, Missouri, by title only. Kyle Gramenz seconded. Motion carried 4-0. Kyle Gramenz moved to accept

Bill Number 2024-11-12-2024 as Ordinance 2024-11 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do all contracted digging for leaks, new settings, etc. for the City of Chula, Missouri. Benny Simpson seconded. Roll Call Vote: Benny Simpson – yes; Randy Hamilton – yes; Jeremy Bru – yes; and Kyle Gramenz – yes. Motion carried 4-0. A copy of the ordinance is attached to the minutes.

- Chula Community Center –
 - The bid specs for the remodeling of the bathroom and new doors were provided to the board for review. The board said that they looked good.
 - The internet for the Community Center has been installed.
- Park – The playground area that caught on fire will be cleaned up once it warms up.

Old Business

- **Minutes** – Kyle Gramenz moved to approve the minutes from the last meeting with the correction of JCB to JCI and Jeremy Bru seconded. Motion carried 4-0.
- **Treasurers Report** – Ann went over checks that were written for the Board to approve for payment. We also received a bill from Missouri Rural Water and Missouri Municipal League for our annual dues. Jeremy Bru moved to approve the bills for payment along with the bills from Missouri Rural Water and Missouri Municipal League and Randy Hamilton seconded. Motion carried 4-0.

New Business

- Water Tower Upgrade Electrical – Ann presented the two bids that the city received for the upgrade to the electrical at the tower. Randy Hamilton moved to approve the bid from Koehly Electric, Inc. for \$1,549.85 and Kyle Gramenz seconded. Motion carried 4-0.
- Ann read the ordinance to enter into a contract with Koehly Electric, Inc for the electrical work at the tower using APRA funding for the City of Chula, Missouri. Benny Simpson moved to approve Bill Number 2024-12-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with Koehly Electric, Inc. for the electrical work at the tower for the City of Chula, Missouri. Kyle Gramenz seconded. Motion carried 4-0. Kyle Gramenz moved to read Bill Number 2024-12-12-2024 an Ordinance of the City of Chula, Missouri, enter into a contract with Koehly Electric, Inc. for the electrical work at the tower for the City of Chula, Missouri, by title only. Jeremy Bru seconded. Motion carried 4-0. Jeremy Bru moved to accept Bill Number 2024-12-12-2024 as Ordinance 2024-12 an Ordinance of the City of Chula, Missouri, to enter into a contract with Koehly Electric, Inc. for the electrical work at the tower for the City of Chula, Missouri. Kyle Gramenz seconded. Roll Call Vote: Benny Simpson – yes; Randy Hamilton – yes; Jeremy Bru – yes; and Kyle Gramenz – yes. Motion carried 4-0. A copy of the ordinance is attached to the minutes.

