MINUTES OF THE SULLY CITY COUNCIL

SULLY, IOWA June 8, 2026

The Sully City Council met in regular session at 7:00 p.m., on June 8, 2026, in the Council Chambers with Mayor Brent Vander Molen presiding. Council Members present were Arnold Alt, Mary Carol Cross, Justin Van Soelen, Jon Van Wyk; Council Member Tim LeCompte was absent. Also present were Public Works Director Jeremy Behun and City Clerk Crystal Montgomery.

CONSENT AGENDA: Motion made by Van Soelen, Seconded by Cross, to approve the consent agenda consisting of minutes for May 11, 2026 meeting, payment of claims list, treasurer's report; expense by function summary; equipment fund summary; RLF fund summary and approval of Casey's cigarette/tobacco permit. Roll Call Vote: 4-0 Motion carried

PUBLIC FORUM: No discussion or comments.

PUBLIC HEARING ON PROPOSED FY2026 BUDGET AMENDMENT #2: No discussion or comments.

RESOLUTION TO APPROVE FY2026 BUDGET AMENDMENT #2: Motion made by Van Wyk, Seconded by Cross to approve and adopt FY26 budget amendment #2 by Resolution 2026-08. Roll Call Vote: 4-0 Motion carried.

REVIEW DEEP ROCK LEASE AGREEMENT WORDING; SECTION 3 POSSESSION: Per state food inspector, they would like only Deep Rock employees to have access to the inside of the shop. Council agreed removing Garden Thyme club access is ok because they have access to water from the outside and should not need to enter the building for any reason.

RESOLUTION TO APPROVE DEEP ROCK LEASE TERMINATION WITH BLOMS: Motion made by Van Soelen, Seconded by Cross to approve the lease termination with Bloms, due to the sale of the business, Resolution 2026-09. Roll Call Vote: 4-0 Motion carried

RESOLUTION TO APPROVE DEEP ROCK LEASE WITH NEW OWNERS: Motion made by Van Soelen, Seconded by Alt to approve the Deep Rock Ice Cream lease with Marty and Rachel Breeden, Resolution 2026-10. Roll Call Vote: 4-0 Motion carried

RESOLUTION TO APPROVE ANIMAL CONTROL CONTRACT AGREEMENTS: Animal control contracts were approved at the May meeting, but a resolution was not created at that time, which is required for a contract. Motion made by Van Soelen, Seconded by Cross to approve and adopt Resolution 2026-11. Roll Call Vote: 4-0 Motion carried.

RESOLUTION TO APPROVE TIF FUND TRANSFER: Motion made by Cross, Seconded by Van Soelen to approve the transfer of funds from TIF Housing & Urban renewal to various funds for repayment of monies used for urban renewal projects, Resolution 2026-12. Roll Call Vote: 4-0 Motion carried.

RESOLUTION TO APPROVE WATER FUND TRANSFER: Motion made by Van Soelen, Seconded by Cross to approve the transfer of funds from water utility to capital project fund, Resolution 2026-13. Roll Call Vote: 4-0 Motion carried.

MOTION TO APPROVE KARISSA CHAPMAN TO SULLY LIBRARY BOARD: Mayor Vander Molen appointed Chapman, motion made by Cross, Seconded by Van Soelen for Chapman to serve on the board for a term starting July 1, 2026 and ending June 30, 2030. Roll Call Vote: 4-0 Motion carried

ORDINANCE AMENDMENT SECOND READING FOR SECTION 55:10; ANIMAL CONTROL: Motion made by Van Soelen, Seconded by Cross to pass the second reading for animal control ordinance changes; which includes changes to the impound facilities, fees, and holding times. Roll Call Vote: 4-0 Motion carried. Motion by Van Wyk to waive the 3rd Reading, Seconded by Cross. Roll Call Vote: 4-0 Motion carried

ORDINANCE AMENDMENT SECOND READING FOR SECTION 92:02; ANNUAL WATER RATE REVIEW: Cross made the motion to approve the second reading for the annual water rate review, seconded by Van Soelen to approve the base rate change for water to $18.50 beginning July, 2026. The rate per 1,000 gallon will stay the same for FY27, with a planned 2% increase for each of the next four years, reviewing as necessary and with immediate changes allowed if increases put in place by Iowa Regional Utilities. Roll Call Vote: 4-0 Motion carried. Motion by Cross to waive the 3rd Reading, Seconded by Van Soelen. Roll Call Vote: 4-0 Motion carried

ORDINANCE AMENDMENT SECOND READING FOR SECTION 99.02; ANNUAL SEWER RATE REVIEW: Van Soelen made the motion to approve the second reading for the annual sewer rate review, seconded by Van Wyk to approve the planned 2% increase for each of the next five years, reviewing as necessary. Roll Call Vote: 4-0 Motion carried. Motion by Cross to waive the 3rd Reading, Seconded by Van Wyk. Roll Call Vote: 4-0 Motion carried

REVIEW TREE TRIMMING QUOTE: Discussion was held regarding dead limbs, some hanging limbs causing a safety concern. Council would like to see multiple quotes, but decided to accept the quote provided by Rozendaal so the work could be completed prior to the July 4th event and be paid on the FY26 budget year. Van Wyk made the motion to pay $2600 to Rozendaal, seconded by Alt. Roll Call Vote: 4-0 Motion carried.

