

CITY OF CORYDON
CITY COUNCIL REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 13, 2025 5:30 P.M.

1. Call to Order/Roll Call

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

2. Approval of Agenda

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

3. Public hearing for Hwy 2 East Re-zoning (note: hearing will need to be rescheduled)

Motion to open the public hearing made by Holmes. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

Gibbs reported that the city attorney has not yet gotten the required documents updated with the additional three properties to be added to the re-zoning. Therefore, the required meetings with the Planning and Zoning Commission could not be held. The rezoning action will have to be reset for a future date.

Motion to close the public hearing made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

4. Discussion Regarding Oak Street Pavement Issues (Northern Plains/Kading)

Council members and city staff discussed the condition of Oak Street with Chace Hauschilt and Mark Lee, representing the Northern Plains housing development and Kading Properties. Lee presented a plan to replace sections of street and fill cracking on other sections. Bennett suggested that full panels be replaced instead of half panels. Once the repairs are completed and the city accepts all infrastructure, including Oak Street, there is a four-year warranty for any issues. Chambers and a representative from Hall Engineering will meet with Hauschilt and Lee to review the repair work to be done.

5. Consideration/Approval of Easement Agreement Regarding North Loop Water Main

Buss reviewed the agreement between the owners of 908 N Washington and the city for an easement to bore a water main on their property. The owners are requesting \$9,219.11 for easement and legal fees. Buss advised the council that the cost of the easement is much less than having to bore the water main under the railroad. Motion to approve the easement for \$9,219.11 made by Christian. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

6. Consideration/Approval of Agreement for Professional Services with Hall Engineering for Preparation of a Preliminary Plat and Schedule of Assessment for the South Street Reconstruction Project

Motion to approve the Agreement with Hall Engineering for Preliminary Plat and Schedule of Assessment made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

7. Open Forum

No comments. Council asked Tyler Moore if he had any items for discussion. Moore asked if there was anything needed for Old Settlers other than the normal parade route.

8. Consideration/Approval of the Consent Agenda

- a. July Receipt Report
- b. Unpaid and Prepaid Bills
- c. Regular Meeting Minutes July 23, 2025
- d. Special Meeting Minutes August 06, 2025
- e. Alcohol Permit Renewal – Hy Vee
- f. Alcohol Permit Renewal – La Bota

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

9. Discussion of City Procedures and Progress

- a. City Clerk Report: Gibbs reported on the following: August 11 annual auditors exam; Purchase of a laptop and monitors for the fire department; Moving forward with deeding over parcel 07190A251008 to Wayne County; scheduling a council work session in October; 2025 elections candidate filing period; and creating an alley vacation policy to incorporate fees.
- b. Public Works Report: Chambers reported on crew activities which have been focused on preparations for Old Settlers.
- c. Fire Chief Report – Cobb reported that the department has had 92 calls to date. This includes EMS. He also reported that one of the department chainsaws broke while helping with the Lineville tornado clean up. He contacted Bennett for emergency approval to fix the chainsaw.

10. Consideration/Approval of Pagers (10) for the Corydon Fire Department for Up to \$1,250.00

Cobb reported that the department does not have enough pagers for all members. He reported that the total cost for 10 pagers is very affordable and will supply the department with what they need.

Motion to approve the purchase of 10 pagers for the fire department in the amount of \$1,250.00 made by Christian. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

11. Consideration/Approval of Quote for New Cemetery Building

The council reviewed quotes for the new cemetery building. Gibbs had reached out to Bonita Wells at the Wayne Community Foundation to confirm that the city could use the grant received for a smaller building. Wells confirmed that the city could do this.

Motion to approve the quote for \$17,000 for a new cemetery building made by Holmes. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

12. Consideration/Approval for City Support of and Application to the WCF Seeds for Success Grant Program for Tennis/Pickleball Court Rehabilitation

Gibbs reviewed a Seeds for Success grant application to rehabilitate the current tennis courts into pickleball courts. The total estimated project cost is \$77,097.00 and the grant request is for \$50,000. This will include replacement of light fixtures at the courts. Gibbs requested the council approve using \$5,197.00 in city funds to go towards the lights. The Parks and Rec Committee will be looking at other funding sources to add to the WCF request for the project.

