

**CITY OF CORYDON**  
**CITY COUNCIL SPECIAL MEETING AGENDA**  
**WEDNESDAY, JUNE 05, 2024 5:00 P.M.**

1. Call to Order/Roll Call
2. Approval of Agenda
3. Open Forum *The mayor and City Council welcome comments from the public on any subject pertaining to City business, including items on this agenda. You are asked to state your name and address for the record and to limit your remarks to 5 minutes in order that others may be given the opportunity to speak. The Order of Business is at the discretion of the Mayor. **No action can be taken***
4. Consideration/Approval Resolution 2024-050 Supporting An Application for Workforce Housing Tax Incentives by Northern Plains, LLC
5. Consideration/Approval of Emergency Pool Leak Repairs
6. Consideration/Approval of South Street/Monroe Street Area Repairs
7. Discussion Good Cause Business
8. Next regular meeting – June 12, 2024 at 5:30 p.m.

Adjourn

**RESOLUTION 2024-050**

**A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX INCENTIVE  
APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT  
AUTHORITY (IEDA) BY NORTHERN PLAINS, LLC FOR A HOUSING PROJECT IN  
CORYDON, IOWA**

and **WHEREAS**, the housing shortage has impacted recruitment and retention of employees;

**WHEREAS**, Northern Plains, LLC plans a project for development within Corydon to include 86 market-rate rental housing units; and

**WHEREAS**, Northern Plains, LLC project will address a critical need for rental housing in Osceola; and

**WHEREAS**, Northern Plains, LLC intends to apply for Iowa Workforce Housing Tax Credits to support the development involving the construction of said housing units; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Corydon, IA

1. Offers its full support for Northern Plains, LLC housing project in Corydon, Iowa and the associated Workforce Housing Tax Credit application; and
2. Authorizes City staff to assist in the preparation of the application and related materials deemed necessary.

Passed and approved this 05<sup>th</sup> day of June, 2024.

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Nathan Bennett, Mayor

ATTEST: \_\_\_\_\_  
Stacy Gibbs, Administrative City Clerk

June 5, 2024

Corydon Pool  
Stacy Gibbs  
101 W Jackson  
Corydon, IA 50060

Dear Stacy,

Please see the below budgetary pricing for your consideration:

**Leak Detection Service Budget** ..... **Not To Exceed: \$3,800.00 Per Day**

ACCO Service to perform leak detection services as necessary via methods that may include: Leak Detection via listening device, pressure test, static testing, camera, and/or dye test. All Leak detection services are conducted on a Time & Materials billing.

Please let us know if you have any questions or would like to schedule any of the above services.

We appreciate the opportunity to be of service.

Sincerely,

ACCO Unlimited Corporation



Sierra Woods  
Operations Manager

Onstot Construction  
704 E. Main St.  
Garden Grove, IA 50103  
515-238-5922  
onstotconstructionllc@gmail.com

Estimate

Date	
6/4/2024	290

Proposal submitted to:
City Of Corydon 101 W. Jakson St Corydon, IA 50060

		Project
		Street Repair
Description		Total
30' x 19' S" 25' x 25' 23' x 4' 13' x 5' 13' x 5' 8' x 13' 12' 5" x 20' 22' x 25' 12' 5" x 25' 8" with 1/2 re-rod 2'oc  Any additional street repair will be priced at \$14.00 Square Foot By other's all fill material City Of Corydon to help with removal of old concrete		37,086.00
We Propose hereby to furnish equipment and labor-complete in accordance with above specifications, for the sum of: _____		<b>Total</b> \$37,086.00

**\*\*ESTIMATE VALID FOR 10 DAYS FROM DATE OF ESTIMATE\*\***  
All materials are guaranteed to be as specified. All work to be completed in a manlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All aggreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance.  
Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_