

CITY OF CORYDON
CITY COUNCIL REGULAR MEETING MINUTES
WEDNESDAY, NOVEMBER 12, 2025 5:30 P.M.

1. Call to Order/Roll Call
Mayor Pro Tem Dawn Christian called the meeting to order at 5:30pm. Councilors present: Dawn Christian, Chase Clark, Kyle Hampton, Kenny Holmes, and Bryan Wolfe. Absent: Mayor Nathan Bennett. Others present: Stacy Gibbs, clerk; Chris Gilson, Jacob Clark, Angela Nickell, and Jeff Foster, public works; Kenzie Minor, Times Republican; Pam Warrick, Melinda Martley, Lisa Harlan, Larry Harlan, and Sean Mahan.
2. Approval of Agenda
Motion to approve the agenda made by Hampton. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
3. Open Public Hearing Regarding Ordinance 366, An Ordinance Amending the Zoning Ordinances Dated May 21, 1991, of the Corydon Municipal Code
Motion to open the public hearing made by Holmes. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
Gibbs reminded the council that the ordinance would change the zoning for a section of properties on the north side of Hwy 2. This change would allow commercial businesses and would match the south side of Hwy 2. Members of the public were present with questions regarding the changes. Ms. Martley was concerned that re-zoning would allow the city to impose eminent domain. The council assured her that this is not the case and that re-zoning only allows certain commercial use of a property, if the owner chooses, in addition to residential. Gibbs reported that a few other property owners had contacted her with questions.
4. Close Public Hearing Regarding Ordinance 366, An Ordinance Amending the Zoning Ordinances Dated May 21, 1991, of the Corydon Municipal Code
Motion to close the public hearing made by Hampton. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
5. Consideration/Approval to Introduce and Approve the First Reading of Ordinance 366, An Ordinance Amending the Zoning Ordinances Dated May 21, 1991, of the Corydon Municipal Code
Motion to introduce and approve the first reading of Ordinance 366 made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
6. 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 366
Motion to approve the suspension of rules requiring voting at two council meetings following this meeting with respect to Ordinance 366 made by Wolfe. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

7. Consideration/Approval for Final Passage and Adoption of Ordinance 366, An Ordinance Amending the Zoning Ordinances Dated May 21, 1991, of the Corydon Municipal Code
Motion to approve final passage and adoption of Ordinance 366 made by Hampton.
Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none.
Motion carried.
8. Open Forum
Lisa Harlan spoke on behalf of her daughter, Mackenzie Holt, requesting that late fees be waived on her utility bill due to the effects of the government shut down on her employment. The council did not see an issue with waiving the late fees due to the extenuating circumstance and will review the current ordinance regarding penalties/late fees to allow waivers in certain situations.
9. Consideration/Approval of the Consent Agenda
 - a. October Receipt Report
 - b. Unpaid and Prepaid Bills
 - c. Regular Meeting Minutes October 22, 2025Motion to approve the consent agenda made by Hampton. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
10. Discussion of City Procedures and Progress
 - a. City Clerk Report: Gibbs presented the 2025 Street Finance Report and the 2025 Annual Finance Report and answered questions from Council members. Training continues on the new software conversion. Live utility billing will take place on November 13.
 - b. Public Works Report: Public works crew members reported on water leaks to be fixed, repairing a wash out at the South Lagoon and completing work on demo of two nuisance properties.
 - c. Fire Chief Report: Chief Cobb was not present.
11. Consideration/Approval to Appoint Sean Mahan to the City of Corydon Planning & Zoning Commission
Mayor Pro-Tem Christian introduced Sean Mahan to the council and thanked him for agreement to serve on the commission
Motion to approve the appointment of Sean Mahan to the Corydon Planning & Zoning Commission made by Clark. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
12. Consideration/Approval of Resolution 2026-020 Setting Public Hearing for FY26 Budget Amendment #1 for November 26, 2025, 5:30pm, at Corydon City Hall
Motion to approve Resolution 2026-020 made by Hampton. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
13. Committee Reports
Christian asked Gibbs to set up a meeting with interested community members regarding the feral cat issue.

14. Discussion Good Cause Business
None.

15. Next regular meeting, November 26, 2025 at 5:30 p.m.

Meeting adjourned at 6:10pm.

