

**CITY OF CORYDON**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**WEDNESDAY, OCTOBER 08, 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: Stacy Gibbs, city clerk; Kenzie Minor, TR.
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. Open Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder  
Motion to open the public hearing made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.  
Gibbs reminded the council that this loan is for the fire department pumper truck. She reported that no comments, written or verbal, had been received at City Hall. No one was present with comments.  
Motion to close the public hearing made by Clark. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
4. Consideration/Approval of Resolution 2026-013 Instituting Proceedings to take Additional Action for the Issuance of Not to Exceed \$310,000.00 General Obligation Capital Loan Notes  
Motion to approve Resolution 2026-013 made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
5. Open Forum  
No comments.
6. Consideration/Approval of the Consent Agenda
  - a. September Receipt Report
  - b. Unpaid and Prepaid Bills
  - c. Regular Meeting Minutes September 24, 2025Motion to approve the consent agenda made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
7. Discussion of City Procedures and Progress
  - a. City Clerk Report: Gibbs reported at the October 8 meeting, the council voted to table the action item regarding Oak Street in the Kading housing development. Since that time, the city has learned that there were no core samples taken on Oak Street. Kading asked that the council postpone action until they can investigate the issue further, which is why that tabled action is not on the agenda for this meeting. City hall is live with payroll and accounts payable through the new accounting system (Caselle) and general ledger, cash receipting, and utility billing

training will be completed mid-November. The city will be fully transitioned by mid-November. She informed the council that the Iowa DNR approved the demo of two nuisance properties.

- b. Public Works Report: Chambers was unable to be at the meeting. Holmes reported that the crew may have found a possible source of the leak on South Street.
  - c. Fire Chief Report: not present.
  
8. Consideration/Approval of a Revised Preliminary Engineering Report for a Proposed New Water Tower  
Nancy Buss with Hall Engineering reviewing the final recommendation for the new water tower location. With council approval, she will move forward with submission of construction approval to the Iowa DNR.  
Motion to approve the revised preliminary engineering report for new water tower made by Christian. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
  
9. Consideration/Approval of an Agreement for Professional Services with Hall Engineering Company for the Water Tower Project  
Buss review the agreement regarding the project. Funding for the agreement will be reimbursed by the planning and design loan from the State Revolving Loan funds which has already been approved.  
Motion to approve the agreement with Hall Engineering for the Water Tower Project made by Christian. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
  
10. Consideration/Approval of Resolution 2026-014 Authorizing the Purchase of Real Estate within the Corydon City Limits  
Motion to approve Resolution 2025-014 made by Wolfe. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
  
11. Consideration/approval to Introduce and Approve the First Reading or Ordinance 367, Amending Chapter 6.08 of the Corydon Municipal Code Regarding Restrictions on Keeping Certain Animals in the City of Corydon  
Motion to introduce and approve the first reading of Ordinance 367 made by Christian. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.
  
12. Consideration/Approval to Suspend the Rules Requiring an Ordinance to be Voted on for Passage at Two (2) council Meeting Following the meeting with Respect to Ordinance 367  
Motion to approve the suspension of rules requiring an ordinance to be voted on for passage at two council meeting following the meeting with respect to Ordinance 367 made by Hampton. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

13. Consideration/Approval for Final Passage and Adoption of Ordinance 367, Amending Chapter 6.08 of the Corydon Municipal Code Regarding Restrictions on Keeping Certain Animals in the City of Corydon

Motion to approve the final passage and adoption of Ordinance 367 made by Clark.  
Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Wolfe. Nays: none.  
Motion carried.

