

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Monday, January 6, 2025
7:00 P.M.

1. Opening of Meeting

- a. Mayor Jamie Howrey called the meeting to order at 7:01 p.m., leading those present in the Pledge of Allegiance.
- b. Roll Call Council members present: John Glennie, Mary Seago, Jim Rains, Karen Breyfogle and Chad Wilson. Staff present: Alyx Hirst, Mike Kelley, and Marla Rife. Public present: Christina Howrey, library board president.
- c. Approval of Agenda Motion to approve the agenda by K. Breyfogle with a second by M. Seago. Motion carried 5-0.
- d. Approval of Minutes Motion to approve the December 2, 2024 meeting minutes by K. Breyfogle and seconded by M. Seago. Motion carried 5-0.
- e. Approval of All Claims as Presented J. Glennie made a motion to approve all claims as presented and they were seconded by M. Seago. Motion carried 5-0.

2. Public Comments A resident asked Clerk Hirst to report on their water pressure change since the new water meters were installed. Clerk Hirst also stated that she asked Armodus to look at the issue and report back.

3. Community Center/Facility Report The community center manager sent in her report to the city council.

4. Library Report New librarian, Marla Rife, was present to introduce herself to the members of the council. Marla stated that she is enjoying her time at the library and has big hopes for the future of the Mondamin Library. Marla also stated that she will spend the next month or so cleaning, organizing and familiarizing herself with the books at the library.

5. Fire Department Report None

6. Property Maintenance Report (John Harrison, Bluffs Inspection Service) None

7. Old Business

a. Land development at 501 Cedar St. M. Seago discussed the meeting that was held at city hall with some members of council and city staff as well as members of JEO Engineering. This meeting was to discuss available options for the city if it were to move forward with developing the land around the new water treatment plant into residential housing. Discussions about using a private developer or making this a city project. Many ideas were discussed including doing the project in phases, and the city would need to see what financing options would be available. Council stated that Mary could move forward with acquiring a cost analysis for development of such plan and if there needed to be a contract. Some members of the council do not think we can or should move forward with the development unless we can secure adequate funding.

8. New Business

a. Council review and consideration of Pay Application No. 16, Project 180263.01, in the amount of \$95,795.59. Pay Application subject to USDA review and concurrence (water plant) K. Breyfogle motioned to approve Pay Application No. 16 in the amount of \$95,795.59 to RP Constructors, subject to review and concurrence from USDA. The motion was seconded by J. Glennie. Motion carried 5-0.

b. Council review and consideration of Pay Application No. 5, Project 180263.01, in the amount of \$102,225.13. Pay Application subject to USDA review and concurrence (water meters) K. Breyfogle motioned to approve Pay Application No. 5 in the amount of \$102,225.13 to Armodus, subject to review and concurrence from USDA. The motion was seconded by J. Rains. Motion carried 5-0.

c. Council review and consideration of Change Order No. 4, Project 180263.01, Water Treatment Plant Upgrade, changing the substantial completion date to January 17, 2025 and the final payment date to January 31, 2025. Change Order No. 2 subject to USDA review and concurrence. K. Breyfogle motioned to approve Change Order No. 4

subject to review and concurrence from USDA. The motion was seconded by J. Glennie. Motion carried 5-0.

d. Discuss and appoint members to the Mondamin Code Enforcement Committee After a conversation with the city attorney, Clerk Hirst stated that it would be best to develop a committee so when urgent matters arise, the city attorney and code enforcer would be able to get answers they need to move forward. The city council agreed to form a committee, and the committee members will be Mayor Howrey, Mary Seago and John Glennie.

e. Boland Recreation quote for new park equipment Discussion regarding quote received. Members of the council stated they would like to receive an additional quote from another source. Mike was tasked with providing another quote for the next council meeting.

f. DK Home Improvement quote for gutter replacement at city hall Motion to approve the quote in the amount of \$1,250 for gutter replacement at city hall from M. Seago with a second by K. Breyfogle. Motion carried 5-0.

