

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Monday, December 1, 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. One vacant seat. Staff present: Alyx Hirst and Mike Kelley. Public present: Jim Rains, John Hines, John Harrison, Lewis Dominiack, and Tony Dominiack.
- c. Approval of Agenda Motion to approve the agenda by K. Breyfogle with a second by L. Rife. Motion carried 4-0.
- d. Approval of Minutes Motion to approve November 10th, 2025 meeting minutes by J. Glennie and seconded by K. Breyfogle. Motion carried 4-0.
- e. Approval of All Claims as Presented M. Seago made a motion to approve all claims as presented, and J. Glennie seconded. Motion carried 4-0.

2. Public Comments None

3. Community Center/Facility Report The November report was submitted to the council by the community center manager. The manager wanted to note that the Community Christmas Celebration would be held on Sunday, December 21st, from 4-7 p.m. at the Mondamin Community Center. Santa will be making his stop around 5:30 p.m.

4. Library Report The November report was submitted to the council by the librarian.

5. Fire Department Report The November report was submitted to the council by the fire chief.

6. Property Maintenance Report/City Attorney Report John Hines, the city attorney, was present to discuss multiple properties not in compliance with city code. John Harrison, our property maintenance inspector, was also present.

- a. Property at 409 Pine St. Mike will contact Hanner Salvage and remove the vehicles from the property. He will also arrange for a dumpster to be dropped off on the property to clear out the rubbish.
- b. Property at 107 S Main St. The City attorney will be in contact with the real estate attorney to wrap up the sale of the property. The city must establish a zoning commission and a board of adjustments so that the property can be zoned for residential rather than commercial use.
- c. Property at 301 N. Main St. John Hines discussed the prior court order judgment that had not been completed with ample time to do so. K. Breyfogle motioned to pursue abandonment of the property, and L. Rife seconded it. Motion carried 4-0.
- d. Property at 401 Cedar St. Property is now up for sale.
- e. Property at 405 Maple St. The prior court order was discussed, and the abatement to the property was not completed, nor were the judgment orders met. John Harrison will follow up with new pictures of the property and will send them over to John Hines for review.
- f. Property at 501 Cedar/Water Plant The city would like to develop the acres around the water treatment plant for residential housing; however, installing infrastructure, such as water, sewer, and roads, is not feasible at this time. The city wants to generate income from the property if it isn't being developed. John Hines mentioned he could prepare a contract for the city to use if we decide to lease or farm the available land.
- g. Property at 200 Chestnut John Harrison stated that it is the county, not the city, that has this property labeled as commercial. The city has no responsibility in this matter. It is zoned correctly.

7. Old Business None.

8. New Business

- a. Resolution 2025-12: A Resolution to Appoint Council to the City of Mondamin, Iowa K. Breyfogle motioned

to approve Resolution #2025-12, and J. Glennie seconded it. Roll call. All ayes. This resolution appoints James Rife to the vacant city council seat, pursuant to the Mondamin City Council's order. The resolution is filed in the city clerk's office.

b. Facebook/Social Media Policy The city attorney commented on disabling comments on the city's Facebook account, stating that he has clients who do both and has heard both positive and negative feedback. Motion by M. Seago to turn off comments on the city's Facebook and to disable Facebook Messenger. L. Rife seconded the motion. The motion passed unanimously.

c. Digital Sign at the Library M. Seago expressed her wish for the librarian to learn how to change the digital sign at the library. Clerk Hirst mentioned that the librarian has experienced some difficulties with it but believes she can figure out a way to help. Alyx thought she could record a session and then keep it on file for use when needed.

d. Brush Pile at the Sewer Lagoon J. Glennie asked the council if he could take a couple of trees to the brush pile that didn't belong to him. The council asked Mike if there was enough room for them, and he said there was. The council then agreed it would be fine, as it has always been on a case-by-case basis whether to allow tree dumping at the lagoon.

e. Laminate flooring unit #2 at Kings Court Housing The council asked the renter in Unit #2 to have their carpets cleaned because of odor, but the renter said they had already tried that. The council also wants to get a bid for laminate flooring for both Unit #1 and Unit #2 at King's Court. Clerk Hirst mentioned she will call her contact at Kelley's Carpet to get a bid by the next meeting.

9. Mayor's Report None

10. Clerk's Report Clerk Hirst mentioned that the auditors have begun the audit for FY25 and that she will start providing them with the items needed.

11. Public Works Report Mike stated that the pressure transducer for the water tower went bad and needed to be replaced. He also reported on the snow cleanup and mentioned that the skid loader needed new tires. He was asked to get quotes for them for next 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 L. Rife. Motion carried 5-0. The meeting was adjourned at 8:36 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