

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

1. Opening of Meeting

- a. Mayor Jamie Howrey called the meeting to order at 7:00 p.m., leading those present in the Pledge of Allegiance.
- b. Roll Call Council members present: Mary Seago, John Glennie and Jim Rains. Karen Breyfogle was present by phone. Absent: Chad Wilson. Staff present: Alyx Hirst and Mike Kelley. Public present: Maggie Rains, Ethan Joy, John Harrison, Kevin Brenneis, and Marla Rife.
- c. Approval of Agenda Motion to approve the agenda by M. Seago with a second by J. Rains. Motion carried 4-0.
- d. Approval of Minutes Motion to approve March 3, 2025 meeting minutes by M. Seago and seconded by J. Glennie. Motion carried 4-0.
- e. Approval of All Claims as Presented J. Glennie made a motion to approve all claims as presented and they were seconded by J. Rains. Motion carried 4-0.

2. Public Comments Kevin Brenneis from Brenneis Insurance reported that he had met with Mike and went over city property to make sure nothing was missed for the city coverage quote. Maggie Rains stated that she would like to order a plaque for the grant the city received from the Community Foundations of Southwest Iowa for new electrical service in the park last year.

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 gave updates on properties that had court hearings. John is also preparing letters that will go out to residents that need to do yard clean-up and remind them of our city wide clean-up day on May 18th.

7. Old Business

a. Land development at 501 Cedar St. Mary discussed a conversation she had with a municipal financial advisor from UMB Bank regarding possible options for funding new water, sewer, and street infrastructure located at 501 Cedar Street for new residential housing.

8. New Business

- a. Valve Replacement Project Ethan Joy from JEO engineering was present to discuss options for valve replacement on an existing line coming from the old water treatment plant. Discussion. Options include having the current contractor RP Constructors fix it for an additional cost to the water plant project or the city can fix it at a later time using city resources. M. Seago motioned to replace the valves at a later time, using city resources and funds. The motion was seconded by J. Glennie. Motion carried 4-0.
- b. Disaster recovery from blizzard on 3/19/25 and disaster preparedness discussion No action taken. Discussion regarding events that took place during the recent blizzard on March 19, 2025 and what the city can improve in the future.
- c. Shade Umbrellas at the City Park On behalf of Mondamin Community Partners, Maggie Rains wanted to discuss available options for shading around the benches at the splashpad. Maggie provided the council with pictures of shade umbrellas that can withstand high winds and severe weather. She stated that she would like the council's permission to research available options and get quotes. M. Seago motioned to approve further research and gather quotes of available options. The motion was seconded by K. Breyfogle. Motion carried 4-0.

d. Set Budget Adoption Hearing Date M. Seago motioned to set budget adoption hearing date for April 28th at 6:30 p.m. The motion was seconded by J. Rains. Motion carried 4-0.

e. Building Permit: 200 Chestnut Motion to approve building permit for a new building at 200 Chestnut by M. Seago with a second by J. Rains. Motion passed unanimously.

f. Certificate of Substantial Completion: 2020 Water Treatment Plant Upgrade J. Rains motion to approve the Certificate of Substantial Completion from RP Constructors for the 2020 Water Treatment Plant Upgrade. The motion was seconded by J. Glennie. Motion passed unanimously.

g. USDA Statement of Final Completion and Owner's Acceptance of Work for the Water Meter Improvement Project M. Seago motioned to approve the Statement of Final Completion and Owner's Acceptance of Work from Armodus for the 2024 Water Meter Improvements. The motion was seconded by J. Rains. Motion carried 4-0.

h. Schedule date for the Water Treatment Plant Grand Opening Discussion. Council decided on April 25th and ask JEO what time would work best for them.

i. New Garage Door at Old Water Treatment Plant Mike Kelley presented a quote for a new garage door from Menards. Mike stated that he could install the door himself. The quote was \$1,280.39. J. Rains motioned to approve the purchase of a new garage door to replace the existing one that was deteriorating at the old water treatment plant at 98 Maple Street. The motion was seconded by M. Seago. Motion carried 4-0.

j. Update of Tree Inventory Bidding Project Discussion. No action taken.

k. Cybersecurity Contract with Schrock Innovations Schrock Innovations submitted a proposal in the amount of \$2,758.33 for new onboarding charges with monthly service charges of \$230.33 for cybersecurity, Microsoft, and corporate services. M. Seago motioned to approve the Schrock Innovations Proposal, and it was seconded by K. Breyfogle. Motion carried 4-0.

l. Community Center Use for Clubs & Organizations Discussion. Clerk Hirst stated that the community center fund continues to be in the negative in part because we pay the community center manager to clean the facility after every use, but the organizations and clubs do not pay a cleaning fee even when their rental fee has been waived. Council asked Clerk Hirst to request that the community center board and American Legion President attend next month's meeting.

m. Heritage Day: Invoice for Clown M. Seago motioned to approve invoice in the amount of \$325.00 for Lolli Pop Dah Clown for the annual Heritage Day celebration. The motion was seconded by K. Breyfogle. Motion carried 4-0. Mary also presented invoices for the rental of a dunk tank (\$200.00) and for face painting (\$200.00). M. Seago motioned to approve both of those as well. It was seconded again by K. Breyfogle. Motion carried 4-0.

n. Mondamin Community Partners Request the Use of Lot at 111 Maple MCP would like to use the grassy space at 111 Maple to host farmer's markets. J. Rains motioned to approve this request with a second by J. Glennie. Motion carried 4-0.

o. Animal Nuisances Discussion regarding cats. No action taken at this time. Council advised Clerk Hirst to reach out to other communities and see what their policies/ordinances and contact the city attorney.

9. Mayor's Report None

10. Clerk's Report Alyx reported working on budget. She stated that she has been dealing with many animal nuisance calls. Lastly, Alyx stated that due to the fiscal spending for the new water treatment plant, the city must have an annual audit done for 2024 and that she has sent out Requests for Proposals for audit services.

11. Public Works Report Mike stated that wet wipes continue to be a problem at the lift station and continues to reiterate that wipes should not be flushed. Mike also stated that he is signed up and will begin water/wastewater certification classes this month.

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 9:34 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