

MINUTES OF THE SULLY CITY COUNCIL

SULLY, IOWA

MARCH 10, 2025

The Sully City Council met in regular session at 7:00 p.m., on March 10, 2025, in the Council Chambers and through electronic means with Mayor Ben Ahrens presiding. Council Members present were Dan Stouthammer, Mary Carol Cross, Justin Van Soelen, Tim LeCompte and Jon Van Wyk. Also present were City Clerk Barbra Maasdam and Public Works Director Jeremy Behun.

CONSENT AGENDA: Motion made by Van Soelen, Seconded by Cross, to approve the consent agenda consisting of minutes for February 10, 2025; payment of claims list; treasurer's report; expense by function report; equipment fund report and RLF fund report. Roll Call Vote: 5-0 Motion carried

PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE PROPOSED WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT: As published a public hearing was held to consider the proposed plans and specifications, form of contract and engineer's opinion of probable construction cost for the construction of improvements to the water distribution system. No objections or comments were made, and Mayor Ahrens closed the hearing.

RESOLUTION FINALLY APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT: Motion made by Van Soelen, Seconded by Stouthammer, to adopt Resolution 2025-03 to finally approve and confirm plans, specifications, form of contract and estimate of cost for the Water Distribution System Improvements Project. Roll Call Vote: 5-0 Motion carried

CONSIDERATION OF BIDS FOR WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT: The Council reviewed bids received for the Water Distribution System Improvements Project and the engineer's recommendation to award the Alternate Project Bid to Shane Poe Construction.

RESOLUTION AWARDING CONTRACT FOR THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT: Motion made by Van Soelen, Seconded by Van Wyk, to adopt Resolution 2025-04 awarding contract for the Water Distribution System Improvements Project to Shane Poe Construction for the Alternate Project Bid of \$1,215,357.50. Roll Call Vote: 5-0 Motion carried

PUBLIC HEARING ON PROPOSAL THAT THE CITY OF SULLY PURCHASE MOES PROPERTY: As published a public hearing was held to consider the proposal that the City of Sully purchase 7 acres of land known as the Moes Property for possible future housing development.

A large number of citizens were present to voice their concerns which included the following: waterway on the property can run a very large amount of water during heavy rain events and there are storm water tiles that empty into the waterway; objection to use of city money to purchase and/or develop the property; other projects within the city are needing money; maintenance of the property; there is an ag lease in place for the property until March 2026; do not want construction of multi-unit apartment buildings; size of the lots when developed and how this would affect the abutting property owners.

Mayor Ahrens closed the hearing.

CONSIDER POSSIBLE ACTION ON PROPOSAL TO PURCHASE MOES PROPERTY: Motion made by Van Wyk, Seconded by Van Soelen, to move forward with purchase of 7-acre Moes Property. Roll Call Vote: Yes – Van Soelen, LeCompte and Van Wyk. No – Stouthammer and Cross. 3-2 Motion carried

CONSIDER LEASE AGREEMENTS FOR DEEP ROCK AND CONCESSION STAND: Jeremy and Desiree Blom were present to discuss lease agreements for Deep Rock and the concession stand for the 2025 season. They would like to change dates on the Deep Rock lease to April 1 through October 31. Lease agreements will be drafted for approval at the March 24, 2025, special meeting.

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CONSIDER PROPOSAL TO BUY NORTHRIDGE LOTS: Motion made by Van Soelen, Seconded by LeCompte, to approve purchase offer of \$8,000 for Lots 1 and 18 in Northridge Estates submitted by Eily Vande Krol with the stipulation that he abide by Article 3 of covenants for construction time frame or pursue getting signatures of all Northridge Estates property owners to allow for extension of the construction time frame. Roll Call Vote: 5-0 Motion carried

CONSIDER PROPOSAL FOR MOWING CENTRAL PARK: Motion made by Cross, Seconded by Van Soelen, to approve proposal from Marvin Van Dyke for mowing Central Park at the 2024 rate of \$200 per week. Roll Call Vote: 0-5 Motion failed

Motion made Van Wyk, Seconded by Stouthammer, to approve proposal from Marvin Van Dyke for mowing Central Park at the submitted rate of \$225 per week. Roll Call Vote: 5-0 Motion carried

RESOLUTION TO APPROVE CONTRACT WITH SULLY CONSTRUCTION INC FOR BALLFIELD PARK UPGRADES: Motion made by Cross, Seconded by Van Soelen, to adopt Resolution 2025-05 to authorize and approve contract with Sully Construction Inc for Ballfield Park Upgrades. Roll Call Vote: 5-0 Motion carried

RESOLUTION TO AUTHORIZE CITY TREASURER TO WRITE-OFF CERTAIN WATER UTILITY ACCOUNTS: Motion made by Van Soelen, Seconded by Stouthammer, to adopt Resolution 2025-06 to authorize the city treasurer to write-off as uncollectible certain water and sewer accounts totaling \$798.57. Roll Call Vote: 5-0 Motion carried.

LIBRARY – STORY WALK PROPOSAL: Motion made by Van Wyk, Seconded by LeCompte, to approve the library pursuing a non-permanent solution for a story walk along the walking path at the Ballfield Park. Roll Call Vote: 5-0 Motion carried

REVIEW OF ITEMS ON ACTION SHEET: Council Members reviewed and discussed items on the council action list.

REPORTS/COMMENTS:

1. City-wide cleanup day set for Tuesday, April 15
2. Property tax public hearing on March 24 at 6:00 pm with a special council meeting to follow at 6:15 pm
3. Comprehensive Plan Stakeholders Meeting on March 27 at 6:00 pm
4. FY2024 Annual Exam with auditors on site weeks of March 24 and March 31
5. Mayor Ahrens is still researching animal control officer solution
6. The ballpark is open, but restrooms are not open

The council meeting adjourned at 8:26 pm