

CITY OF CHULA COUNCIL MEETING

August 11, 2025

The Chula Board of Alderman met on August 11, 2025, at 6:00 p.m. at the Chula City Hall.

Those present were Mayor Cody Ireland, Alderman Benny Simpson, Alderman Kyle Gramenz, Alderman Jeremy Bru, Alderman Andy Harbert (arrived at 6:04 p.m.), City Clerk Dawn Boyles, and Fred Oertwig. There was a quorum present.

Mayor Cody Ireland called the meeting to order at 6:00 p.m.

Public Comment

None.

Park Board

None.

Sheriff's Report

None

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

Dawn

- There were 11 delinquent bills with 24-hour notices for disconnection.
- There were no sewer adjustments; however, we were advised that customer #394 had a water leak at 110 Leavell; and, he is requesting a credit for the sewer portion of his bill. Fred will take a water reading on 8/12/25 and again on 8/22/25 to assure the leak has been fixed and then a credit will be issued for the sewer portion of the bill.
- Payment of bills. Benny Simpson approved the list to be paid. Andy Harbert seconded. Motion carried 4-0.
- There are approximately 20 Chula Centennial books currently available at City Hall and these books will be made available to the public at \$10 per book.

NEW BUSINESS

The Council met with Rebecca TenHulzen, Green Hills Regional Planning Commission (GHRPC) to discuss the possibility of receiving grants for the city. Rebecca will email information to Dawn Boyles and Cody Ireland regarding several grant options. Grant applications open April 2026. Lisa at GHRPC would determine fee for grant writing and administration. Grants usually allow 3 years but can be closed out in one year. Grants would require a city budget and documentation. A match is preferred for grant monies but not mandatory. Several grants may be available including but not limited to the following:

- Renovation of City Hall – Walmart or Lowe's may have local programs to check into for renovation of city hall.
- Housing Repair Loan/Grants – commercial loans up to \$300,000 and residential loans up to \$200,000.
- Demolition of old houses in disrepair (homeowner to pay \$500 fee for demolition). A list of dilapidated houses would be handled by code enforcement. A house would have to have zero utility usage for 12 months before becoming eligible for the demolition grant.
- Park Development – Lowe's offers a "Hometown Proud Grant".
- Tree Removal.
- Street Fund.

We would need to prioritize which is preferred—demolition or street work—and talk to Allstate for engineering report (approximately \$7,500-10,000). One grant is allowed per year.

Cody Ireland brought up discussion regarding the Stacy Center in Princeton and the possibility of bringing something similar to our community. A grant may be available through Community Facilities (up to 500k). A requirement would be paying prevailing wage. Another thing to look at would be long-term sustainability/membership fees/etc. A center that included a gymnasium would be an asset to the school for sports/school events and would be an encouraging factor to bring the school principal on board with the project. This is a large project and is in the very beginning phase of planning/development but selling bricks would be one option for creating funds and add community involvement.

Rebecca indicated a city buy-in would help in obtaining grant monies. A preliminary architectural report (PAR) would be required to establish soft costs such as engineering, architecture, and administration. A public hearing should be held prior to applying for grant as people must be involved and would be requested to complete forms indicating their desires regarding a community facility.

OLD BUSINESS

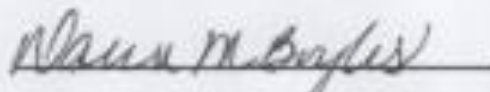
- It was again discussed that Ann Hamilton needs to collect her payroll checks.
- DNR report was due on 8/8/25. Do we have an extension on this?
- City of Chula Management Representation Letter needs to be signed by Benny Simpson and Cody Ireland and postmarked by 8/13/25.
- Retype job posting for waste management position. Adam is interested in full-time position. Rodger Pergande is interested in backup position.
- No tower update with David Beck. This will be tabled until meeting on 9/8/25 at 5:30 p.m.
- Code enforcement tabled until meeting on 9/8/25 at 5:30 p.m.
- Further discussed corn growth in flats impeding visibility at road intersections.
- Also discussed that the ditch will keep filling in if this problem is not resolved as the grass will not grow.
- Again discussed speed of ATVs, golf carts, etc., including vehicles, on gravel roads. Speed limit is considered to be 55 mph on all gravel unless a sign is posted in each direction coming into town indicating "Speed limit is 15 miles per hour unless posted otherwise.
- Lift station – no update. Cody Ireland will call Paul for contracts.
- Cody Ireland talked to the Chula Fire Department about going direct feed—maybe antenna tower. Maybe put repeater on one of their towers or coop. Fixing line is Chula Fire Department's responsibility to maintain antenna/repeater.
- Benny Simpson talked to Tom Weitzel and he is okay with boundaries for tower.

- There was discussion regarding code enforcement emails. All board members need to have access to our email to stay abreast of the code enforcement situation.
- There was further discussion regarding hiring an accountant to get our finances in order; possibly Conrad & Higgins. There was a question as to who does our taxes currently.
- Budget needs clarification as it is unclear where some funds can be utilized; i.e., what fund pays to have storm drains cleared?
- Dawn Boyles will work on getting bank rates this week so we can compare 'apples to apples' and make determination about banking/investing for the upcoming year.
- We need to talk to the auditor to ascertain how long records need to be kept.
- Where are ordinances kept? We need a binder/filing system specifically for ordinances.

Meeting was adjourned at 8:12. Motion by Jeremy Bru. Seconded by Kyle Gramenz. Carried 4-0.



Cody Ireland, Mayor



Dawn M. Boyles, City Clerk