**CITY OF CORYDON**

**CITY COUNCIL REGULAR MEETING MINUTES**

**WEDNESDAY, OCTOBER 12, 2022 5:30 P.M.**

1. Call to Order/Roll Call

Mayor Bennett called the meeting to order at 5:30pm. Council persons present: Clark, Hampton, Holmes, and Wolfe. Absent: Christian. Guests: Ron Johns, Judy and Dennis Annis, Melinda Middlebrook, Jared Middlebrook, Dave Daughton, Dave Mason, and Will Reasoner with Dickinson Law.

1. Open Public Hearing Regarding an Application for Voluntary Annexation of Property Owned by Center Point Farms, LLC

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

Council discussed the request for annexation and clarified to guests that this hearing was for the annexation only. Guests voiced their questions and provided input.

1. Close Public Hearing Regarding an Application for Voluntary Annexation of Property Owned by Center Point Farms, LLC

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

1. 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 Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

Gibbs reminded council that this hearing regarding the note for purchase of a street sweeper. No comments were made.

1. Close Public Hearing on the Authorization of a Loan Agreement and the Issuance of Notes to Evidence the Obligation of the City Thereunder

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

1. Open Forum

No comments made.

1. Approval of Agenda

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

1. Consideration/Approval of the Consent Agenda
   1. Receipts Report
   2. Unpaid and Prepaid Bills
   3. September 28, 2022 Regular Meeting Minutes

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

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

Gibbs reported that the city has received an offer on the old fire station. Mayor Bennett will review the offer and consider next steps.

* 1. Public Works Report

Chambers informed council that there have been two water leaks fixed within the last two weeks. He also noted that the new street extension in The Haven housing development was completed this week.

1. Committee Reports

No reports given.

1. Consideration/Approval of Resolution 2022-058 Regarding Voluntary Annexation of Certain Real Estate into the City of Corydon, Iowa

Motion to approve Resolution 2022-058 made by Hampton. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-059 Conditionally Severing Certain Real Estate From the City of Corydon, Iowa

Will Reasoner with Dickinson Law Firm explained that while Council was considering approval, this resolution would not go into effect unless the purchase does not go through between Kading Properties and Center Point Farms, LLC.

Motion to approve Resolution 2022-059 made by Wolfe. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Consideration/Approval of Date for Beggar’s Night 2022

Motion to approval Sunday, October 30, 2022 for the Corydon Beggar’s Night made by Holmes. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Consideration/Approval of the Purchase of No Parking Signs up to $1000

Discussion was had regarding the purpose of the no parking ordinance from 2am to 6am and possibly replacing with a snow ordinance. Gibbs will gather information and share with council at the next meeting.

Motion to table the purchase of signs made by Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-055 Instituting Proceedings to Take Additional Action on General Obligation Note Not to Exceed $300,000

Motion to approve Resolution 2022-055 made by Holmes. Seconded by Clark. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Consideration/Approval of Resolution 2022-056 approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Corydon, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $4,172,000 Sewer Revenue Capital Loan Notes, Series 2022B, of the City of Corydon, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes; Approval of the Tax Exemption Certificate

Motion to approve Resolution 2022-056 made by Hampton. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Resolution 2022-057 Authorizing the Partial Redemption of Outstanding Sewer Revenue Capital Loan Note, Series 2004, dated September 29, 2004

Motion to approve Resolution 2022-057 made by Clark. Seconded by Holmes. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Resolution 2022-060 Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; Approval of the Tax Exemption Certificate ($300,000 GO Note)

Motion to approve Resolution 2022-060 made by Clark. Seconded by Hampton. Ayes: Clark, Hampton, Holmes, and Wolfe. Nays: none. Motion carried.

1. Discussion Good Cause Business

Mayor Bennett addressed a letter received from a citizen to the council. The resident expressed concerns about funds being spent on a street sweeper and improvements to the lagoon. The mayor and council required significant justification before approving the street sweeper. The amount of dirt, debris and sludge that has accumulated in the storm sewers has caused damage that now has to be repaired. The sweeper will be a valuable piece of equipment that the city has not had for a very long time. Regarding the lagoon, the city has no choice but to make the improvements. Unfortunately, the cost of materials have driven the total cost of the project much higher than anticipated. The current lagoon is out of compliance with the Iowa Department of Natural Resources and has been for several years. If the improvements are not made, the city will face significant fines. The mayor encourages residents to attend council meetings to be aware of the many projects and issues that council is working on and to provide their input.

