

CITY OF CORYDON
CITY COUNCIL REGULAR MEETING
WEDNESDAY, NOVEMBER 13, 2024 5:30 P.M.

1. Call to Order/Roll Call
Mayor Nathan Bennett called the meeting to order at 5:30pm. Councilors present: Dawn Christian, Chase Clark, Kyle Hampton, and Kenny Holmes. Absent: Bryan Wolfe. Others present: Nancy Buss, Hall Engineering; Jared Chambers; Teresa Evans, Times Republican; Stacy Gibbs; and Clint Housh.
2. Approval of Agenda
Motion to approve the agenda made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
3. Open Forum
No comments
4. Give Audience to Clint Housh Regarding Utility Billing at 619 E. Marion
Clint Housh had questions regarding the city's landlord agreement regarding his apartment building at 619 E. Marion. He did not think he should be responsible for a tenant's outstanding bill. Council explained that the agreement was meant to be a communication tool to help landlords better understand the city's code of ordinances regarding utility payments. The city's code mirrors the Iowa State code regarding utility responsibility and landlords, as property owners, are responsible for an outstanding utility bill. They further explained that he can submit a lien exemption request to the city within the first 30 days of rental for a new tenant. He was reminded that he has one tenant who still has not completed a utility service agreement with deposit.
5. Consideration/Approval of the Consent Agenda
 - a. October Receipt Report
 - b. Unpaid and Prepaid Bills
 - c. Regular Meeting Minutes October 23, 2024
 - d. Special Meeting Minutes November 06, 2024
 - e. Alcohol Permit Renewal – Bowling Green Lanes (Shanks Farms, LLC)Motion to approve the consent agenda made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
6. Discussion of City Procedures and Progress
 - a. City Clerk Report - Gibbs reviewed the October financials and shared information from a meeting with ACCO regarding improvements to the pool.
 - b. Public Works Report – Chambers said that there is a logger who is interested in the lake park tree removal. He also shared that we have issues with the sewer main on North Johnson street and may need to ramp up sewer televising/cleaning in that area.
 - c. Fire Chief Report – Chief Cobb was not present.
7. Consideration/Approval of Resolution 2025-022 to Award Contract, Approve Contract, and Authorize Executive of Contract to Joiner Construction for Lagoon Rock in the amount of \$2,675.00
Motion to approve Resolution 2025-022 made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

8. Consideration/Approval of Resolution 2025-023 Tax Abatement for Shivvers Manufacturing (Main Building)
Motion to approve Resolution 2025-023 made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
9. Consideration/Approval of Resolution 2025-024 Tax Abatement for Shivvers Manufacturing (Warehouse)
Motion to approve Resolution 2025-024 made by Hampton. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
10. Consideration/Approval to Enter into Engagement with Ahlers & Cooney, P.C. for SRF Compliance Services Regarding the Prefabricated Maintenance Shed and Rock at South Lagoon
Motion to approve engagement with Ahlers & Cooney, P.C. for SRF compliance services made by Holmes. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
11. Consideration/approval of Resolution 2025-025 to Award Contract, Approve Contract, and Authorize Execution of Contract to Central Valley Sheds for a Lagoon Maintenance Shed in the amount of \$3359.16
Motion to approve Resolution 2025-026 to award, approve, and authorize contract with Central Valley Sheds in the amount of \$3359.16 made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
12. Consideration/Approval of Resolution 2025-026 Cash Transfer from Road Use Tax to South Street Reconstruction Capital Project in the amount of \$42,042.00
Motion to approve Resolution 2025-026 cash transfer made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
13. Consideration/Approval of Resolution 2025-027 to Award Contract, Approve Contact, and Authorize Execution of Contract for Lagoon Depth Analysis
Nancy Buss was present to discuss the single bid received for the depth analysis at the old east lagoon. The bid was for \$6770.00. She explained that there could be more costs involved. The council determined that the costs to decommission the east lagoon was not a priority budget item. Motion to reject the bid for depth analysis at the east lagoon made by Holmes. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion to reject carried.
14. Consideration/Approval of Final Quantities Adjustment for Sewer Relining/Repair Project
Motion to approve final quantities adjustment for sewer relining/repair project made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.
15. Consideration/Approval to the Second Reading of Ordinance 364, An Ordinance Amending Water Rates
The ordinance will increase water rates starting January 01, 2025, adding \$9.00 per month to the minimum water bill. Water rates have not increased since 2017 and it is necessary to keep up with increasing maintenance and needed improvements.
Motion to approve the second reading of Ordinance 364 made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

16. Consideration/Approval of Change Order #6 for Sewer Relining/Repair Project in the Amount of \$819.00

Nancy Buss explained the change order needed due to the sewer repair at the Marion and Dekalb Street intersection. The intersection has been left as gravel. Council will need to consider additional street repairs at that intersection.

Motion to approve change order #6 made by Clark. Seconded by Holmes. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

17. Consideration/Approval of Tire Purchase for City Crew Truck

Tires from the fire department command truck will be put on one of the city crew trucks. New tires will be purchased for the command truck. The cost will come out of the city budget.

Motion to approve tire purchase made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

18. Discussion and Recommendation for 2025 Employee Health Insurance Benefits

The finance/personnel committee made the recommendation to stay with the city's current benefits plan through True North with the addition of offering dental insurance as the employee's expense.

Motion to approve the recommendation to stay with the city's current benefit plan made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

19. Consideration/Approval to Change Date for November 27 Council Meeting due to the Thanksgiving Day Holiday

Motion to move the November 27th council meeting to Tuesday, November 26th made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

20. Consideration/Approval of Change of Date for December 25 Council Meeting due to the Christmas Day Holiday

Motion to cancel the December 25th council meeting and hold a special meeting on a different date, if needed, made by Clark. Seconded by Christian. Ayes: Christian, Clark, Hampton, and Holmes. Nays: none. Motion carried.

21. Committee Reports

None given.

22. Discussion Good Cause Business

City hall and public works will be closed on December 26th.

23. Next regular meeting, November 27, 2024 at 5:30 p.m.

Meeting adjourned at 6:35pm.

OCTOBER 2024 RECEIPTS

001 CHECKING - GENERAL	\$218,820.32
008 CHECKING - RECREATION	\$200.00
110 CHECKING - ROAD USE TAX	\$21,760.24
112 CHECKING - EMPLOYEE BENEFIT	\$32,789.64
121 CHEKCING - LOCAL OPTION	\$20,512.54
200 CHECKING - DEBT SERVICE	\$90,224.18
308 CHECKING - EMERG SIRENS 2024	\$1,999.55
600 CHECKING - WATER	\$56,799.68
600 CHECKING - WATER DEBT SERVICE	\$6,630.00
600 CHECKING - WATER DEPOSITS	\$2,000.00
610 CHECKING - SEWER	\$67,373.42
610 CHECKING - SEWER SINKING	\$32,286.67

TOTAL \$551,396.24



Nathan Bennett, Mayor

ATTEST: 
Stacy Gibbs, Administrative City Clerk