14. Consideration/Approval of Updates to the City of Corydon Personnel Handbook  
Personnel committee members reviewed with the council corrections and clarifications needed to the pay and compensation section (Section X) of the personnel handbook. Those corrections and clarifications are as follows:

1. On Page 26, 12.1 PTO Accrual Method chart:
  - a. Under "Years of Service" correct line 1 to read "Start to up 2 years completion"
  - b. Under "Hours Per Year" correct line 5, After 17 years completion, to 248 hours per year
  - c. Under "Hours Per Year" correct line 6, After 22 years completion, to 288 hours per year
  - d. Change the title of column 4, "Carry Over Maximum" to "PTO Maximum"
2. On Page 26, 12.2 PTO Use
  - a. Section A, change to "PTO accrual begins on the start date for full-time employees and follows the rate of accrual according to the chart in section 12.1. If an employee exceeds the PTO Maximum listed in the chart, PTO will not accrue until the employee's PTO accrual drops below the maximum allowed."
  - b. Section E, revise to "An employee who resigns or voluntarily terminates employment with the City will be paid all PTO accrued, up to 240 hours, provided that a minimum of two (2) weeks' notice has been provided to their supervisor and/or the city council."

The Personnel Committee will review additional changes and/or clarifications needed in the personnel handbook and will present to the council as needed.

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

15. Committee Reports

Parks and Rec: Gibbs reported that the City was not awarded a Seeds for Success grant for renovations to the tennis/pickle ball courts. The committee will review other possible options at their October meeting.

16. Discussion Good Cause Business

Christian shared an experience from a new renter at new Kading housing development. This renter planned to move into a new unit, but on the day of the move in, there were several issues with the unit that Kading had to fix. This unit had never been rented before, but Kading had neglected to fix the issues until this new renter notified them of the list of items to be repaired.

Bennett reported that the coin operated timer at the tennis courts was not working. A new timer is to be installed so the lights will work.

17. Next regular meeting, October 22, 2025 at 5:30 p.m.

Meeting adjourned at 6:40 p.m.

**SEPTEMBER 2025 RECEIPTS**

001 CHECKING - GENERAL	\$76,295.16
008 CHECKING - RECREATION	\$3,605.00
110 CHECKING - ROAD USE TAX	\$28,724.02
112 CHECKING - EMPLOYEE BENEFIT	\$3,287.72
121 CHEKCING - LOCAL OPTION	\$15,872.26
200 CHECKING - DEBT SERVICE	\$13,070.51
303 CHECKING - STREET IMPROVEMENTS	\$250,000.00
600 CHECKING - WATER	\$68,025.41
600 CHECKING - WATER DEPOSITS	\$2,750.00
602 CHECKING - WATER MAIN N LOOP	\$50,000.00
610 CHECKING - SEWER	\$69,362.65
798 CHECKING - RURAL FIRE PROTECTION	\$10,812.04
<b>TOTAL</b>	<b>\$591,804.77</b>

