**CITY OF CORYDON**

**REGULAR COUNCIL MEETING**

**MINUTES FOR**

**WEDNESDAY, JUNE 22, 2022 5:30 P.M.**

1. Call to Order/Roll Call

Mayor Bennett called the meeting to order. Council persons present: Christian (Teams), Clark, Hampton, Holmes, and Rodgers.

1. Open Forum *The Mayor and City Council welcome comments from the public on any subject pertaining to City business, including items on this agenda. You are asked to state your name and address for the record and to limit your remarks to 5 minutes in order that others may be given the opportunity to speak. The Order of Business is at the discretion of the Mayor.* ***No action can be taken****.*

No comments

1. Approval of Agenda

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

1. Consideration/Approval of the Consent Agenda **NOTE:** *These items are routine items and will be enacted by one motion without separate discussion unless a Council member requests an item be removed for separate consideration.*
   1. Unpaid and Prepaid Bills
   2. June 08, 2022 Regular Meeting Minutes
   3. June 15, 2022 Special Meeting Minutes
   4. Renewal of Alcohol License – Casey’s General Store

Motion by Rodgers to approve the consent agenda with the exception of the June 08, 2022 Regular Meeting Minutes and moving that approval to a separate agenda item. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of the June 08, 2022 Regular Meeting Minutes

Only council persons Rodgers, Hampton, and Holmes were present for the June 08 meeting and only they can vote to approve the minutes.

Motion to approve the June 08, 2022 Regular Meeting Minutes made by Holmes. Seconded by Hampton. Ayes: Rodgers, Hampton, and Holmes. Christian and Clark abstain because they were absent.

Nays: none. Motion carried.

1. Discussion of City Procedures and Progress
   1. City Hall and Public Works Report

Gibbs’ report included the following: work continues for the Ultra 7 housing development to move forward with an anticipated construction start date of July 5; the wastewater treatment facility improvements (lagoon project) also continues to move forward with requests for bids to be publicized next week; asbestos removal and deconstruction of the Pardock building (located behind the theatre) is to begin on July 05; request for quotes on the Lincoln and Lafayette Street projects will be posted next week; and the Walden Park Clubhouse remodel project is projected to start after Labor Day this fall. She also reported that a resident had contact city hall about dust control on certain streets. Council directed Gibbs to work with the city crew to identify street to be sprayed.

1. Committee Reports

No reports given

1. Give Audience to Ethan Pitt, Iowa Area Development Group

Mr. Pitt informed council of a funding opportunity through the state’s Economic Development Opportunity Fund (EDOF). This funding is only available by working through the Wayne County Economic Development (WCDC) office. Council thanked Mr. Pitt for the information and looks forward to working WCDC on potential project funding through this program.

1. Consider Motion to Introduce and Approve the First Reading of Ordinance 349, An Ordinance Amending Chapter 16.24 of the Corydon Municipal Code

Gibbs informed council that this amendment allows a modification for site distance on subdivision streets.

Motion to approve the First Reading of Ordinance 349, An Ordinance Amending Chapter 16.24 of the Corydon Municipal Code made by Rodgers. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consider Motion to Suspend the Rules Requiring an Ordinance be Voted on for Passage at Two (2) Council Meetings Prior to this Meeting with Respect to Ordinance 349

Motion to Suspend the Rules Requiring an Ordinance be Voted on for Passage at Two (2) Council Meetings Prior to this Meeting with Respect to Ordinance 349 made by Holmes. Seconded by Clark.

Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consider motion for Final Passage, Adoption, and Publication of Ordinance 349, An Ordinance Amending the Chapter 16.24 of the Corydon Municipal Code

Motion to approve Final Passage, Adoption, and Publication of Ordinance 349, An Ordinance Amending the Chapter 16.24 of the Corydon Municipal Code made by Rodgers. Seconded by Clark.

Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-030 for Preliminary Plat for “The Haven” Subdivision

Gibbs reported that the Corydon Zoning Commission met on June 21 to review the preliminary plat for the Ultra 7 subdivision (The Haven). The commission approved recommending the preliminary plat to the council for consideration/approval.

Motion to approve Resolution 2022-030 for Preliminary Plat for “The Haven” Subdivision made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-031 Setting Public Hearing for Ultra 7 Development Agreement, July 05, 2022, at 9am at Corydon City Hall

Motion to approve Resolution 2022-031 Setting Public Hearing for Ultra 7 Development made by Rodgers. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Planning and Design Loan Application for Water Tower Project

Nancy Buss with Hall Engineering joined council via Teams to discuss the application. She recommended that council submit a loan application for the amount needed for a preliminary engineering report. This amount would be $25,000 at 0% for 3 years. The resulting report will provide information necessary for council to make a decision on how to move forward with replacement of the current water tower.

