

CITY OF CORYDON
CITY COUNCIL REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 14, 2024 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, and Kenny Holmes. Absent: Councilor Bryan Wolfe. Others present: John Beers, Jared Chambers, Stacy Gibbs, and Savana Sandy.
2. Approval of Agenda
Motion to approve the agenda made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
3. Give Audience to John Beers Regarding Nuisance Abatement Notice for 412 S. Lincoln Street
John Beers addressed the nuisance letter received regarding his property. He shared what he has done to clean up the property since receiving the letter. The council asked him to keep making improvements. Beers plans to have the new garage fully completed in 30 to 60 days and may also put up a privacy fence.
4. Open Forum
No comments.
5. Consideration/Approval of the Consent Agenda
 - a. July Receipt Report
 - b. Unpaid and Prepaid Bills
 - c. Regular Meeting Minutes July 24, 2023
 - d. Special Meeting Minutes August 07, 2023
 - e. Alcohol Permit Renewal – Hy VeeMotion to approve consent agenda made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
6. Discussion of City Procedures and Progress
 - a. City Clerk Report – Gibbs provided a brief overview of the July budget and financials. A budget amendment will be needed to account for the fire department USDA grant for a new grass truck and the Wayne County Foundation grant for the tornado sirens. We will also need an amendment to account for unplanned street repairs to the area on West South Street. She also reported that the owner of the Alley Cat bar contacted her today about closing the alley in front of his business for Old Settlers. Council members did not see an issue with it.
 - b. Public Works Report – Chambers reported that the crew has been busy prepping for Old Settlers. The new tornado sirens have been installed, but city staff still need training. The sewer relining/repair project has started.
 - c. Fire Chief Report – no report provided.
7. Committee Reports
Gibbs asked about getting the Cat Committee active again. Christian discussed the trap, neuter, and return (TNR) program and will plan to get a committee together. Holmes reported the Housing/Nuisance Committee meets on a regular basis to review derelict homes and other nuisance issues and decide on actions.

8. Consideration/Approval of Commitment to Chariton Valley Housing Trust Fund
Gibbs reviewed the annual request from the Chariton Valley Housing Trust Fund. This group helps provide funds for low- and moderate-income residents in Appanoose, Lucas, Monroe, and Wayne Counties. The funds committed by the city will go back to applicants in Corydon. These funds also help CVHTF receive matching grant funds.
Motion to approve a commitment of \$2000.00 made by Holmes. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
9. Consideration of Request for Additional Time to Correct Nuisance at 223 East State Street Property
Tammy (Hook) Johnson addressed the council on July 24th asking for additional time for the house at 223 East State Street to be torn down. At the time she was working with a potential buyer. That buyer decided to back out, but she has another buyer for the property. Gibbs spoke with that buyer, and he confirmed that he had committed to purchase the property and was aware that the house had to be taken down. He will not get possession of the property until early September 2024. He would plan to have the house torn down by the end of the year.
Hampton made the motion to allow an additional 90 days for compliance with Resolution 2025-001 contingent on the closing of property to the new owner, otherwise the date on Resolution 2025-001 remains the same with the current owner, Tammy (Hook) Johnson. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
10. Consideration/Approval of Change Order #1 for Sanitary Sewer Rehabilitation Project
Chambers reviewed the change order which includes areas of lines not included in the original scope of work. These areas were discovered as the contractor got into the repairs. Gibbs told the council that there was a contingency added to this project that would cover this change order.
Motion to approve change order #1 for Sanitary Sewer Rehabilitation in the amount of \$21,975.00 made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
11. Consideration/Approval to Introduce and Approve the First Reading of Ordinance 361, An Ordinance Amending Chapter 13.20 Sewer Use Regulations
Early this summer, the council approved allowing septic dumping at the Corydon lagoon by Iowa DNR licensed haulers. This amendment to the current ordinance allows for that decision.
Motion to approve the introduction and first reading of Ordinance 361 made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
12. Consideration/Approval to Suspend the Rules Requiring an Ordinance be Voted on for Passage at Two (2) Council Meetings Following this Meeting with Respect to Ordinance 361 An Ordinance Amending Chapter 13.20 Sewer Use Regulations
Motion to approve suspension of rules requiring an ordinance by voted on for passage at two council meeting following this meeting regarding Ordinance 361 made by Clark. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
13. Consideration/Approval for Final Passage and Adoption of Ordinance 361, An Ordinance Amending Chapter 13.20 Sewer Use Regulations
Motin to approve final passage and adoption of Ordinance 361 made by Hampton. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

