

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Monday, August 4, 2025
7:00 P.M.

1. Opening of Meeting

- a. Mayor Pro Tem Karen Breyfogle called the meeting to order at 7:00 p.m., leading those present in the Pledge of Allegiance.
- b. Roll Call Council members present: Lacie Rife, John Glennie, Jim Rains, and Karen Breyfogle. Absent: Mayor Jamie Howrey, and Mary Seago. Staff present: Alyx Hirst and Mike Kelley. Public present: Emilie & Joseph Favinger, and John Harrison.
- c. Approval of Agenda Motion to approve the agenda by J. Rains with a second by J. Glennie. Motion carried 4-0.
- d. Approval of Minutes Motion to approve July 7, 2025 meeting minutes by J. Glennie and seconded by J. Rains. Motion carried 4-0.
- e. Approval of All Claims as Presented J. Glennie made a motion to approve all claims as presented, and L. Rife seconded. Motion carried 4-0.

2. Public Comments None

3. Community Center/Facility Report July report was submitted to the council by the community center manager.

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

5. Fire Department Report Nothing new to report.

6. Property Maintenance Report (John Harrison, Bluffs Inspection Service)

- a. Update on owner's progress at 401 Cedar Street Emilie Favinger reported that a little more demolition had been completed, and they were still waiting on the plumber. The council raised questions about the shape of the roof, and the signed contract that specified that the roof would be replaced, not just repaired. The owners stated they do not have the funds available for a full roof replacement at this time. The council agreed to give them an additional 90 days to replace the roof. John said he conducted a walkthrough and noticed that some floor joists still need replacement; however, he didn't see much change from the previous walkthrough. A motion by J. Rains to extend the contract by 90 days, with the condition that the roof must be replaced, and was seconded by L. Rife. The motion was carried 4-0.
- b. Clean up at 301 S Clark St. Council asked John to send a notice to the property owner at 301 S Clark and request cleanup of the property.
- c. Update on city attorney progress at 409 Pine St. Speaking with the city attorney, Clerk Hirst said that there is some behind-the-scenes work to finish recording the court's order. Since the court has ruled that the property is abandoned and now owned by the City, we are free to take whatever steps are necessary to secure it, like boarding up windows and changing locks, etc.

7. Old Business

- a. Update: Tree Inventory Project Alyx stated that the city is ready to start the bidding for the tree removal project; she needs to follow up with a representative from the Iowa League of Cities regarding the process.
- b. Update: Planned Maintenance for Water Tower Mike reported that Utilities Service Group will be in Mondamin on August 5th to start the cleaning of the water tower. This planned maintenance includes draining, sandblasting, and painting the inside of the tower, as well as cleaning and painting the outside. The maintenance is expected to take two to four weeks, and the splashpad will need to be shut down for the duration.
- c. Update: Canada Thistle control for the water plant grounds at 501 Cedar St. Jim Rains reported his findings, stating that absolutely no chemicals can be sprayed inside the 200-foot buffer zone around the water wells. He mentioned that the only thing we would be able to do is clean till.

8. New Business

- a. Consideration: Purchase of a post hole digger J. Rains motioned to purchase a 3pt auger and an extra 12-inch attachment from Tractor Supply for various jobs around the city. The motion was seconded by J. Glennie. Motion carried 4-0.
- b. Consideration: Membership to the Iowa Association of Municipal Utilities (IAMU) J. Rains motioned to approve membership to IAMU, and it was seconded by L. Rife. Motion carried 4-0. This membership will allow us access to specialized classes for municipal employees and officials.
- c. Consideration: Cell phone stipend for Clerk Hirst and Superintendent Kelley Because Alyx and Mike frequently use their personal cell phones for work, Councilwoman Seago thought it would be appropriate for them to receive a stipend to cover some of their cell phone expense. L. Rife motioned to give each of them a \$50 stipend each month. J. Glennie seconded the motion, and it was passed unanimously.
- d. Consideration: Purchase of office and meeting room chairs Discussion. The council thought that the meeting room chairs could last longer if they could be cleaned. J. Glennie motioned to replace Clerk Hirst's office chair and to reach out to Business Cleaning Solutions in Missouri Valley to inquire about cleaning the meeting room chairs, as this might be a more affordable option. This motion was seconded by J. Rains. Motion carried 4-0.
- e. Set public hearing date for the sale of city-owned lot at 107 S Main St. J. Rains moved to set the public hearing for September 8, 2025, at 7 p.m., to be held at City Hall, 120 S Main St., Mondamin, Iowa. The motion was seconded by J. Glennie. The motion passed 4-0.
- f. L.O. Sandbar: Liquor License Renewal 10/02/2025-10/01/2026 Motion by J. Rains and seconded by L. Rife to approve the L.O. Sandbar liquor license from 10/02/2025 to 10/01/2026. Motion carried 4-0.
- g. Ordinance discussion regarding departmental board members Table.
- h. Discussion: Cash rent available acres at 501 Cedar St. Jim Rains mentioned asking the neighboring farm operator if they would like to farm the excess acres around the water treatment plant, stating that we could offer \$150 per acre to cash rent the property. The council asked Jim to contact the farmer to see if they would be interested.
- i. Departmental grant proposal approval Table.
- j. Building Permit: 203 N Clark J. Rains motioned to approve the permit for a fence at 203 N Clark St. The motion was seconded by J. Glennie. Motion passed 4-0.
- k. City Clerk Office Hours Discussion. Clerk Hirst shared her thoughts on changing office hours, citing her daughter's school schedule and after-school sports as reasons for the need to adjust her hours. The council stated that the clerk position always allowed the clerk to set her own hours as needed.

9. Mayor's Report None

10. Clerk's Report Alyx stated that she finished the IMWCA Audit and would be helping gather documents for the audit by Williams and Company, noting that this audit will take some time and be more in-depth. This audit is required when you borrow more than one million dollars in federal funds, which the city did from USDA RD for the water plant project.

11. Public Works Report Mike reported the continued problem with wet wipes in the sewer system. He also reviewed a list of repairs made to multiple units at the senior housing complex. Lastly, Mike discussed plans made by Gingrich Structures for new bathrooms at the city park.

12. Commissioner Reports None

13. Other Business Clerk Hirst said that JEO sent both hard and digital copies of the plans and specs of the new water treatment plant. She also said she would store the digital copies in the safety deposit box at the bank.

14. Adjourn Having no further business to conduct, J. Rains made a motion to adjourn the meeting. Seconded by L. Rife. Motion carried 4-0. The meeting was adjourned at 9:02 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