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Nathan Bennett, Mayor

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

**Claims Report October 08, 2025**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>	<b>Fund</b>
WELLMARK	WELLMARK GENERAL	\$ 1,625.16	General
WAYNE COUNTY SHERIFF	28 E AGREEMENT	\$ 10,459.10	General
ALLIANT ENERGY	213 S WASHINGTON ST	\$ 287.55	General
CITY OF CORYDON	FIRE STATION OCT 2025	\$ 93.00	General
COOK INSURANCE	INS FIRE DEPT	\$ 1,821.30	General
ALLIANT ENERGY	TORNADO SIREN OCTOBER 2024	\$ 48.04	General
MIDWEST SANITATION & RECYCLING	GARBAGE/RECYCLING SERVICES	\$ 17,315.88	General
HOOPLA BY MIDWEST TAPE	LIBRARY SUBSCRIPTION	\$ 473.64	General
CITY OF CORYDON	LIBRARY OCT 2025	\$ 93.00	General
COOK INSURANCE	INS LIBRARY	\$ 255.92	General
ALLIANT ENERGY	418 W ENGLISH ST	\$ 57.95	General
ALLIANT ENERGY	501 S EAST ST	\$ 336.37	General
ALLIANT ENERGY	LL BALLFIELD	\$ 66.27	General
CITY OF CORYDON	COMMUNITY BLDG OCT 2025	\$ 93.00	General
LOCKRIDGE INC	MAINT/REPAIR	\$ 47.40	General
COOK INSURANCE	INS PARKS	\$ 408.63	General
CORYDON PLUMBING & HEATING	GOLF COURSE PLUMBING RPRS	\$ 125.00	General
LOCKRIDGE INC	MAINT/REPAIR	\$ 219.99	General
PALMER POWER EQUIPMENT	GOLF COURSE MOWER RPR	\$ 15.60	General
CITY OF CORYDON	CG PIT 1 OCT 2025	\$ 297.92	General
CITY OF CORYDON	CG PIT 2 OCT 2025	\$ 367.37	General
CITY OF CORYDON	GC PIT 3 OCT 2025	\$ 169.63	General
CITY OF CORYDON	GC PIT 4 OCT 2025	\$ 75.10	General
CITY OF CORYDON	CG PIT 5 OCT 2025	\$ 81.85	General
COOK INSURANCE	INS GOLF	\$ 278.71	General
ACCO UNLIMITED CORP	POOL MAINTENANCE	\$ 450.00	General
ACCO UNLIMITED CORP	POOL MAINTENANCE	\$ 82.63	General
ALLIANT ENERGY	POOL	\$ 2,888.19	General
ALLIANT ENERGY	POOL GAS	\$ 46.69	General
CITY OF CORYDON	POOL OCT 2025	\$ 101.87	General
COOK INSURANCE	INS POOL	\$ 452.38	General
COOK INSURANCE	INS CEMETERY	\$ 55.38	General
CORYDON PLUMBING & HEATING	PLUMBING REPAIRS	\$ 70.00	General
SOUTHERN IOWA PLUMBING	HVAC SERVICES	\$ 452.00	General
ALLIANT ENERGY	101 W JACKSON ST CITY HALL	\$ 428.40	General
CITY OF CORYDON	CITY HALL WATER	\$ 93.00	General
COOK INSURANCE	INS CITY	\$ 828.80	General
WAYNE COUNTY NEWSPAPER	PUBLICATIONS	\$ 253.08	General
CULLIGAN WATER	CULLIGNA - CITY HALL	\$ 18.25	General
WASH-ECLAIR	WINDOW WASHING	\$ 22.00	General
AHLERS & COONEY P.C.	LEGAL SERVICES	\$ 500.50	General
LAW OFFICE of VERLE W. NORRIS	LEGAL SERVICES	\$ 2,905.55	General

		<b>Fund Total</b>	<b>\$ 44,762.10</b>	
WELLMARK	WELLMARK STREETS		\$ 2,213.13	Streets
ACCURATE HYDRAULICS & MACHINE	STREETS		\$ 143.07	Streets
B AND D CORYDON	SHOP VEHICLE		\$ 84.83	Streets
K & T GARAGE	K&T - STREETS		\$ 8.00	Streets
LOCKRIDGE INC			\$ 13.25	Streets
ALLIANT ENERGY	511 N LINCOLN ST		\$ 200.93	Streets
CITY OF CORYDON	CITY SHOP OCT 2025 STREETS		\$ 31.00	Streets
LOCKRIDGE INC			\$ 47.40	Streets
COOK INSURANCE	INS STREETS		\$ 1,552.04	Streets
B AND D CORYDON	SHOP MISC SUPPLIES		\$ 5.12	Streets
B AND D CORYDON	SHOP SUPPLIES		\$ 16.23	Streets
CULLIGAN WATER	CULLIGAN - STREETS		\$ 6.50	Streets
ALLIANT ENERGY	201 N WASHINGTON ST		\$ 45.78	Streets
ALLIANT ENERGY	108 1/2 N FRANKLIN ST		\$ 50.58	Streets
ALLIANT ENERGY	106 1/2 W JEFFERSON ST		\$ 57.67	Streets
ALLIANT ENERGY	CORYDON STREET LIGHTS		\$ 2,044.18	Streets
ALLIANT ENERGY	105 1/2 W JACKSON ST		\$ 42.36	Streets
ALLIANT ENERGY	106 1/2 S FRANKLIN ST		\$ 53.54	Streets
ALLIANT ENERGY	101 S LAFAYETTE ST		\$ 24.30	Streets
		<b>Fund Total</b>	<b>\$ 6,639.91</b>	
WAYNE COUNTY TREASURER	1/2 LOST PAYMENT FOR SEPTEMBER		\$ 7,936.13	Local Option
		<b>Fund Total</b>	<b>\$ 7,936.13</b>	
				Cap Proj - Lake Park
LOCKRIDGE INC	LAKE PARK MAINT		\$ 89.10	
		<b>Fund Total</b>	<b>\$ 89.10</b>	
				Cap Proj - South St Recon
HALL ENGINEERING CO	SOUTH ST RECONSTRUCTION PROJ		\$ 3,300.00	
		<b>Fund Total</b>	<b>\$ 3,300.00</b>	
WELLMARK	WELLMARK WATER		\$ 2,213.13	Water
ACCURATE HYDRAULICS & MACHINE	WATER		\$ 143.04	Water
B AND D CORYDON	SHOP WATER VEHICLE		\$ 69.13	Water
K & T GARAGE	K&T - WATER		\$ 6.00	Water
LOCKRIDGE INC	MAINT/REPAIR		\$ 13.23	Water
ALLIANT ENERGY	211 W JACKSON ST OLD FIRE		\$ 79.24	Water
ALLIANT ENERGY	800 COUNTY PARK RD		\$ 104.41	Water
ALLIANT ENERGY	800 COUNTY PARK RD		\$ 76.20	Water
CITY OF CORYDON	CITY SHOP OCT 2025 WATER DEPT		\$ 31.00	Water
COOK INSURANCE	INS WATER		\$ 2,166.63	Water
IOWA ONE CALL	LOCATE SERVICES		\$ 47.20	Water
RATHBUN REGIONAL WATER	SEPT WATER		\$ 19,559.10	Water
B AND D CORYDON	SHOP MISC WATER SUPPLIES		\$ 5.12	Water

