

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Monday, February 2, 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, and Mary Seago. Jim Rains was present by phone. Staff present: Alyx Hirst, and Mike Kelley. Public present: None.
- 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 January 5th, 2026 meeting minutes by J. Glennie and seconded by L. Rife. Motion carried 5-0.
- e. Approval of All Claims as Presented. K. Breyfogle made a motion to approve all claims as presented, and L. Rife seconded. Motion carried 5-0.

2. Public Comments Resident Christi Jones contacted Clerk Hirst by email to offer to clean, paint, and freshen up the park bathrooms. Council stated that it would be amazing and welcomed the offer. Clerk Hirst would follow up with Christi. Alyx was also contacted regarding a nuisance complaint at 307 Chestnut.

3. Community Center/Facility Report The community center manager submitted her report to the council.

4. Library Report Marla submitted her report to the council. According to her report, Marla will have valentines to hand out on Saturday, February 14, during library hours.

5. Fire Department Report Nothing to report.

6. Property Maintenance Report/City Attorney Report Council would like the maintenance inspector to assess 307 Chestnut. Council received legal status reports for 405 Maple and 301 N. Main.

7. Unfinished Business None.

8. New Business

- a. Resolution 2026-08: Resolution Setting City Attorney Rate K. Breyfogle motioned to approve Resolution #2026-08, and L. Rife seconded it. Roll call. All ayes. This resolution sets the rates for legal services from Cray Huff Law Firm. The resolution is filed with the city clerk's office.
- b. Plans for the water plant ground at 501 Cedar Ultimately, the council would like to develop the land into housing; however, infrastructure funding is not available at this time. After careful consideration of the options, J. Rains moved to lease the land outside the well setbacks to Echo Farms for \$150 an acre. The motion was seconded by K. Breyfogle. Motion passed unanimously.
- c. Set public hearing date for property tax rate Motion to set the date for April 6th at 6:30 pm at Mondamin City Hall, 120 S Main, for the public hearing on the property tax rate, by K. Breyfogle. The motion was seconded by L. Rife. Motion carried 5-0.
- d. Set Date for Budget Workshop Council selects February 18th at 6:30 pm for the budget workshop.
- e. Stump Removals Council discussed stump removals following the removal of city trees. There are no current plans to replant in the city right-of-way. J. Glennie made a motion that states homeowners should pay for stump removal if they wish, as the city will not pay for it. The motion was seconded by M. Seago. Motion carried 5-0.
- f. Propane Usage Clerk Hirst reported the propane rate and the amount of prepaid propane remaining. No action taken.

g. Rebate Policy Clerk Hirst stated that there is no rebate or rewards policy in the employee handbook. Mary Seago stated that she will reach out to the Iowa League of Cities to see if they have an example policy we can use as a model. No action taken.

h. Street Repair Clerk Hirst stated that any street repairs need to be on the budget for FY26/27. The street commissioner will assess the roads and report back during the budget meeting. No action taken.

i. Heritage Day: Consideration for balloon artist reservation and payment M. Seago presented an invoice for \$350 to cover the balloon artist for 2026 Heritage Day. A motion from K. Breyfogle to approve the \$350 invoice and was seconded by J. Glennie. Motion carried 3-0. M. Seago and L. Rife abstained due to serving on the Heritage Day Board.

j. Council to consider whether a planning commission and a board of adjustments for zoning are necessary, or to continue with a restricted residence district Clerk Hirst and M. Seago reported on their call with the city attorney, John Hines, and the SWIPCO representative, Dani Briggs. Per the recommendations, given our town size and the zoning we would want, it made sense to continue with a restricted residence district until possible residential development at the new water plant location at 501 Cedar. Motion made by K. Breyfogle to continue using a restricted residence district, seconded by L. Rife. Motion carried 5-0.

9. Mayor's Report None

10. Clerk's Report Clerk Hirst reported on disconnects and property abatements. Other items reported and discussed included receiving a FEMA grant from last year's storm, bids needed for various city projects, a city property sale that was concluded, carpet installation at King's Court, and the new Alyrt system that the city will use for mass notifications. Alyx also stated that CPR training will be available for city staff once a day and time has been established through the Mondamin Fire & Rescue Department.

11. Public Works Report Mike stated that the walk-in shower unit and drywall have been installed in Unit #1 at King's Court. He also reported that the pressure transducer parts for the water tower are now on order. Mike also stated that he took the iron pile from the 409 Pine Street property to the salvage yard.

12. Commissioner Reports K. Breyfogle stated that the landfill is working on a new cell development and that the rates will not increase during the 26/27FY.

13. Other Business None.

14. Adjourn Having no further business to conduct, M. Seago made a motion to adjourn the meeting. Seconded by K. Breyfogle. Motion carried 5-0. The meeting was adjourned at 9:02 p.m.

These minutes are as recorded by the Mondamin City Clerk and are subject to approval at the next regular city council meeting.

Attest: Alyx Hirst

City Clerk, City of Mondamin