- Website Contract & Ordinance – Ann read the ordinance to enter into a contract with Kati Westcott for website development using APRA funding for the City of Chula, Missouri. Randy Hamilton moved to approve Bill Number 2024-13-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with Kati Westcott for website development for the City of Chula, Missouri. Benny Simpson seconded. Motion carried 4-0. Kyle Gramenz moved to read Bill Number 2024-13-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with Kati Westcott for website development for the City of Chula, Missouri, by title only. Randy Hamilton seconded. Motion carried 4-0. Jeremy Bru moved to accept Bill Number 2024-13-12-2024 as Ordinance 2024-13 an Ordinance of the City of Chula, Missouri, to enter into a contract with Kati Westcott for website development for the City of Chula, Missouri. Kyle Gramenz seconded. Roll Call Vote: Benny Simpson – yes; Randy Hamilton – yes; Jeremy Bru – yes; and Kyle Gramenz – yes. Motion carried 4-0. A copy of the ordinance is attached to the minutes.
- Nuisance Ordinance – Ann presented the new nuisance ordinance for the board to review. Ann sent a copy of the current ordinance to Robert Cowherd, and he made additions/corrections. This also has information on abandoned vehicles. This was tabled until the next meeting.
- Street Work Ordinances –
 - Ann read the ordinance to enter into a contract with AC Excavating, LLC to clean out ditches and replace tubes as necessary not to exceed \$5,000.00 using APRA funding for the City of Chula, Missouri. Randy Hamilton moved to approve Bill Number 2024-14-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to clean out ditches and replace tubes as necessary not to exceed \$5,000.00 for the City of Chula, Missouri. Benny Simpson seconded. Motion carried 4-0. Kyle Gramenz moved to read Bill Number 2024-14-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to clean out ditches and replace tubes as necessary not to exceed \$5,000.00 for the City of Chula, Missouri, by title only. Jeremy Bru seconded. Motion carried 4-0. Jeremy Bru moved to accept Bill Number 2024-14-12-2024 as Ordinance 2024-14 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to clean out ditches and replace tubes as necessary not to exceed \$5,000.00 the City of Chula, Missouri. Kyle Gramenz seconded. Roll Call Vote: Benny Simpson – yes; Randy Hamilton – yes; Jeremy Bru – yes; and Kyle Gramenz – yes. Motion carried 4-0. A copy of the ordinance is attached to the minutes.
 - Ann read the ordinance to enter into a contract with AC Excavating, LLC to do work on the lagoon road by cleaning out ditches to help with drainage and washouts not to exceed \$2,000.00 using APRA funding for the City of Chula, Missouri. Randy Hamilton moved to approve Bill Number 2024-15-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do work on the lagoon road by clean out ditches to help with drainage and washouts not to exceed \$2,000.00 for the City of Chula, Missouri. Kyle Gramenz seconded. Motion carried 4-0. Jeremy Bru moved to read Bill Number

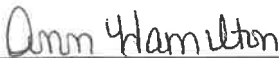
2024-15-12-2024 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do work on the lagoon road by cleaning out ditches to help with drainage and washouts not to exceed \$2,000.00 for the City of Chula, Missouri, by title only. Kyle Gramenz seconded. Motion carried 4-0. Kyle Gramenz moved to accept Bill Number 2024-15-12-2024 as Ordinance 2024-15 an Ordinance of the City of Chula, Missouri, to enter into a contract with AC Excavating, LLC to do work on the lagoon road by cleaning out ditches to help with drainage and washouts not to exceed \$2,000.00 the City of Chula, Missouri. Jeremy Bru seconded. Roll Call Vote: Benny Simpson – yes; Randy Hamilton – yes; Jeremy Bru – yes; and Kyle Gramenz – yes. Motion carried 4-0. A copy of the ordinance is attached to the minutes.


Other Business

- The city received an application from Letha Graves for the part-time city clerk and administrative assistant at the end of the last meeting. The board would like the 3 job openings put in with the next water bills, along with notice to customers not to be opening their meter wells.
- Discussed the easement on Manning. Discussion was held and Randy Hamilton stated that a structure cannot be built over the city's water and sewer mains and the board all agreed. The sewer main needs to be located as soon as possible.
- The board also would like to have a closed session at the end of the next board meeting.
- Ann called and talked to Angie Stover at the post office to confirm that they had received the post office box rental payment. Ann thought she had paid for it last year online. Ann received an email from the post office stating it was paid but also received another invoice for payment. Angie said that the notices are computer generated and that the invoice must have crossed in the mail, but it was paid.
- Ann has been working on the sunshine law request. She talked with Robert Cowherd, and he suggested that the city contact John Gilliam out of Kirksville on the audit request. Ann stated that she has not found any documentation on the audit from previous clerks.
- Ann to have an ordinance for the payment, finance charges, and late fees for the next meeting, due to the dates being different due to billing software.

The next meeting will be held on Monday, January 13, 2025, at 7:00 p.m.

There was no further business. Jeremy Bru moved to adjourn at 8:27 p.m. and Kyle Gramenz seconded. Motion carried 4-0. Meeting adjourned.


Ann Hamilton, Chula City Clerk


Benny Simpson, Mayor Pro Tem