OCTOBER 2025 RECEIPTS

001 CHECKING - GENERAL	\$155,305.69
008 CHECKING - RECREATION	\$-
110 CHECKING - ROAD USE TAX	\$17,047.24
112 CHECKING - EMPLOYEE BENEFIT	\$26,638.84
121 CHECKING - LOCAL OPTION	\$-
200 CHECKING - DEBT SERVICE	\$106,598.70
303 CHECKING - STREET IMPROVEMENTS	\$-
600 CHECKING - WATER	\$1,183.51
600 CHECKING - WATER DEPOSITS	\$612.19
602 CHECKING - WATER MAIN N LOOP	\$-
610 CHECKING - SEWER	\$1,967.19
798 CHECKING - RURAL FIRE PROTECTION	\$28,000.00
TOTAL	\$337,353.36

Dawn Christian, Mayor Pro-Tem

ATTEST:

Stacy Gibbs, Administrative City Clerk

Claims Report November 12, 2025

VENDOR	VENDOR REFERENCE	AMOUNT	FUND
WAYNE COUNTY SHERIFF	MONTHLY PYMT	\$10,459.10	GENERAL FUND
MIDWEST SANITATION & RECYCLING	GARBAGE FEES	\$17,639.31	GENERAL FUND
HOOPLA BY MIDWEST TAPE	LIBRARY	\$488.57	GENERAL FUND
LOCKRIDGE INC		\$540.01	GENERAL FUND
ALLIANT ENERGY	ELECTRIC/GAS	\$323.00	GENERAL FUND
ACCESS SYSTEMS	COPIER LEASE LIBRARY	\$134.11	GENERAL FUND
COOK INSURANCE	INSURANCE	\$10,210.22	GENERAL FUND
COMMERCIAL TURF L.L.C	GOLF COURSE	\$1,700.00	GENERAL FUND
PALMER POWER EQUIP	MOWER REPAIRS	\$330.00	GENERAL FUND
CITY OF CORYDON	WATER	\$1,300.24	GENERAL FUND

CORYDON PLUMBING & HTG	GOLF COURSE REPAIRS	\$150.00	GENERAL FUND
IOWA MUNIC FINANCE OF	CLERK CERTIFICATION	\$150.00	GENERAL FUND
ACCESS SYSTEMS	COPIER LEASE	\$198.85	GENERAL FUND
SOUTH CENTRAL COMM	PHONE/INTERNET	\$711.58	GENERAL FUND
WAYNE COUNTY NEWS	PUBLICATIONS	\$712.85	GENERAL FUND
CULLIGAN WATER	CITY HALL WATER	\$20.00	GENERAL FUND
WASH-ECLAIR	CITY HALL MAINT	\$22.00	GENERAL FUND
Total 001:		\$45,089.84	
ALLIANT ENERGY	ELECTRIC/GAS	\$8,717.23	ROAD USE TAX
Total 110:		\$8,717.23	
BELL BANK	SKIDLOADER PYMT	\$2,015.64	LOCAL OPTION SALES TAX
VERLE W. NORRIS TRUST	PROPERTY PURCHASE	\$86,738.17	LOCAL OPTION SALES TAX
WAYNE COUNTY TREASURER	MONTHLY LOSST PYMT	\$7,905.50	LOCAL OPTION SALES TAX
Total 121:		\$96,659.31	
BUNNELL, SCOTT	MOWING	\$5,000.00	WATER
HALL ENGINEERING CO	ENGINEERING FEES - N LOOP PROJ	\$15,777.00	WATER
RATHBUN REGIONAL WATER	WATER FEES	\$19,499.70	WATER
MUNICIPAL SUPPLY INC	MATERIALS/SUPPLIES	\$3,764.99	WATER
Total 600:		\$44,041.69	
EFTPS	PAYROLL FICA	\$4,290.56	SEWER
TREASURER - STATE OF IOWA	PAYROLL STATE TAX	\$1,541.26	SEWER
IPERS	PAYROLL RETIREMENT	\$9,088.37	SEWER
AFLAC	PAYROLL SUPPLEMENTAL INS	\$1,134.58	SEWER
AVESIS	PAYROLL BENEFIT	\$82.22	SEWER
LIBERTY NATIONAL LIFE INS	PAYROLL BENEFIT	\$108.76	SEWER
AUXIANT	PAYROLL BENEFIT	\$200.00	SEWER
TROY TRZPUC	TRUCK REPAIRS	\$1,669.22	SEWER
ZIEGLER INC	EQUIPMENT REPAIRS	\$473.49	SEWER
AGRILAND FS INC.	FUEL	\$4,069.63	SEWER
ELECTRIC PUMP	LIFT STATION MAINT.	\$1,500.00	SEWER
TROJAN TECH CORP	LAGOON MAINT	\$2,486.00	SEWER
MICROBAC COMPANY	TESTING	\$1,083.50	SEWER
B AND D CORYDON	MATERIALS/SUPPLIES	\$886.39	SEWER
GAMBLES	MATERIALS/SUPPLIES	\$162.24	SEWER
OFFICIAL PEST CONTROL	PEST CONTROL	\$180.00	SEWER
PRODUCTIVITY PLUS ACCT	MATERIALS/SUPPLIES	\$104.49	SEWER
Total 610:		\$29,060.71	
Grand Totals:		\$223,568.78	