

**CITY OF CORYDON
CITY COUNCIL REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 24, 2025 5:30 P.M.**

1. Call to Order/Roll Call

Mayor Bennett called the meeting to order at 5:30pm. Councilors present: Dawn Christian, Chase Clark, Kyle Hampton, Kenny Holmes, and Bryan Wolfe. Others present: Jared Chambers, Public Works; Stacy Gibbs, City Clerk; Teresa Evans, TR; Mark Lee, Lee Chamberlain Eng.; Chase Hauschilt, Kading Properties; and Nancy Buss, Hall Engineering.

2. Approval of Agenda

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

3. Open Forum

No comments

4. Consideration/Approval of the Consent Agenda.

- a. Unpaid and Prepaid Bills
- b. Regular Meeting Minutes September 10, 2025
- c. Special Meeting Minutes September 16, 2025

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

5. Discussion of City Procedures and Progress

- a. City Clerk Report: Gibbs reported on the software transition to Casselle; the Bill Gode Memorial Bandstand committee; the Special Assessment committee; and provided an update on the IDNR notices sent regarding the demo of two nuisance houses.
- b. Public Works Report: Chambers reported on several projects, including water leak issues.
- c. Fire Chief Report: no report.

6. Consideration/Approval of Repair Plan Submitted by Kading Properties for Oak Street

Council members discussed the revised repair plan presented by Lee Chamberlin Engineering for Oak Street in the Kading housing development. The repairs include removing all sections identified and re-pouring with 7" concrete. The repair sections are approximately 30% of Oak Street. Mark Lee was asked if core samples were taken and tested from Oak Street. He said that core samples were taken from Oak Street and tested by Construction Materials Testing (CMT) in Des Moines. The council asked that the test results be emailed to Gibbs and Chambers. The council decided to table any action regarding the repair plan until the Oak Street core sample report is received and reviewed, and they can have a discussion with the city attorney regarding the development agreement.

Motion to table action regarding the Oak Street repair plan until the October 8, 2025 council meeting made by Clark. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

7. Consideration/Approval of Resolution 2026-007 Setting Public Hearing for the Conveyance of Real Estate to Wayne County for October 22, 2025, 5:30pm at the Corydon City Hall

Motion to approve Resolution 2026-007 made by Christian. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

8. Consideration/Approval of Resolution 2026-008 Designating City Employee Assignments, Depositories, and Council Assignments
Motion to approve Resolution 2026-008 made by Clarke. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
9. Consideration/Approval of Resolution 2026-009 Approving Wage Increase for Certification Completion for Stacy Gibbs, Administrative City Clerk
Motion to approve Resolution 2026-009 made by Wolfe. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
10. Consideration/Approval of Resolution 2026-010 Fixing Date for a Meeting on the Proposition to Authorize a Loan Agreement and the Issuance of Notes to Evidence the Obligations of the City Thereunder for October 08, 2025, 5:30pm at the Corydon City Hall
Motion to approve Resolution 2026-010 made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
11. Consideration/Approval of Resolution 2026-011 Declaring an Official Intent under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the City for Certain Original Expenditures Paid in Connection with Specified Projects
Motion to approve Resolution 2026-011 made by Clark. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
12. Consideration/Approval of Resolution 2026-012 to Approve the Completion and Submission of a Fire Fighting Equipment Revolving Loan Fund Loan Application
Motion to approve Resolution 2026-012 made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
13. Committee Reports
Parks and Rec – Christian updated council that a grant application was submitted to the Wayne County Foundation Seeds for Success for repairs to the tennis courts and converting to pickleball courts.
Nuisance – Gibbs reported that we are waiting on the DNR to review notices for demo and burn of two nuisance properties currently owned by the city.
14. Discussion Good Cause Business
Chambers discussed work to be done to the tee boxes at the golf course and the leak on South Street. He reviewed additional work that he thinks the city can do to locate the leak. The council asked him to proceed with both items.
15. Closed session pursuant to Iowa Code §21.5(1)(j) to Discuss Purchase of Real Estate
Motion by Holmes to enter into closed session pursuant Iowa Code §21.5(1)(j) to discuss purchase of real estate. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
Motion made by Clark to come out of closed session pursuant Iowa Code §21.5(1)(j) to discuss purchase of real estate. n. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
16. Consideration/Approval of Real Estate Offer to Purchase as Discussed in Closed Session

Motion to approve Mayor Bennett to make a real estate offer to purchase as discussed in closed session made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

17. Next regular meeting, October 08, 2025 at 5:30 p.m.

Meeting adjourned at 7:16pm.

