

**CITY OF MONDAMIN**  
**REGULAR CITY COUNCIL MEETING MINUTES**  
**Mondamin City Hall**  
**Monday, January 5, 2026**  
**7:00 P.M.**

**1. Opening of Meeting**

- a. Mayor Richard Proskocil 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, Karen Breyfogle, Mary Seago, and Jim Rains. Staff present: Alyx Hirst, Marla Rife, and Mike Kelley. Public present: Maggie Rains.
- c. Approval of Agenda Motion to approve the agenda by K. Breyfogle with a second by J. Glennie. Motion carried 5-0.
- d. Approval of Minutes Motion to approve December 1<sup>st</sup>, 2025 meeting minutes by J. Glennie and seconded by L. Rife. Motion carried 5-0.
- e. Approval of All Claims as Presented. L. Rife made a motion to approve all claims as presented, and K. Breyfogle seconded. Motion carried 5-0.

**2. Public Comments** Maggie Rains was present to ask the city if there were any empty lots or homes for sale in town, as she had been in contact with potential buyers. The council stated that there were vacant homes, but the owners do not wish to sell at this time.

**3. Community Center/Facility Report** The community center manager submitted the December report to the council. The manager reported that 150 people attended the Christmas Party, making it the largest crowd they have ever had.

**4. Library Report** Marla presented her report to the council. She stated that the Mingle & Jingle went well, but due to low attendance, she would like to move it to a weekday next year in hopes of attracting more people. Marla also reported that the library received a King Foundation Grant for new computers and books.

**5. Fire Department Report** Nothing to report.

**6. Property Maintenance Report/City Attorney Report** Mike stated that he has iron piled up at the 409 Pine Street property, waiting to load it into the dump trailer to haul away. He will continue working, removing cars and campers from the property as well.

**7. Unfinished Business**

- a. Valve replacement for the water line originating from the decommissioned water plant at 98 Maple Street This water line needs to be capped off from the old water plant to the main. Discussion on costs. M. Seago motioned to obtain three bids for the project. K. Breyfogle seconded the motion. Motion carried 5-0.
- b. Review and consideration of McLaughlin Plumbing's bid for the walk-in shower in Unit #1 at King's Court Mike presented the council with a new bid from McLaughlin Plumbing to replace the walk-in shower. This bid includes the cost of materials, as the September 8th approval covered only labor costs. L. Rife moved to approve the bid of \$2,738.62 for both materials and labor for the shower replacement. The motion was seconded by J. Glennie. The motion passed unanimously.
- c. Review and consideration of Kelly's Carpet laminate flooring bid for Unit #1 and Unit #2 at King's Court Alyx presented two bids to the council for Units #1 and #2. Alyx stated that these bids were in line with a previous flooring installation in 2021 for a different unit. Kelly's Carpet requires a down payment before ordering the flooring. The Unit #1 bid was \$4885.48. The Unit #2 bid was \$5026.48. These bids include materials and labor for everything except the purchase of quarter-round to match the base framework. Motion from M. Seago to proceed with the flooring projects in both units. The motion was seconded by K. Breyfogle. Motion carried 5-0.