MICROBAC COMPANY	TESTING	\$	52.50	Water
B AND D CORYDON	SHOP WATER SUPPLIES	\$	16.24	Water
CULLIGAN WATER	CULLIGAN - WATER	\$	6.50	Water
	<b>Fund Total</b>	<b>\$</b>	<b>24,588.67</b>	
WELLMARK	WELLMARK SEWER	\$	2,213.13	Sewer
L W ELECTRIC SERVICE	ELECTRICAL SERVICES	\$	125.00	Sewer
ACCURATE HYDRAULICS & MACHINE	SEWER	\$	143.09	Sewer
B AND D CORYDON	SHOP SEWER VEHICLE	\$	69.13	Sewer
K & T GARAGE	K&T - SEWER	\$	6.00	Sewer
LOCKRIDGE INC	MAINT/REPAIR	\$	13.23	Sewer
ALLIANT ENERGY	204 E SOUTH ST LAGOON	\$	5,462.55	Sewer
ALLIANT ENERGY	616 W SOUTH ST W LIFT ST	\$	224.76	Sewer
ALLIANT ENERGY	61000 E JEFFERSON ST E LIFT	\$	356.57	Sewer
ALLIANT ENERGY	204 E SOUTH ST FLOW	\$	41.56	Sewer
ALLIANT ENERGY	2299 NEWTON RD N LIFT	\$	228.19	Sewer
CITY OF CORYDON	CITY SHOP OCTOBER 2025	\$	31.00	Sewer
COOK INSURANCE	INS SEWER	\$	2,390.46	Sewer
B AND D CORYDON	SHOP SEWER SUPPLIES	\$	5.13	Sewer
MICROBAC COMPANY		\$	604.00	Sewer
B AND D CORYDON	SHOP SEWER SUPPLIES	\$	16.24	Sewer
CULLIGAN WATER	CULLIGAN - SEWER	\$	6.50	Sewer
	<b>Fund Total</b>	<b>\$</b>	<b>11,936.54</b>	
B AND D CORYDON	FIRE MISC	\$	27.86	Rural Fire Protection
	<b>Fund Total</b>	<b>\$</b>	<b>27.86</b>	
	<b>Total Claims</b>	<b>\$</b>	<b>99,280.31</b>	