Motion approve a Planning and Design Loan Application for Water Tower Project made by Rodgers with the addition of discussing the loan with the city’s financial advisor, Maggie Burger at Speer Financial. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-023 Ordering Construction of the Wastewater Treatment Facility Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor

Motion to approve Resolution 2022-023 Ordering Construction of the Wastewater Treatment Facility Improvements and Fixing a Date for Hearing Thereon and Taking of Bids Therefor made by Holmes. Seconded by Rodgers. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Engagement Agreement with Ahlers Cooney Attorneys for 2022 Public Improvement Contract Proceedings

Motion to approve the Engagement Agreement with Ahlers Cooney Attorneys for 2022 Public Improvement Contract Proceedings made by Hampton. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-024 Ordering Quotes for Street Improvements

Hall Engineering will have construction specifications for Lincoln and Lafayette Streets to the city for bidders. The request for bids will be posted in the Times Republican, on the Iowa League of Cities and Master Builders of Iowa. Bid opening will be July 25 and bid approval on July 27. Project completion is scheduled for November 20.

Motion to approve Resolution 2022-024 Ordering Quotes for Street Improvements made by Holmes. Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-025 Code Enforcement Duties and Rate of Pay

Council discussed adding code enforcement duties, training, and pay.

Motion to approve Resolution 2022-025 Code Enforcement Duties and Rate of Pay at an additional $1 per hour, up to $2 per hour, after the employee obtains an assigned number of training hours and/or certification made by Rodgers. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-026 To Set Public Hearing Regarding the Vacation of Parts of Marion Street and Valley Drive on July 13, 2022, 5:30pm at Corydon City Hall

Gibbs explained that the public hearing and approval of these street vacations needed to be redone due to incorrect legal descriptions on the original resolution and public hearing.

Motion to approve Resolution 2022-026 To Set Public Hearing Regarding the Vacation of Parts of Marion Street and Valley Drive on July 13, 2022, 5:30pm at Corydon City Hall made by Holmes.

Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-027 Setting Starting Wage for Public Works Director

Motion to approve the starting wage for the Public Works Director position starting May 02, 2022 made by Rodgers. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-028 Transferring Funds for FY 22 Year End

Motion to approve Resolution 2022-028 Transferring Funds for FY 22 Year End made by Rodgers.

Seconded by Hampton. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-029 Transferring Funds from Pool Donations to General Fund for Pool Expense

Motion to approve Resolution 2022-029 Transferring Funds from Pool Donations to General Fund for Pool Expense made by Clark. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Chariton Valley Regional Housing Trust Fund Annual Contribution Request

Rodgers reported that Corydon has received over $300,000 in housing repair assistance through this program. Christian commented that these funds help residents with needed home repair that follows our property maintenance code.

Motion to approve a contribution of $2000 to the Chariton Valley Regional Housing Trust Fund made by Hampton. Seconded by Christian. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Office Printer Contract

Mayor Bennett and Gibbs discussed the condition of the current office printer with council. A quote has been received by Access Systems of Iowa. Clark asked about the lease on our current copier. Gibbs responded that she believe the service agreement can be ended at any time but will confirm. Clark also asked to get input from other county office and/or cities on their experience with Access Systems. Gibbs will use the state’s listserv to get input.

Motion by Rodgers to approve the city clerk to enter an agreement for copier/printer/scanner equipment and service, of her choice, of up to $150 per month. Seconded by Holmes. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Consideration/Approval of Pool Repairs up to $35,000

Chambers and guest John Buttz discussed the material costs for repair of the pool slide. The repairs to be done will provide a permanent solution to the slide issues that we have had every year. Buttz provided options for cost savings on the repairs. The council agreed on the importance to get the repairs done. Chambers reported that he plans to have volunteers provide the labor to help keep repair costs as low as possible.

Motion to approve Pool Repairs up to $35,000 made by Rodgers. Seconded by Clark. Ayes: Christian, Clark, Hampton, Holmes, and Rodgers. Nays: none. Motion carried.

1. Discussion Regarding HF 2130 ATV/UTV Registration Fees

Council discussed the recently signed HF 2130 that restricts cities from charging a fee for ATV/UTV registration. They will discuss changes needed with the current city ordinance regarding ATV/UTV registration with legal counsel, however no fee can be charged as of July 01, 2022. Golf carts are not included in this legislation and the current city ordinance and fee for golf cart registration with stay the same at this time.

1. Discussion Good Cause Business

Chambers plans to have volunteers ready to start work on the pool slide repairs. He hopes that, at the same time, the new diving board will be delivered and installed.

Holmes discussed with council the need for the city to incorporate water and sewer installation specifications. Chambers and Buttz said that other cities adopt the state of Iowa’s Universal Plumbing Code. The city can also include requirements to our building permit process regarding water/sewer installation. The city code currently requires the public works director supervise and connection to the city’s water and sewer system.

Holmes reported that Chambers is using personal equipment for city work because the city does not have it. He asked that council consider paying a fee for rental of this equipment. Gibbs with work with Chambers on documentation needed.

Holmes notified council of a nuisance property on North West street that needs serious attention.

Clark asked how new property addresses will be assigned for Dollar General and the new housing development. Gibbs will check with the county assessor on the process.

1. Next regular meeting July 13, 2022 @ 5:30 p.m.

Meeting adjourned at 7:30pm.

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Nathan Bennett, Mayor

ATTEST:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Stacy Gibbs, Administrative City Clerk