

**CITY OF CORYDON**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**WEDNESDAY, MAY 22, 2024 5:30 P.M.**

1. Call to Order/Roll Call  
Mayor Bennett called the meeting to order at 5:30pm. Councilors present: Chase Clark, Kyle Hampton, Kenny Holmes, and Bryan Wolfe. Absent: Dawn Christian. Others present: Stacy Gibbs, Jared Chambers, John Buttz, and Fred Snyder.
2. Approval of Agenda  
Motion to approve the agenda made by Holmes. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
3. Public Hearing Regarding Nuisance Abatement at a Property Located on West Jefferson Street  
Motion to open the public hearing made by Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.  
Fred Snyder was present and addressed the council regarding the Snyder building on W. Jefferson Street. He said that the building is in a family trust controlled by his father. When asked why the building has not been repaired for many years, Mr. Snyder said that he has had issues getting contractors. Council members asked if his father has to approve any expense with the building. Mr. Snyder said that yes, his father has ultimate control over the building. No other comments had been received by city hall.  
Motion to close the public hearing made by Clark. Seconded by Wolfe. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
4. Consideration/Approval of Resolution 2024-049 Declaring Property on West Jefferson Street a Nuisance  
Gibbs explained that approving the resolution would begin action that will require nuisance abatement action by the owner of the Snyder Building by a specified date.  
Motion to approve Resolution 2024-049 made by Hampton. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
5. Public Hearing Regarding Restated Plan for Corydon Urban Revitalization Area  
Motion to open the public hearing made by Hampton. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.  
No comments were made or received by city hall.  
Motion to close the public hearing made by Holmes. Seconded by Wolfe. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
6. Consideration/Approval of Resolution 2024-047 Adopting Amended and Restated Plan for the Corydon Urban Revitalization Area  
Motion to approve Resolution 2024-047 made by Hampton. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
7. Open Forum  
No comments made.
8. Give Audience to Furever Friends Regarding Services

Nicole Moore with Furever Friends spoke to the council regarding the new shelter located in Centerville. They take in stray or surrendered dogs and are a non-profit, no kill shelter. They are offering to hold kennels for cities to bring stray dogs for \$100/month per kennel. They work with local vet clinics in the area for spay/neutering. The shelter is open 7 days per week from 7am to 7pm. The council thanked her for the information.

9. Consideration/Approval of the Consent Agenda

- a. Unpaid and Prepaid Bills
- b. May 08, 2024 Regular Meeting Minutes
- c. Tobacco Permit Renewal – Dollar General

Motion to approve the consent agenda made by Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.

10. Discussion of City Procedures and Progress

- a. City Hall Report – Gibbs reported that we are waiting on EMC insurance and their adjuster for adjustments to the measurement for the Walden Clubhouse roof that was damaged by a tree.
- b. Public Works Report – Chambers reported that the crew is getting the pool ready to open next week and that we have 3 summer staff that started this week.
- c. Fire Chief Report – Chief Cobb not present.

11. Committee Reports

The Nuisance Committee reported that they continue to work with the city attorney on derelict houses. There have also been several overgrown yards that have received notices. Homeowners get one official notice regarding overgrown yards before the city mows the yard. No other notices will be sent for additional yard violations. The owner will be invoiced for the mowing and, if not paid, can have a lien placed on the property.

12. Consideration/Approval of Change Order 3 for Lagoon Improvement Project

Chambers suggested that the sampling equipment for the lagoon could be placed in a maintenance shed. He will get more information from Hall Engineering.

Motion made by Clark to approve change order 3 for the Lagoon Improvement Project contingent on confirmation of the type of structure needed for the testing equipment. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.

13. Consideration/Approval to Introduce and Approve The First Reading of Ordinance 360, An Ordinance Designating an Area of Corydon, Iowa as the Corydon Urban Revitalization Area

Motion to approve the first reading of Ordinance 360 made by Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.

14. Consideration/Approval to Suspend the Rules Requiring an Ordinance to be Voted on for Passage at Two (2) Council Meetings Following this Meeting with Respect to Ordinance 360

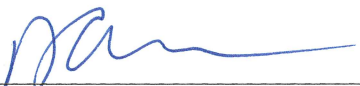
Motion to approve suspension of rules requiring an ordinance to be voted on at two council meetings following this meeting made by Hampton. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.

15. Consideration/Approval for Final Passage and Adoption of Ordinance 360, An Ordinance Designating an Area of Corydon, Iowa as the Corydon Urban Revitalization Area.

Motion to approve final passage and adopt Ordinance 360 made by Wolfe. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.

16. Consideration/Approval of Resolution 2024-37 Tax Abatement for 501 E Anthony Street, Ultra 7 Development Corydon LLC  
Motion to approve Resolution 2024-037 made by Holmes. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
17. Consideration/Approval of Resolution 2024-38 Tax Abatement for 503 E Anthony Street, Ultra 7 Development Corydon LLC  
Motion to approve Resolution 2024-38 made by Hampton. Seconded by Wolfe. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
18. Consideration/Approval of Resolution 2024-48 Tax Abatement for 414 E. Jefferson Street , Double R Auto  
Motion to approve Resolution 2024-48 made by Clark. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: None. Motion carried.
19. Discussion of No Parking Ordinance  
The current parking ordinance has been discussed at prior meetings considering replacing it with a snow ordinance. The Council discussed the pros and cons but determined that no changes are necessary at this time. The issue can be reviewed again if new information is received from the IDOT TEAP study.
20. Consideration/Approval to Proceed with Maintenance Building at South Lagoon  
No action taken in order to get more information from Hall Engineering regarding the required enclosure for the testing equipment.
21. Discussion Good Cause Business  
Holmes asked that the walking path be checked for mowing.  
John Buttz asked if the city would consider allowing septic waste to be dumped at our lagoon. The council asked for staff to get additional information for an action to be placed on a future agenda, if needed.
22. Next regular meeting – June 12, 2024 at 5:30 p.m.

Meeting adjourned at 6:45pm.

  
\_\_\_\_\_  
Dawn Christian, Mayor Pro-Tem

ATTEST:   
Stacy Gibbs, Administrative City Clerk