

**CITY OF MONDAMIN**  
**REGULAR CITY COUNCIL MEETING MINUTES**  
**Mondamin City Hall**  
**Monday, March 3, 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: Mary Seago, Karen Breyfogle, John Glennie and Jim Rains. Absent: Chad Wilson. Staff present: Alyx Hirst and Mike Kelley. Public present: John Harrison, Kevin Brenneis, and Joseph & Emilie Favinger.
- c. Approval of Agenda Motion to approve the agenda by K. Breyfogle with a second by M. Seago. Motion carried 4-0.
- d. Approval of Minutes Motion to approve February 6, 2025 meeting minutes by K. Breyfogle and seconded by J. Glennie. Motion carried 4-0. Motion to approve the February 20, 2025 meeting minutes by J. Glennie and seconded by M. Seago. Motion carried 4-0.
- e. Approval of All Claims as Presented M. Seago made a motion to approve all claims as presented and they were seconded by J. Glennie. Motion carried 4-0.

**2. Public Comments** Joseph Favinger and his wife Emilie discussed their plans for renovations at 401 Cedar and requested special permission from the city council to live in their camper while renovations are taking place.

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

**4. Library Report** The librarian emailed her report to the city council.

**5. Fire Department Report** None

**6. Property Maintenance Report (John Harrison, Bluffs Inspection Service)** John reported updates on several properties that have nuisance violations, dangerous or dilapidated violations, and compliance requests. Both John and the city attorney have been working diligently on these abatements to property owners.

**7. Old Business**

- a. Land development at 501 Cedar St. Table until further information is received.

**8. New Business**

- a. Property Maintenance at 401 Cedar Street K. Breyfogle made a motion to approve the owner's request at 401 Cedar to live in their camper temporarily while renovations are taking place. They will have to sign an agreement drawn up by John Harrison, the property maintenance inspector, and they will have to give a monthly update regarding what work has been done. The motion was seconded by J. Glennie. Motion carried 4-0.
- b. Brenneis Insurance Agency Quote for City Coverage Kevin Brenneis presented new policies for the city to consider when it is time to renew city insurance coverage on July 1, 2025. M. Seago initially reached out to Brenneis Insurance Company because the premiums the city has been paying through ICAP have been increasing dramatically over the past 3 years.
- c. Council review and consideration of Pay Application No. 7, Project 180263.01, in the amount of \$17,484.04. Pay Application subject to USDA review and concurrence (water meters) K. Breyfogle motioned to approve Pay Application No. 7 in the amount of \$17,484.04 to Armodus, subject to review and concurrence from USDA. The motion was seconded by J. Rains. Motion carried 4-0. This is the final payment (retainage) for the water meter project.
- d. Council review and consideration of Pay Application No. 17, Project 180263.01, in the amount of \$41,800.00. Pay Application subject to USDA review and concurrence (water plant) J. Glennie motioned to approve Pay Application No. 17 in the amount of \$41,800.00 to RP Constructors, subject to review and concurrence from USDA. The motion was seconded by K. Breyfogle. Motion carried 4-0.

e. RP Constructors Contract: Substantial and Final Completion Date Delay Clerk Hirst stated that the contractor was behind on the project completion date by 43 days. Alyx stated that the contract states the city could receive liquidated damages for the delay in completion, but the contractor would likely fight it because the delays were caused by reasons outside the contractor's control. Ethan Joy, the engineer on the project, stated that he did not want to place the new water plant in service until the chemical feed was dialed in and the water quality was excellent. Kurita, the company that designed the water filters, had a delay in sending workers on-site and getting the best water quality out of the filters. None of those delays were the contractor's fault. M. Seago motioned not to pursue liquidated damages. The motion was seconded by K. Breyfogle. Motion carried 4-0.

f. Update on Water & Wastewater Certifications with Mike Kelley Mike stated that he is signed up for classes and is on the waiting list. He also stated that he was waiting for 6 months on the job experience before he signed up as it is one of the requirements to take the certification exam.

g. Utility Service Group: Update on Water Tower Maintenance/Service Plan Clerk Hirst stated that our contract with USG to clean, paint, and maintain our water tower would be up in October, 2025. Alyx was unable to reach the city's service rep to discuss options before the council meeting but stated she would table this item until further information was gathered.

h. VC3 Cybersecurity and Technology Contract Alyx stated that she would like to look at different companies for IT that would service Mondamin better. She stated that currently the nearest VC3 tech lives 4 hours away and the city would have to pay the tech for drive time for any on-site visits. K. Breyfogle made a motion not to renew the city's contract with VC3 when it comes up in April. The motion was seconded by M. Seago. Motion carried 4-0.

i. Spring Clean-up Day on May 18th M. Seago reached out to the city inspector and asked if he would be able to send letters to property owners that are in violation of city code letting them know that there is an opportunity to remove waste and that they can ask for the city's help in removing the items. There are many homes with appliances and furniture items that need to be removed.

j. Heritage Day M. Seago stated that Heritage Day would be held on June 14<sup>th</sup>. The committee is looking into reserving a bounce house as well as having the magician back. Alyx stated that the feedback she received last year on the magician was not great so Mary stated she would look into other options.

**9. Mayor's Report** None

**10. Clerk's Report** Alyx reported working on next years budget. She stated that letters would be going out soon to dog owners for failure to register.

**11. Public Works Report** Mike stated that that he has been at the new water treatment plant helping with the start-up. He reported that there are still some programming changes that need to take place, but the water quality is great. Mike also stated that there are two aerators that are bad and need to be serviced at the lagoon.

**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 4-0. The meeting was adjourned at 9:17 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