## **8. New Business**

- a. Resolution 2026-01: Appointment of Mayor Pro Tem and Public Works Superintendent L. Rife motioned to approve Resolution #2026-01, and J. Rains seconded it. Roll call. All ayes. This resolution appoints Karen Breyfogle as Mayor Pro Tem and Michael Kelley as Superintendent of Public Works. The resolution is filed with the city clerk's office.
- b. Resolution 2026-02: Official depository for the City of Mondamin and signature authorization K. Breyfogle motioned to approve Resolution #2026-02, and L. Rife seconded it. Roll call. All ayes. This resolution states that the Mayor, Richard Proskocil, Mayor Pro Tem, Karen Breyfogle, and City Clerk, Alyxandria Hirst, are hereby authorized and directed to execute and deliver signature authorization cards to Midstates Bank and to execute all drafts, checks, and other documents and correspondence regarding any accounts of the City of Mondamin. The resolution is filed with the city clerk's office.
- c. Resolution 2026-03: Resolution appointing city commissioners K. Breyfogle motioned to approve Resolution #2026-03, and J. Glennie seconded it. Roll call. All ayes. With this Resolution, Mayor Proskocil appoints Mary Seago and John Glennie as Street Commissioners; Jim Rains and Lacie Rife as Water Commissioners; John Glennie and Mary Seago as Wastewater Commissioners; Jim Rains as Park Commissioner; Karen Breyfogle as Landfill Commissioner; Lacie Rife as Senior Housing Commissioner; and himself as EMA Commissioner. The resolution is filed with the city clerk's office.
- d. Resolution 2026-04: Official newspaper for the City of Mondamin and authorization to execute and deliver documentation on behalf of the City of Mondamin Motion by L. Rife to approve Resolution #2026-04, seconded by J. Glennie. Roll call. All ayes. Motion carried 5-0. This Resolution appoints the Harrison County Times-Reporter as the City's official newspaper. The resolution is filed with the city clerk's office.
- e. Resolution 2026-05: Resolution appointing City Attorney Motion to approve Resolution #2026-05, by J. Rains, seconded by K. Breyfogle. Roll call. All ayes. Motion carried 5-0. With this Resolution, the city appoints John Hines of Crary Huff Law Firm in Sioux City, Iowa, as the city attorney. The resolution is filed with the city clerk's office.
- f. Resolution 2026-06: Resolution establishing 2026 mileage reimbursement Motion to approve Resolution #2026-06 by K. Breyfogle with a second from J. Glennie. Roll call. All ayes. Motion carried 5-0. With this Resolution, the city will reimburse at a fair rate of \$.70 per mile. The resolution is filed with the city clerk's office.
- g. Resolution 2026-07: Approval of King's Court Tenant Agreement This Resolution was only discussed, and no action was taken.
- h. Consideration of an external electric outlet for the library Librarian Marla Rife was present to ask the council to consider installing exterior outlets at the library for lights and signage. J. Glennie moved to receive at least two bids for the electrical work needed. K. Breyfogle seconded the motion. The motion was carried 5-0.
- i. Consideration of hiring a public works director for Mike Kelley Discussion: The Council intends to proceed with the recruitment of a substitute.
- j. Develop a planning commission and board of adjustments for zoning Discussion: The Council would like Alyx to reach out to SWIPCO and our city attorney for its next steps. They will begin recruiting resident volunteers for the boards that are needed.
- k. Obtain a bid to replace the front windows at King's Court Discussion. K. Breyfogle moved to receive at least three bids for replacing all front windows at King's Court. The motion was seconded by M. Seago. Motion carried 5-0.

## **9. Mayor's Report** None

**10. Clerk's Report** Clerk Hirst reported that she finalized the auditor's report for FY24 and will be working on FY25 throughout the winter. She said contractor Tree Wise Men did a terrific job removing the 24 trees selected by the DNR for removal. They were so quick and did a great job of cleaning up the debris afterward.

**11. Public Works Report** Mike stated that the pressure transducer for the water tower still has not been fixed. Since it is a warranty issue, the contractors are arguing over who is responsible for replacing it. Mike also stated that he was very happy with Tree Wise Men. Mike mentioned that the water plant aerator is backing up and will need to be cleaned this spring, and once each spring thereafter. Mike also stated that he would like to apply for a mini excavator through the King Foundation Grant next year. He stated that it would save the city a lot of money instead of subcontracting the work.

**12. Commissioner Reports** None

**13. Other Business** All council meetings will take place on the first Monday of the month, as stated in our ordinance book, except for meetings on Wednesday, July 8th, and Wednesday, September 9th, due to holidays.

**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 9:28 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