Motion to approve the Seeds for Success application and commit \$5,197.00 to the project made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

13. Consideration/Approval of Resolution 2026-005 Wage Increase for Heidi Jones

Jones will complete 2 years of service as of August 28 and, per her hire agreement, she will receive a one dollar increase per hour. Gibbs reminded the council that Jones is the last hire under this hiring resolution.

Motion to approve Resolution 2026-005 made by Holmes. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

14. Consideration/Approval of Water Operator Affidavit Contract

With Chambers getting a wastewater 2 operating certificate, the city will no longer need Jack Pershy as Operator Affidavit for sewer. The revised contract would keep Pershy as Operator Affidavit for water until one of the crew members achieves their water 2 operating certificate. Currently Chambers and Jacob Clark have water 1.

Motion to approve the revision to a contract with Jack Pershy for Water Operator Affidavit for \$1000.00 per month made by Wolfe. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

15. Consideration/Approval of Change Order 1 for 2025 Right of Way Tree Removal with Twisted Oak Tree Service LLC in the amount of \$7,450.00 (2 – North Side of Walden Park; 1 – 307 W Anthony)

Gibbs reviewed the change order from Twisted Oak to add 3 additional dead trees for removal in the right of way at Walden Park and at 307 West Anthony Street.

Motion to approve the change order for \$7,450.00 made by Holmes. Seconded by Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

16. Consideration/Approval of Funding Pledge to Chariton Valley Regional Housing Trust Fund in the amount of \$2000.00

Motion to approve funding in the amount of \$2,000.00 to Chariton Valley Regional Housing Trust Fund made by Christian. Seconded Wolfe. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

17. Committee Reports

Christian asked Gibbs to assist in scheduling a committee meeting regarding feral cats.

18. Discussion Good Cause Business

Bennett received a complaint about vehicles at 214 E. Anthony. These may be owned by Raymond Nickell.

Wolfe reported a complaint about a tree limb covering the stop sign at corner of 312 S West street. Adjacent property owners are responsible for keeping trees trimmed. Gibbs will have crew review.

Evans with the TR told council that she heard many compliments from Lineville residents about the clean-up help received from the Corydon Fire Department and City Crew.

19. Next regular meeting, August 27, 2025 at 5:30 p.m.

Meeting adjourned at 6:58 pm.

JULY 2025 RECEIPTS

001 CHECKING - GENERAL	\$343,464.51
008 CHECKING - RECREATION	\$530.00
110 CHECKING - ROAD USE TAX	\$22,862.70
112 CHECKING - EMPLOYEE BENEFIT	\$2,608.66
121 CHEKCING - LOCAL OPTION	\$25,246.69
200 CHECKING - DEBT SERVICE	\$7,950.07
600 CHECKING - WATER	\$65,215.83
600 CHECKING - WATER DEPOSITS	\$4,250.00
610 CHECKING - SEWER	\$64,761.42
610 CHECKING - SEWER SINKING	\$17,002.56
798 CHECKING - RURAL FIRE PROTECTION	\$14,775.32
798 CHECKING - RFP DONATION	\$-
TOTAL	\$568,667.76