g. Northern Tool quote for salt spreader Motion to approve the quote in the amount of \$846.99 for salt spreader by J. Glennie with a second by C. Wilson. Motion carried 5-0.

h. WD Electronics quote for Polaris Ranger turn signals and horn Motion to approve the quote in the amount of \$542.98 for turn signals and horn by M. Seago with a second by K. Breyfogle. Motion carried 5-0.

i. Polaris Ranger light beacon Discussion regarding the correct colors needed to display in the beacon for the top of the ranger. This beacon is for safety. Motion to allow Mike Kelley to purchase one from Amazon by K. Breyfogle and seconded by J. Glennie. Motion carried 5-0.

j. Request for payment of comp hours accumulated from public works supervisor, Mike Kelley The employee handbook states that an employee can only accumulate up to 80hrs of comp time. Mike asked the city council if they would pay out his comp hours and then he would plan accordingly to use comp hours in the future. Motion by M. Seago to pay out 71.25 comp hours to Mike Kelley. The motion was seconded by C. Wilson. Motion carried 5-0.

k. Resolution #2025-01: Appointment of Mayor Pro Tem and Public Works Superintendent Motion to approve Resolution #2025-01 by M. Seago and seconded by J. Rains. Roll call. All ayes. Motion carried 5-0. This Resolution appoints Karen Breyfogle, Mayor Pro Tem and Michael Kelley, Superintendent of Public Works.

l. Resolution #2025-02: Official depository for the City of Mondamin and signature authorization Motion to approve Resolution #2025-02 by J. Rains and seconded by J. Glennie. Roll call. All ayes. Motion carried 5-0. This Resolution states that Midstates Bank is the City's official depository and that Mayor Howrey, Mayor Pro Tem Karen Breyfogle, and Clerk Alyx Hirst can execute and deliver any signature authorization regarding any accounts with the City of Mondamin.

m. Resolution #2025-03: Resolution appointing City Commissioners Motion to approve Resolution #2025-03 by K. Breyfogle with a second from M. Seago. Roll call. All ayes. Motion carried 5-0. With this Resolution, Mayor Howrey appoints Jim Rains and John Glennie as Street Commissioners; John Glennie and Mary Seago as Water Commissioners; Chad Wilson and Jim Rains as Wastewater Commissioners; Mary Seago as Park Commissioner; and Karen Breyfogle as the Landfill Commissioner, Senior Housing Commissioner, and EMA Commissioner.

n. Resolution #2025-04: Official newspaper for the City of Mondamin and authorization to execute and deliver documentation on behalf of the City of Mondamin Motion by K. Breyfogle to approve Resolution #2025-04 with a second from M. Seago. Roll call. All ayes. Motion carried 5-0. This Resolution appoints Missouri Valley Times News as the City's official newspaper.

o. Resolution #2025-05: Resolution appointing City Attorney Motion to approve Resolution #2025-05 by J. Rains with a second from M. Seago. Roll call. All ayes. Motion carried 5-0. With this Resolution, the city appoints John Hines of Crary Huff Law Firm from Sioux City, Iowa as the city attorney.

p. Resolution #2025-06: Resolution establishing 2025 mileage reimbursement Motion to approve Resolution #2025-06 by J. Glennie with a second from K. Breyfogle. Roll call. All ayes. Motion carried 5-0. With this Resolution, the city will reimburse at the current IRS allowable rate which is \$.70 per mile.

9. Mayor's Report None

10. Clerk's Report Clerk Hirst stated that budget season is amongst us and she will be working on that.

11. Public Works Report Mike reported that he was able to service all vehicles and equipment. He stated that the propane tank was installed at the new water treatment plant and had been busy with daily duties.

12. Commissioner Reports None

13. Other Business None

14. Adjourn Having no further business to conduct, K. Breyfogle made a motion to adjourn the meeting. Seconded by M. Seago. Motion carried 5-0. The meeting was adjourned at 8:51 p.m.

These minutes are as recorded by the Mondamin City Clerk and subject to approval at the next regular city council meeting.

Attest: Alyx Hirst

City Clerk, City of Mondamin