14. Consideration/Approval of Resolution 2025-007 Establishing Septic Hauling Terms & Conditions and Setting Fees
Gibbs reviewed the resolution which sets fees for septic dumping by Iowa DNR licensed haulers. Chambers suggests that we allow after hour dumping and that he will identify the location where haulers can dump. The council discussed rates charges by other cities. We do not have an option to weigh trucks, so a flat fee was discussed.
Motion made by Holmes to set a minimum fee of \$100 per load, based on a 1,000-gallon load and any load larger than 1,000 gallons will be charged an additional \$.07 per gallon. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
15. Consideration/Approval of Resolution 2025-008 Setting Public Hearing Regarding Nuisance Property at 409 E. Jackson Street for September 11, 2024, 5:30pm at the Corydon City Hall
Gibbs explained that this is a derelict house and garage owned by Treye Van Dyne. Multiple nuisance notices have been sent over the last several years.
Motion to approve Resolution 2025-008 made by Holmes. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
16. Consideration/Approval of \$1000 Clothing Allowance for Crew Member Eric Bingham Due to Special Circumstances
Chambers reported that on August 12th, current summer crew member, Eric Bingham's home caught fire and was nearly destroyed. Eric lost all his belongings. Eric has been a temporary summer employee for 2 years with the city and he is still currently working for us. Chambers asked if the Council would approve the clothing allowance given to full-time employees for Eric due to these circumstances.
Motion to approve a one-time \$1000 clothing allowance for temporary summer employee Eric Bingham made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
17. Discussion Good Cause Business
- Christian - she is seeing many underage drivers on golf carts. City ordinance requires all drivers to have a valid driver's license and be 18 at the time of permit issuance. Christian said the young drivers she is seeing are younger than 16. She has concerns that someone is going to get seriously hurt. Gibbs will talk with the Wayne County Sheriff's office to be aware of golf carts with underage drivers and/or no permits.
 - Bennett – brought up golf sheds and the requirement to have a membership in order to have a golf shed. Gibbs reported that we have been continuing the rules that were put in place by the Corydon Golf Club when they operated the course. Their original intent for this requirement was to be sure that the sheds were not used for storage of non-golf related items. Gibbs suggested reviewing the policy after the season has ended and making any changes effective for the 2025 season.
 - Chambers – asked what the council would want to do with the cedar logs from the trees cut down by the Walden Clubhouse. Using the wood to build benches for the outside of the clubhouse was suggested. Matt Davis has a mill. Other contractors who could build benches include Rick Metzger, Randy Searby, and Don Seams. Gibbs mentioned that she has a contact number for a wood carver who could create something with the remaining tree trunks at the park.

18. Next regular meeting, August 28, 2024 at 5:30 p.m.

The meeting adjourned at 6:50pm.

JULY 2024 RECEIPTS

001 CHECKING - GENERAL	\$79,077.98
008 CHECKING - RECREATION	\$1,156.24
110 CHECKING - ROAD USE TAX	\$20,137.45
112 CHECKING - EMPLOYEE BENEFIT	\$2,321.49
119 CHECKING - EMERGENCY FUND	\$247.41
121 CHEKCING - LOCAL OPTION	\$16,972.00
200 CHECKING - DEBT SERVICE	\$3,743.59
600 CHECKING - WATER	\$65,549.40
600 CHECKING - WATER DEPOSITS	\$1,250.00
610 CHECKING - SEWER	\$78,138.32
611 CHECKING - 2021 LAGOON PROJ	\$21,625.42
798 CHECKING - RFP DONATION	\$4,400.00
TOTAL	\$294,619.30



Nathan Bennett, Mayor

ATTEST: 
Stacy Gibbs, Administrative City Clerk