Nathan Bennett, Mayor

ATTEST: _____
Stacy Gibbs, Administrative City Clerk

AUGUST 13, 2025 CLAIMS

VENDOR	VENDOR REFERENCE	AMOUNT	FUND DESCRIPTION
ABIGAIL HAVEMEIER	SWIM LESSONS	\$ 213.25	GENERAL
ACCO UNLIMITED CORP	POOL MAINTENANCE	\$ 517.80	GENERAL
AFLAC	EMPLOYEE BENEFITS	\$ 998.78	GENERAL
AGRILAND FS INC.	FUEL	\$ 938.57	GENERAL
ALLERTON LUMBER CO	WALDEN PARK TUBE REPAIR	\$ 25.43	GENERAL
ALLIANT ENERGY	ELECTRIC/GAS	\$ 7,137.12	GENERAL
ALLISSI TROWER	SWIM LESSONS	\$ 52.00	GENERAL
ATLANTIC COCA-COLA BOTTL	POOL CONCESSIONS	\$ 683.02	GENERAL
AUXIANT	EMPLOYEE BENEFITS	\$ 64.62	GENERAL
AVESIS	EMPLOYEE BENEFITS	\$ 19.00	GENERAL
B AND D CORYDON	MAINTENANCE SUPPLIES	\$ 68.96	GENERAL
BAILEY RUNYON	SWIM LESSONS	\$ 253.90	GENERAL
CADEN COX	SWIM LESSONS	\$ 273.90	GENERAL
CITY OF CORYDON	WATER/SEWER	\$ 1,378.47	GENERAL
CIVICPLUS	MUNICODE PAGES	\$ 811.02	GENERAL
CLAYTON PLUMBING & HEATIN	GOLF COURSE/COUPLINGS	\$ 22.89	GENERAL
COMPLETE MERCHANT SOLUTIO	POOL CREDIT CARD	\$ 42.78	GENERAL

COOK INSURANCE	INSURANCE	\$	4,066.80	GENERAL
CORYDON PLUMBING AND HEAT	WALDEN PARK MENS RESTROOM	\$	100.00	GENERAL
CULLIGAN WATER	BOTTLED WATER SERVICE	\$	86.00	GENERAL
D & K PRODUCTS	GOLF COURSE PRODUCTS	\$	1,405.00	GENERAL
EFTPS	FEDERAL PAYROLL TAX	\$	5,833.13	GENERAL
ELLIS & ASSOCIATES INC, J	POOL AUDIT	\$	1,250.00	GENERAL
EMALEA WOLFE	SWIM LESSONS	\$	243.05	GENERAL
HADLEY HAMILTON	SWIM LESSONS	\$	193.70	GENERAL
IPERS	EMPLOYEE BENEFITS	\$	2,057.27	GENERAL
JORDYN COX	SWIM LESSONS	\$	188.25	GENERAL
KAYDA FREEMAN	SWIM LESSONS	\$	230.30	GENERAL
KRAYTEN O'BRIEN	SWIM LESSONS	\$	258.35	GENERAL
KYNLEE IRVING	SWIM LESSONS	\$	54.15	GENERAL
LIBERTY NATIONAL LIFE INS	EMPOYEE BENEFITS	\$	21.14	GENERAL
LILY PALMER	SWIM LESSONS	\$	26.25	GENERAL
MADILYN SCHRODT	SWIM LESSONS	\$	220.20	GENERAL
MIDWEST SANITATION & RECY	GARBAGE/RECYCLING	\$	16,668.12	GENERAL
MORGAN BLACK	SWIM LESSONS	\$	50.25	GENERAL
PRODUCTIVITY PLUS ACCOUNT	GOLF COURSE MOWERS	\$	218.18	GENERAL
RYLIE JO HACKETT	SWIM LESSONS	\$	212.10	GENERAL
SOPHIA WELLS	SWIM LESSONS	\$	52.90	GENERAL
SOUTH CENTRAL COMMUNICATI	PHONE/INTERNET SERVICE	\$	653.27	GENERAL
TE FORENSICS, LLC	SNYDER BUILDING	\$	2,880.00	GENERAL
TREASURER - STATE OF IOWA	STATE TAXES	\$	441.41	GENERAL
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$	21.52	GENERAL
TWISTED OAK, LLC	ROW TREES	\$	23,150.00	GENERAL
WASH-ECLAIR	WINDOW CLEANING	\$	22.00	GENERAL
WAYNE COUNTY DEVELOPMENT	ANNUAL ALLOCATIONS	\$	15,000.00	GENERAL
WAYNE COUNTY NEWSPAPERS	PUBLICATIONS	\$	705.11	GENERAL
WAYNE COUNTY SHERIFF	28E AGREEMENT	\$	10,459.10	GENERAL
WELLMARK	HEALTH INS. EMP. BENEFIT	\$	1,182.55	GENERAL
	TOTAL FUND	\$	101,451.61	
AFLAC	EMPLOYEE BENEFITS	\$	668.76	ROAD USE TAX
AGRILAND FS INC.	FUEL	\$	1,541.92	ROAD USE TAX
ALLIANT ENERGY	ELECTRIC/GAS	\$	2,519.23	ROAD USE TAX
AUXIANT	EMPLOYEE BENEFITS	\$	45.14	ROAD USE TAX
AVESIS	EMPLOYEE BENEFITS	\$	13.63	ROAD USE TAX
B AND D CORYDON	MAINTENANCE SUPPLIES	\$	8.90	ROAD USE TAX
CANTERA AGGREGATES INC	3/4" ROAD STONE	\$	871.47	ROAD USE TAX
CITY OF CORYDON	WATER/SEWER	\$	31.00	ROAD USE TAX
COOK INSURANCE	INSURANCE	\$	1,552.04	ROAD USE TAX