1. Next regular meeting October 26, 2022 @ 5:30 p.m.

Adjourned at 6:47pm.

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Nathan Bennett, Mayor

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

Stacy Gibbs, Administrative City Clerk

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| **SEPTEMBER 2022 RECEIPTS** | |
| 001 CHECKING - GENERAL | $69,328.74 |
| 110 CHECKING - ROAD USE TAX | $27,271.23 |
| 112 CHECKING - EMPLOYEE BENEFIT | $8,659.37 |
| 119 CHECKING - EMERGENCY FUND | $1,271.81 |
| 121 CHECKING - LOCAL OPTION | $19,867.78 |
| 200 CHECKING - DEBT SERVICE | $19,933.24 |
| 302 CHECKING - SWIMMING POOL | $2,000.00 |
| 306 CASH - STREETSCAPE PROJ. | $45,992.04 |
| 600 CHECKING - WATER | $68,550.21 |
| 600 CHECKING - WATER DEBT SERVICE | $6,461.67 |
| 600 CHECKING - WATER DEPOSITS | $700.00 |
| 610 CHECKING - SEWER | $46,139.61 |
| 610 CHECKING - SEWER SINKING | $15,641.59 |
| 611 CASH - SEWER CAPITAL PROJECTS | $2,849.16 |
| **TOTAL:** | **$334,666.45** |