CONSIDER LMI PLANS: Scotty DeNooy, along with Denny Vos presented council with flooring quotes for a unit at the Sully Retirement Homes. LMI money pays the project at 85% (not 80% as clerk thought at meeting). Cross made the motion to approve the quote for $2484.54, Seconded by Van Wyk. Roll Call Vote: 4-0 Motion carried. Discussion held on the LMI Fund balance because there is some outdated electrical work that needs to be completed, but could be a $35-$40,000 project. Montgomery will review and let the council and DeNooy know the balance available. DeNooy/Vos will present council with a quote(s) for the electrical work at a future meeting.

REVIEW SEWER CAMERA PLANS: Behun advised council that we've been provided a quote for 12 hours' worth of camera work to be primarily done in the 5th/4th street and lumberyard area, but will expand as far as we can for the time allotted. Camera work will begin in approximately two weeks.

DISCUSSION OF PROPERTIES IN VIOLATION OF CITY CODE: Certified letters were mailed to residents in violation of codes. Letters not picked up were taped and photographed on property owners' doors. Some have resolved the problem, some have not. 2nd letters will be sent with a follow up date to residents, and the city will take action if homeowner does not.

JULY 4th; VOLUNTEERS NEEDED: Mayor Vander Molen is uncertain if he can be available for set up due to his work schedule. Cross, Van Soelen, and Alt advised they could work together and help with needed tasks the morning of the event. Behun to provide barricades the day prior for the set up.

PARK SWING SET PAINTING REVIEW: Darin Arkema donated labor/time for painting the swing set at the ballpark playground. Council advised it looks very nice and approved paying for the paint cost associated with the job. Van Soelen made a motion to approve paying $118.09 for the cost of paint, Seconded by Cross. Roll Call Vote: 4-0 Motion carried.

REVIEW DOG PARK DISCUSSION: Council member Van Wyk presented the council with a quote for $16,000 for a fence to be put in the NE part of the ballpark. Van Wyk urged council to make a motion to approve the dog park with the understanding that he will get more quotes, for a total of 3 quotes and council can accept the lowest bid of the three. Van Soelen mentioned concern that there was not enough detail for the plan, including all the accessory costs included and what the city would provide. Cross mentioned she does like the idea, but as a want more so than a need, due to the unknown results of the sewer camera job and feels we need to see what that project will cost in the end. Van Wyk advised council he would personally pay for the waste bag dispensers and provide bags for the park. Van Wyk made a motion to approve the dog park up to $16,000 pending the other quotes and choosing the lower one, Alt Seconded. Van Soelen would like to see a final total prior to approval. Behun suggested moving the entry gate to the walkway from where it was currently located on the provided map/quote. Council discussed further, but tabled the motion made by Van Wyk when the roll call vote ended 2-2 (Cross & Van Soelen NO, Van Wyk & Alt YES).

ACTION LIST: Sidewalks on the action list for review. Council discussed reviewing existing ordinance and making changes if necessary prior to reviewing sidewalk needs in town. If the ordinance needs to be amended that can happen first, and then implement changes to sidewalk needs if required.

REPORTS/COMMENTS:

1. Public Works Director Jeremy Behun advised they tested all the hydrants in town, and there are two with flow issues, so it will need to be reviewed if there is a water main issue, or what the flow is being slowed by. Behun will look into options. There is a sewer valve at the plan that is needing replaced. There was a quote for $20,000 just for the part, the valve is in the corner of the building underground below concrete, so it's a difficult repair. Behun is trying to manually operate it for now and would like to do a cheaper repair making it a permanent manual valve with a t-handle operation, but is still reviewing the options. The road by the airport had a concrete issue that a repair was attempted on, but required more crack filler, which has been delivered now and that will be taken care of soon. Behun working with youth sports to relocate soccer fields.

2. City Clerk Crystal Montgomery reported that the agenda is sent to council multiple times prior to the meeting date and would appreciate input with changes or suggestions prior to the meeting, specifically requesting Van Wyks attention to the request.
3. Council Member Mary Carol Cross advised there had been several applications for the cleaning position and the ad has been removed, they'll begin to schedule interviews soon. Cross asked Behun to spray the weeds at the pickleball courts, and would like a review of the city signs on the edge of the town near the Vos property.
4. Council Member Justin Van Soelen reported that the signs/barricades regarding no parking/driving through the path at the ball park seem to be effective and is happy that people are complying.

The council meeting adjourned at 8:39 pm

____
Crystal Montgomery – City Clerk