EFTPS	FEDERAL PAYROLL TAX	\$	2,124.88	ROAD USE TAX
EWING ENTERPRISES INC	DUST CONTROL	\$	9,802.80	ROAD USE TAX
GAMBLES	MATERIALS & SUPPLIES	\$	18.31	ROAD USE TAX
IPERS	EMPLOYEE BENEFITS	\$	1,353.74	ROAD USE TAX
JOINER CONSTRUCTION	ROCK HAULING	\$	272.34	ROAD USE TAX
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$	29.21	ROAD USE TAX
LOCKRIDGE INC	BLACKJACK FOR MANHOLES	\$	158.97	ROAD USE TAX
MID-AMERICAN RESEARCH	WEED KILLER	\$	1,154.69	ROAD USE TAX
NORRIS ASPHALT PAVING	COLD PATCH	\$	1,002.00	ROAD USE TAX
SEYMOUR TIRE CO	BACKHOE TIRE	\$	20.00	ROAD USE TAX
SHERWIN-WILLIAMS	STREET PAINT	\$	1,027.41	ROAD USE TAX
TREASURER - STATE OF IOWA	STATE TAXES	\$	245.82	ROAD USE TAX
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$	15.02	ROAD USE TAX
USA BLUEBOOK	MATERIALS & SUPPLIES	\$	160.07	ROAD USE TAX
WELLMARK	HEALTH INS. EMP. BENEFIT	\$	1,770.44	ROAD USE TAX
ZIEGLER INC	EQUIPMENT PARTS/REPAIRS	\$	311.55	ROAD USE TAX
	TOTAL FUND	\$	26,719.34	
IPERS	EMPLOYEE BENEFITS	\$	(9.43)	EMPLOYEE BENEFIT
	TOTAL FUND	\$	(9.43)	
BELL BANK	SKID LOADER PAYMENT	\$	2,015.64	LOCAL OPTION SALES TAX
WAYNE COUNTY TREASURER	1/2 LOST MONTHLY PYMT	\$	10,123.34	LOCAL OPTION SALES TAX
	TOTAL FUND	\$	12,138.98	
AFLAC	EMPLOYEE BENEFITS	\$	762.50	WATER FUND
AGRILAND FS INC.	FUEL	\$	513.97	WATER FUND
ALLIANT ENERGY	ELECTRIC/GAS	\$	286.28	WATER FUND
AUXIANT	EMPLOYEE BENEFITS	\$	45.14	WATER FUND
AVESIS	EMPLOYEE BENEFITS	\$	13.63	WATER FUND
CITY OF CORYDON	WATER/SEWER	\$	31.00	WATER FUND
COOK INSURANCE	INSURANCE	\$	2,166.63	WATER FUND
CULLIGAN WATER	BOTTLED WATER SERVICE	\$	17.08	WATER FUND
EFTPS	FEDERAL PAYROLL TAX	\$	1,963.11	WATER FUND
GAMBLES	MATERIALS & SUPPLIES	\$	18.32	WATER FUND
IOWA ONE CALL	LOCATE FEES	\$	13.60	WATER FUND
IPERS	EMPLOYEE BENEFITS	\$	1,511.04	WATER FUND
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$	29.21	WATER FUND
MICROBAC COMPANY	WASTEWATER/WATER TESTING	\$	366.25	WATER FUND
RATHBUN REGIONAL WATER	MONTHLY WATER PYMT	\$	18,727.50	WATER FUND
SEYMOUR TIRE CO	BACKHOE TIRE	\$	20.00	WATER FUND
SOUTH CENTRAL COMMUN	PHONE/INTERNET SERVICE	\$	84.20	WATER FUND
TREASURER - STATE OF IOWA	STATE TAXES	\$	204.19	WATER FUND
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$	15.02	WATER FUND
USA BLUEBOOK	MATERIALS & SUPPLIES	\$	160.07	WATER FUND
WELLMARK	HEALTH INS. EMP. BENEFIT	\$	1,770.45	WATER FUND
ZIEGLER INC	EQUIPMENT PARTS/REPAIRS	\$	311.53	WATER FUND
	TOTAL FUND	\$	29,030.72	