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| **OCTOBER 12, 2022 CLAIMS REPORT** | |  |  |
| **VENDOR** | **VENDOR REFERENCE** | **AMOUNT** | **FUND DESCRIPTION** |
| ACCO UNLIMITED CORP | POOL MAINTENANCE | $ 350.00 | GENERAL |
| ADOBE SOFTWARE | OFFICE SOFTWARE | $ 15.89 | GENERAL |
| AGRILAND FS INC. | FUEL | $ 1,329.67 | GENERAL |
| ALLIANT ENERGY | ELECTRIC/GAS | $ 2,264.96 | GENERAL |
| BAKER & TAYLOR | LIBRARY BOOK PURCHASES | $ 49.06 | GENERAL |
| CITY OF CORYDON | WATER/SEWER | $ 1,680.15 | GENERAL |
| CULLIGAN WATER | BOTTLED WATER SERVICE | $ 17.90 | GENERAL |
| EFTPS | FEDERAL PAYROLL TAX | $ 642.07 | GENERAL |
| GAMBLES | MATERIALS & SUPPLIES | $ 24.95 | GENERAL |
| GOOD OL' DAYS SIGNS | GOLFCOURSE SPONSOR SIGNS | $ 121.26 | GENERAL |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS | $ 176.04 | GENERAL |
| MIDWEST SANITATION & RECY | GARBAGE/RECYCLING | $ 13,146.46 | GENERAL |
| NORRIS, VERLE W | LEGAL FEES | $ 6,148.00 | GENERAL |
| SOUTH CENTRAL COMMUNICATI | PHONE/INTERENT SERVICE | $ 472.01 | GENERAL |
| SOUTHERN IOWA PLUMBING | WINTERIZATION-POOL | $ 615.04 | GENERAL |
| STOREY KENWORTHY | BILL FORMS/CHECKS | $ 317.17 | GENERAL |
| ULTRA 7 DEVELOPMENT CORP | THE HAVEN PYMT 4 | $ 275,347.40 | GENERAL |
| WASH-ECLAIR | WINDOW CLEANING | $ 20.00 | GENERAL |
| WAYNE COUNTY NEWSPAPERS | PUBLICATIONS | $ 847.25 | GENERAL |
| WELLMARK | HEALTH INS. EMP. BENEFIT | $ 896.64 | GENERAL |
| WRD SOLID WASTE COMM | LANDFILL QUARTERLY ALLOCATION | $ 3,815.00 | GENERAL |
|  | **FUND TOTAL** | **$ 308,296.92** |  |
| AGRILAND FS INC. | FUEL | $ 493.62 | ROAD USE TAX |
| ALLIANT ENERGY | ELECTRIC/GAS | $ 2,515.09 | ROAD USE TAX |
| BARCO MUNICIPAL PRODUCTS | STREET MATERIALS/SUPPLIES | $ 2,582.67 | ROAD USE TAX |
| CITY OF CORYDON | WATER/SEWER | $ 80.00 | ROAD USE TAX |
| EFTPS | FEDERAL PAYROLL TAX | $ 756.15 | ROAD USE TAX |
| GAMBLES | MATERIALS & SUPPLIES | $ 51.96 | ROAD USE TAX |
| MCCORMICK ENTERPRISES CO | STREET REPAIRS - PIPE | $ 4,593.20 | ROAD USE TAX |
| SEYMOUR TIRE CO | REPAIR | $ 10.67 | ROAD USE TAX |
| WELLMARK | HEALTH INS. EMP. BENEFIT | $ 597.76 | ROAD USE TAX |
| ZIEGLER INC | EQUIPMENT PARTS/REPAIRS | $ 1,077.32 | ROAD USE TAX |
|  | **FUND TOTAL** | **$ 12,758.44** |  |
| AGRILAND FS INC. | FUEL | $ 493.63 | WATER FUND |
| ALLIANT ENERGY | ELECTRIC/GAS | $ 227.61 | WATER FUND |
| EFTPS | FEDERAL PAYROLL TAX | $ 780.29 | WATER FUND |
| IOWA ONE CALL | LOCATE FEES | $ 53.60 | WATER FUND |
| KEYSTONE LABORATORIES INC | WATER/WASTEWATER TESTING | $ 57.50 | WATER FUND |
| RATHBUN REGIONAL WATER | WATER FEE | $ 16,846.20 | WATER FUND |
| SEYMOUR TIRE CO | REPAIR | $ 10.67 | WATER FUND |
| SOUTH CENTRAL COMMUNICATI | PHONE/INTERENT SERVICE | $ 82.86 | WATER FUND |
| STOREY KENWORTHY | BILL FORMS/CHECKS | $ 1,178.52 | WATER FUND |
| TREASURER - STATE OF IOWA | STATE TAXES | $ 1,861.41 | WATER FUND |
| WELLMARK | HEALTH INS. EMP. BENEFIT | $ 597.76 | WATER FUND |
|  | **FUND TOTAL** | **$ 22,190.05** |  |
| AGRILAND FS INC. | FUEL | $ 493.61 | SEWER FUND |
| AHLERS & COONEY P.C. | LEGAL FEES | $ 1,900.00 | SEWER FUND |
| ALLIANT ENERGY | ELECTRIC/GAS | $ 2,086.13 | SEWER FUND |
| CULLIGAN WATER | BOTTLED WATER SERVICE | $ 17.90 | SEWER FUND |
| EFTPS | FEDERAL PAYROLL TAX | $ 959.22 | SEWER FUND |
| GAMBLES | MATERIALS & SUPPLIES | $ 5.98 | SEWER FUND |
| KEYSTONE LABORATORIES INC | WATER/WASTEWATER TESTING | $ 457.75 | SEWER FUND |
| SEYMOUR TIRE CO | REPAIR | $ 10.66 | SEWER FUND |
| SOUTH CENTRAL COMMUNICATI | PHONE/INTERENT SERVICE | $ 44.91 | SEWER FUND |
| SOUTHERN IOWA PLUMBING | JETTING/WINTERIZATION/POOL | $ 220.00 | SEWER FUND |
| TREASURER - STATE OF IOWA | STATE TAXES | $ 605.70 | SEWER FUND |
| WELLMARK | HEALTH INS. EMP. BENEFIT | $ 597.76 | SEWER FUND |
|  | **FUND TOTAL** | **$ 7,399.62** |  |
| INTERSTATE ALL BATTERY CE | BATTERY REPLACEMENT | $ 128.40 | RURAL FIRE PROTECTION |
|  | **FUND TOTAL** | **$ 128.40** |  |
|  | **GRAND TOTAL** | **$ 350,773.43** |  |
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|  |  | Nathan Bennett, Mayor | |
| ATTEST:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |  |  |
| Stacy Gibbs, Administrative City Clerk | |  |  |