

MINUTES OF THE SULLY CITY COUNCIL

SULLY, IOWA

October 13, 2025

The Sully City Council met in regular session at 7:00 p.m., on October 13, 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. Also present were City Clerk Crystal Montgomery and Public Works Director Jeremy Behun. Council members Tim LeCompte and Jon Van Wyk were absent.

CONSENT AGENDA: Motion made by Cross, Seconded by Van Soelen, to approve the consent agenda consisting of minutes for September 8, 2025; payment of claims list; treasurer's report; expense by function report; equipment fund report; RLF fund report, and Street Finance report. Roll Call Vote: 3-0 Motion carried

PUBLIC FORUM: Mike Van Sant expressed concern regarding a plugged tile in his backyard that he paid to have repaired. He is asking the city to pay the \$1100.00 for the repairs. Council will review the situation further and be in touch with Van Sant.

RESOLUTION TO AUTHORIZE CHANGE ORDER NO 2 AND NO 3 TO WATER PROJECT CONTRACT PRICING: Motion made by Van Soelen, Seconded by Cross to adopt Resolution 2025-34, authorizing change order NO 2 with an increase of \$2300.00 for relocation of the water sample station, and change order NO 3, with a decrease of \$6493.25, making the final contract pricing \$1,213,414.25. Roll Call Vote: 3-0 Motion carried

RESOLUTION TO AUTHORIZE PAYMENT NO. 5 TO SHANE POE CONSTRUCTION: Motion made by Cross, Seconded by Stouthammer, to adopt Resolution 2025-35 to authorize Payment No. 5 for \$160,964.01 to Shane Poe Construction for Water Distribution System Improvements Project. Roll Call Vote: 3-0 Motion carried

RESOLUTION TO AUTHORIZE UTILITY BILL WRITE OFF AS UNCOLLECTIBLE BAD DEBT: Motion made by Van Soelen, Seconded by Stouthammer, to adopt Resolution 2025-36 to authorize the write off an uncollectible utility bill for \$569.02. Roll Call Vote: 3-0 Motion carried

ORDINANCE 1142 AMENDMENT TO LIQUOR LICENSES AND WINE & BEER PERMITS: Motion made by Cross, Seconded by Van Soelen to pass the first reading for legislative changes required to the current ordinance. Roll Call Vote: 3-0 Motion carried

ORDINANCE 1126 AMENDMENT TO CIGARETTE AND TOBACCO PERMITS: Motion made by Cross, Seconded by Van Soelen to approve the second reading for the legislative changes required to the current ordinance. Roll Call Vote: 3-0 Motion carried

CONSIDER GARDEN & ASSOCIATES RECOMMENDATION FOR LOT 18, NRE: After receiving concerns from Ben Van Haaften, owner of NRE Lot 17, council requested Garden & Associates Engineering firm survey Lot 17 and Lot 18. Per the letter from Garden & Associates, it is recommended that the city not approve home construction on lot 18, since the home on lot 17 has less than 1 foot of freeboard above the drainage channel during a 100-year storm event, and additional fill to construct a home on lot 18 is anticipated to raise the 100-year flood elevation.

CONSIDER CATHRYN DUNSBERGEN CHRISTMAS EVENT: Dunsbergen requested a donation of up to \$800 to help fund the annual Christmas event held December 6th at the Community Building. Dunsbergen would like to plan for 150-175 kids' activities this year. Motion made by Van Soelen, Seconded by Cross to approve a donation of up to \$800. Roll call vote 3-0: Motion carried.

CONSIDER LIGHT FIXTURE OPTIONS: Sully Electric and Controls provided pricing with current rebates available. Council tabled replacing any of the remaining lighting options and will review with the upcoming budget for the new year.

CONSIDER COMPLIANCE ISSUES AT AIRPORT: State Aviation presented compliance issues to Ahrens that need to be addressed with a solution provided by January 2026 and compliance completion date of January 2028. Compliance issues include overgrown trees in airport space, west end culvert work, and the parking lot on the west end being used by trailer parking that should not be there. Council will review possible solutions and revisit at the next meeting.

CONSIDER FALL BINGO NIGHT DONATION: Sully Night out committee members, Janise Gruver and Barb Maasdam requested up to \$650 in donations to purchase bigger prizes and prizes for younger aged kids as well, (most prizes are generously donated) for the November 22nd Bingo night. Motion made by Van Soelen, Seconded by Stouthammer to approve a donation of up to \$650. Roll call vote 3-0: Motion carried.

CONSIDER MOES PROPERTY RFP WORDING: Sully Development presented council with RFP guidelines and requirements for a future developer. Council agreed that removing some of the details and requirements will make the property more desirable for a builder. Motion made by Van Soelen, seconded by Stouthammer to move forward with changes made to RFP. Roll call vote 3-0. Motion carried.

CONSIDER TRICK OR TREATING TIME: Due to the L-S Football schedule, trick or treating was changed to Thursday, Oct 30th. Motion made by Cross, Seconded by Stouthammer to set the trick or treating time from 5pm – 8 pm. Roll call vote 3-0: Motion carried.

CONSIDER REMOVING FAX LINE AT CITY BUILDING & REMOVING MAIN LINE AT PUBLIC WORKS BUILDING: Motion made by Van Soelen, Seconded by Cross remove the fax line, saving \$404.16/year. PW building requires a phone line due to internet services and cannot be removed. Roll call vote 3-0: Motion carried.

CONSIDER CONSTANT CONTACT PROPOSAL: Council requested more details on the specific number of text vs contacts that are allowed with the proposed plan from Constant Contact. Montgomery to get more information and present at the next meeting.

CONSIDER CHANGING COUNCIL MEETING TIME: Currently one council member cannot come earlier. Council meeting time will stay at 7pm.

ACTION SHEET: Sidewalk repairs need to be reviewed in the Spring.

REPORTS/COMMENTS:

1. Public Works Director reports: NW corner of the square has a storm sewer intake that needs to be replaced, work at sewer plant is nearly complete, with some ditch work on the NW side that still needs finished.
2. Council member Stouthammer reported that the playground work at the ballpark looks great, but there is some seeding work that needs to be done. Behun advised that it will be done in the spring. Stouthammer also added that there are some trees that need to be looked at for removal.
3. Council member Van Soelen thanked Behun for his extensive work with the water project . Van Soelen added that Ardent Lighting is scheduled to set the poles for the new lighting at the ballpark soon.
4. Council member Cross advised a fence needs to be placed along the North side of the pickleball court and asked about the options for a bench to be put there. Behun will investigate both. Cross also advised parking lines need redone. Behun has started working around the square, using a paint striping machine which seemed to work well, but is waiting for better weather to do more painting.

The council meeting adjourned at 8:35 pm