AHLERS & COONEY P.C.	PROFESSIONAL FEES	\$	4,864.50	SRF LOANS - WTR TOWER
	TOTAL FUND	\$	4,864.50	
AFLAC	EMPLOYEE BENEFITS	\$	762.40	SEWER FUND
AGRILAND FS INC.	FUEL	\$	513.97	SEWER FUND
ALLIANT ENERGY	ELECTRIC/GAS	\$	6,527.56	SEWER FUND
AUXIANT	EMPLOYEE BENEFITS	\$	45.10	SEWER FUND
AVESIS	EMPLOYEE BENEFITS	\$	13.58	SEWER FUND
CITY OF CORYDON	WATER/SEWER	\$	31.00	SEWER FUND
COOK INSURANCE	INSURANCE	\$	2,389.88	SEWER FUND
CULLIGAN WATER	BOTTLED WATER SERVICE	\$	34.17	SEWER FUND
EFTPS	FEDERAL PAYROLL TAX	\$	1,963.05	SEWER FUND
GAMBLES	MATERIALS & SUPPLIES	\$	18.32	SEWER FUND
IOWA DEPT OF NATURA	ANNUAL FEE	\$	211.50	SEWER FUND
IPERS	EMPLOYEE BENEFITS	\$	1,511.04	SEWER FUND
LIBERTY NATIONAL LIFE INS	EMPLOYEE BENEFITS	\$	29.20	SEWER FUND
MICROBAC COMPANY	WASTEWATER/WATER TESTING	\$	867.75	SEWER FUND
MID-AMERICAN RESEARCH	WEED KILLER/BACTERIA BOOSTER	\$	3,412.19	SEWER FUND
SEYMOUR TIRE CO	BACKHOE TIRE	\$	20.00	SEWER FUND
SOUTH CENTRAL				
COMMUNICATI	PHONE/INTERNET SERVICE	\$	45.77	SEWER FUND
TREASURER - STATE OF IOWA	STATE TAXES	\$	204.11	SEWER FUND
TRIONFO SOLUTIONS, LLC	LIFE INSURANCE BENEFIT	\$	15.04	SEWER FUND
USA BLUEBOOK	MATERIALS & SUPPLIES	\$	160.07	SEWER FUND
WELLMARK	HEALTH INS. EMP. BENEFIT	\$	1,770.44	SEWER FUND
ZIEGLER INC	EQUIPMENT PARTS/REPAIRS	\$	311.55	SEWER FUND
	TOTAL FUND	\$	20,857.69	
AHLERS & COONEY P.C.	PROFESSIONAL FEES	\$	4,075.00	SEWER RPR/RELINING
	TOTAL FUND	\$	4,075.00	
B AND D CORYDON	MAINTENANCE SUPPLIES	\$	48.49	RURAL FIRE PROTECTION
COBB, JOSH	FAN	\$	199.99	RURAL FIRE PROTECTION
ETHAN GARRISON	FUEL REIMBURSEMENT	\$	100.00	RURAL FIRE PROTECTION
GAMBLES	MATERIALS & SUPPLIES	\$	24.98	RURAL FIRE PROTECTION
MAST SHOEING	24" RODS	\$	1,280.00	RURAL FIRE PROTECTION
	TOTAL FUND	\$	1,653.46	
	TOTAL CLAIMS	\$	200,781.87	*

Attest: _____
Stacy Gibbs, Administrative
Clerk

Nathan Bennett, Mayor

swim lesson kids are listed on this claims report but not on the Vendor report.
A difference of \$2,522.55