Nathan Bennett, Mayor

ATTEST: _____
Stacy Gibbs, Administrative City Clerk

SEPTEMBER 24, 2025 CLAIMS

VENDOR	VENDOR REFERENCE	AMOUNT	FUND DESCRIPTION
ACCESS SYSTEMS	CITY HALL COPIER	\$ 290.36	GENERAL
AFLAC	EMPLOYEE BENEFITS	\$ 412.75	GENERAL
ALLIANT ENERGY	ELECTRIC/GAS	\$ 323.00	GENERAL
AUXIANT	EMPLOYEE BENEFITS	\$ 64.45	GENERAL
AVESIS	EMPLOYEE BENEFITS	\$ 24.46	GENERAL
BLANK PARK ZOO	ANNUAL MEMBERSHIP	\$ 250.00	GENERAL
D & K PRODUCTS	GC ORGANIC MATTER REPL	\$ 420.00	GENERAL
DAN LAURSEN EXCAVATING	ASBESTOS REMOVAL	\$ 3,600.00	GENERAL
EFTPS	FEDERAL PAYROLL TAX	\$ 1,445.73	GENERAL
HOOPLA BY MIDWEST TAPE	AUDIO BOOKS	\$ 1,926.55	GENERAL
HY-VEE ACCOUNTS RECEIVABL	POOL CONCESSION SUPPLIES	\$ 32.27	GENERAL
IOWA DEPARTMENT OF NATURA	ASBESTOS NOTIFICATION	\$ 203.00	GENERAL
IPERS	EMPLOYEE BENEFITS	\$ 2,034.88	GENERAL
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$ 21.14	GENERAL
MASTERCARD	MATERIALS & SUPPLIES	\$ 1,723.69	GENERAL
SECRETARY OF STATE	NOTARY	\$ 60.00	GENERAL
SPEER FINANCIAL INC	GO BOND SERVICES	\$ 300.00	GENERAL
TREASURER - STATE OF IOWA	STATE TAXES	\$ 352.12	GENERAL
TRI COUNTY FIRE EQUIPMENT	FIRE EXTINGUISHER REFILL	\$ 112.00	GENERAL
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$ 21.47	GENERAL
VISA	LIBRARY MISC SUPPLIES	\$ 402.02	GENERAL
	TOTAL FUND	\$ 14,019.89	
AFLAC	EMPLOYEE BENEFITS	\$ 240.63	ROAD USE TAX
AUXIANT	EMPLOYEE BENEFITS	\$ 45.20	ROAD USE TAX
AVESIS	EMPLOYEE BENEFITS	\$ 19.25	ROAD USE TAX
CANTERA AGGREGATES INC	EROSION STONE	\$ 199.94	ROAD USE TAX
CONSTRUCTION MATERIALS T	CONCRETE SAMPLING	\$ 156.00	ROAD USE TAX
EFTPS	FEDERAL PAYROLL TAX	\$ 849.64	ROAD USE TAX

IDEAL READY MIX CO INC	STREET REPAIRS	\$ 685.50	ROAD USE TAX
IPERS	EMPLOYEE BENEFITS	\$ 1,297.15	ROAD USE TAX
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$ 29.20	ROAD USE TAX
MASTERCARD	MATERIALS & SUPPLIES	\$ 430.95	ROAD USE TAX
TREASURER - STATE OF IOWA	STATE TAXES	\$ 185.82	ROAD USE TAX
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$ 15.04	ROAD USE TAX
	TOTAL FUND	\$ 4,154.32	
AFLAC	EMPLOYEE BENEFITS	\$ 240.63	WATER FUND
AUXIANT	EMPLOYEE BENEFITS	\$ 45.20	WATER FUND
AVESIS	EMPLOYEE BENEFITS	\$ 19.25	WATER FUND
EFTPS	FEDERAL PAYROLL TAX	\$ 997.58	WATER FUND
IOWA DEPARTMENT OF NATURA	WATER TESTING 2	\$ 31.50	WATER FUND
IPERS	EMPLOYEE BENEFITS	\$ 1,454.45	WATER FUND
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$ 29.20	WATER FUND
MASTERCARD	MATERIALS & SUPPLIES	\$ 430.96	WATER FUND
MUNICIPAL SUPPLY INC	MATERIALS & SUPPLIES	\$ 3,078.10	WATER FUND
ONSTOT CONSTRUCTION LLC	WATER LEAK REPAIR	34,368.00	WATER FUND
POST OFFICE	WATER BILL POSTAGE	\$ 280.44	WATER FUND
SOUTHERN IOWA PLUMBING	EAST PENN CLEAN OUT	\$ 75.00	WATER FUND
TREASURER - STATE OF IOWA	STATE TAXES	\$ 2,630.46	WATER FUND
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$ 15.04	WATER FUND
	TOTAL FUND	\$ 43,695.81	
AFLAC	EMPLOYEE BENEFITS	\$ 240.57	SEWER FUND
AUXIANT	EMPLOYEE BENEFITS	\$ 45.15	SEWER FUND
AVESIS	EMPLOYEE BENEFITS	\$ 19.26	SEWER FUND
EFTPS	FEDERAL PAYROLL TAX	\$ 871.26	SEWER FUND
IPERS	EMPLOYEE BENEFITS	\$ 1,297.18	SEWER FUND
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$ 29.22	SEWER FUND
MASTERCARD	MATERIALS & SUPPLIES	\$ 430.93	SEWER FUND
MID-AMERICAN RESEARCH CHE	WEED KILLER	\$ 3,063.88	SEWER FUND
TREASURER - STATE OF IOWA	STATE TAXES	\$ 898.61	SEWER FUND
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$ 15.05	SEWER FUND
	TOTAL FUND	\$ 6,911.11	
MFA OIL COMPANY	FUEL	\$ 434.49	RURAL FIRE PROTECTION
	TOTAL FUND	\$ 434.49	
		\$ 69,215.62	