

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Monday, September 8, 2025
7:00 P.M.

1. Opening of Meeting

- a. Mayor Jamie Howrey called the meeting to order at 7:02 p.m., leading those present in the Pledge of Allegiance.
- b. Roll Call Council members present: Lacie Rife, John Glennie, Mary Seago, and Karen Breyfogle. Absent: Jim Rains. Staff present: Alyx Hirst and Mike Kelley. Public present: John Harrison.
- 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 August 4, 2025 meeting minutes by K. Breyfogle and seconded by L. Rife. Motion carried 4-0.
- e. Williams & Company Invoice (Audit) K. Breyfogle made a motion to approve the Williams & Company claim for \$21,450.00. L. Rife seconded the motion. Motion carried 4-0.
- f. Approval of All Other Claims as Presented K. Breyfogle made a motion to approve all other claims as presented, and L. Rife seconded. Motion carried 4-0.

2. Public Comments None.

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

4. Library Report None.

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 Neither Emilie nor Joseph Favinger were present to provide a report. Clerk Hirst stated that Emilie sent her an email that stated they had found a rental in Logan and are no longer living on the property. John Harrison stated that he surveyed the property and noted that weeds were beginning to take over, the back door was open and unsecured, and no improvements had been made.
- b. Update on 301 N Main St. John Harrison stated that the owner did not mow his property after notice was sent and the deadline had passed, so he had a company come and mow it. The charges will need to be sent to the owner for collection. He mentioned that he noticed some tires had been removed from the pile and that the old camper had been relocated. However, many items remain on the city's property. The city consulted with the city attorney on how to handle the situation moving forward.
- c. Other properties city council wants addressed The city now owns 409 Pine. Windows and doors have been boarded up, and the council is exploring options for demolition. The council wants follow-up letters sent to 410 N Main and 100 S Clark. Clerk Hirst said she received the court documents from the city attorney regarding 405 Maple, and the council instructed John Harrison on how to proceed with cleanup.

7. Old Business None.

8. New Business

- a. Consideration: GovCard Payment Solutions – Powered by Evolv Clerk Hirst discussed a recent meeting she had with Evolv, a company that allows municipalities and businesses to accept debit, credit, and electronic checks in person, over the phone, or through online bill pay. This service would charge customers a small convenience fee for using it. K. Breyfogle motioned to approve the contract with Evolve for GovCard Payment Solutions. The motion was seconded by J. Glennie. Motion carried 4-0.
- b. Consideration: Alyrt Messaging System Platform for City Notifications Discussion. Clerk Hirst stated that Alyrt gives municipalities an easy way to send mass text alerts to residents. It's especially helpful for sharing details about

community events, road closures, hazardous weather, and other important updates. Municipalities find a lot of value in it because it guarantees information is delivered quickly, and residents appreciate the convenience of staying informed through text. Alyx stated that the Bronze Tier of Alyrt includes 3,000 monthly message credits for \$139 per month. For municipalities processing payments through GovCard, the setup cost will be waived, and the city will only begin paying the monthly fee once the software goes live. M. Seago made a motion to approve the Alyrt system for a period of 6 months, then reassess the effectiveness of the notification system. The motion was seconded by J. Glennie. Motion passed unanimously.

c. Consideration: Handicap Shower in Apt #1 at King's Court The Tenant of Unit #1 asked the council to consider installing a walk-in shower for them, as they have difficulty stepping into the tub. M. Seago motioned to replace the tub shower with a walk-in shower, and K. Breyfogle seconded the motion. The motion carried 4-0.

d. Set a new public hearing date for the sale of the city-owned lot at 107 S Main St. Due to an error in the legal description of the property at 107 S Main St, a new meeting had to be scheduled. K. Breyfogle motioned to set the public hearing for Tuesday, October 7th, at 7:00 p.m. The motion was seconded by M. Seago. Motion carried 4-0.

e. 501 Cedar (water plant ground) Discussion. Options include renting the land for cutting and baling or for farming. Selling the property to a developer was also discussed.

f. Abandoned property located at 409 Pine St. Discussion on property cleanup and tear-down now that the city has taken ownership. John Harrison will reach out to someone who can test for lead and asbestos, and the council will discuss further next month.

g. Departmental grant proposal approval Discussion. M. Seago stated that the council should be notified of any grants the American Legion, library, fire department, or community center applies for. This is because, depending on what is awarded, our city's insurance costs increase, or unexpected expenses may arise from the purchase or installation. The council needs applications to be approved by them before they are submitted. Mary requests that any department wishing to submit a King Grant application should attend the October council meeting on October 7th at 7:00 p.m.

h. Future maintenance and plans for King's Court Discussion. Some council members believe it might be best for the city to sell King's Court due to the costs associated with maintaining the property and the time required to maintain it properly. Table.

i. City clerk hours open to the public J. Glennie mentioned that Clerk Hirst said how busy she is now with the change to her office hours, noting it takes much longer to do other tasks. Clerk Hirst mentioned she would like to wait a month and see before suggesting any changes.

j. Fall clean-up day The council scheduled fall clean-up day for October 19, 2025, from 2 to 4 p.m.

k. King Grant 2025 Mary received two quotes for bathrooms at the city park from Mike Kelley and a quote for new street signs from Clerk Hirst. The council stated both ideas were great due to the aging facilities at the park and missing or damaged street signs around town.

9. Mayor's Report Mayor Jamie Howrey stated that he would not seek another term as mayor, citing his new position at work, which keeps him very busy.

10. Clerk's Report Clerk Hirst reported working with Williams & Company on the city's audit. She stated that the city would receive a finding regarding policies that are not in place, such as the Federal Award Written Policy and Conflict of Interest Policy. She also reported that the trees project, which has not been a priority since the audit, should receive all the attention it needs, and bidding packets should be sent out soon.

11. Public Works Report Mike stated that the water tower cleanup went great, and everything is back to normal. He reported that three aerators from the lagoon had to be replaced recently. He also mentioned that he added new, up-to-date fire alarms in all the units at King's Court for the final HUD inspection walkthrough. Lastly, Mike reported that wipes are still a major concern in the lift station.

12. Commissioner Reports None

13. Other Business Boo Bash will be on October 5th at the city park. Follow Mondamin Community Partners on Facebook for more information. Clerk Hirst stated that she has a prior commitment on October 6th, which is the regularly scheduled monthly council meeting, and asked the council for their input on whether they would like to hold

the meeting without her attendance or if they would prefer to reschedule it. M. Seago motioned to move the council meeting to Tuesday, October 7th, and it was seconded by K. Breyfogle. The motion passed unanimously.

14. Adjourn Having no further business to conduct, M. Seago made a motion to adjourn the meeting. Seconded by K. Breyfogle. Motion carried 4-0. The meeting was adjourned at 9:33 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