

**CITY OF MONDAMIN**  
**REGULAR CITY COUNCIL MEETING MINUTES**  
**Mondamin City Hall**  
**Wednesday, July 8, 2026**  
**7:00 P.M.**

**1. Opening of Meeting**

- a. Mayor Pro Tem Karen Breyfogle called the meeting to order at 7:02 p.m., leading those present in the Pledge of Allegiance.
- b. Roll Call Council members present: John Glennie, Karen Breyfogle, Jim Rains, and Mary Seago. Absent: Lacie Rife, and Mayor Richard Proskocil. Staff present: Alyx Hirst, and Marla Rife. Public present: Bill Nelsen, John Harrison, and Rick Elbrecht.
- 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 June 3, 2026, meeting minutes by M. Seago and seconded by J. Glennie. Motion carried 4-0.
- e. Iowa Communities Assurance Pool (ICAP) Claim M. Seago made a motion to approve the ICAP claim for \$74,043.00 for city insurance. J. Glennie seconded the motion. Motion carried 4-0.
- f. Armodus Claim J. Rains made a motion to approve Armodus' claim for \$14,700.00 for a water valve. M. Seago seconded the motion. Motion carried 3-0. John Glennie abstained due to family conflict of interest.
- g. Approval of All Other Claims as Presented J. Rains made a motion to approve all other claims as presented, and J. Glennie seconded. Motion carried 4-0.

**2. Public Comments** None

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

**4. Library Report** Marla passed along her report to the council. She reported that kids love the reading nook donated by the library at West Harrison. She also announced the appointments of new board members, Courtney Sims and Bill Nelsen. Bill will replace Christina Howrey as board president. Marla noted that the new conference table chairs, purchased with King Grant funds, arrived and are very nice. Lastly, Marla reported that all computers and the printer are up and running, thanks to Schrock Innovations and board president Bill Nelsen.

**5. Fire Department Report** None.

**6. Property Maintenance Report/City Attorney Report** Clerk Hirst reported that the asbestos testing conducted at 409 Pine revealed no presence of asbestos. Alyx stated she would have an update on the property at 301 N Main in August.

**7. Unfinished Business**

- a. None

**8. New Business**

- a. Consideration of demolition bids for services at 409 Pine Street Council received and opened eight bids for demo services at 409 Pine Street.
- b. Designating lowest bidder for demolition services at 409 Pine Street Out of the eight bids received, only three included all the proper paperwork. M. Seago motioned to award the job to Feedlot Service Co but quickly rescinded the motion after realizing its paperwork was not completed. M. Seago then motioned to award the contract to McLaughlin's Plumbing and Excavation in the amount of \$18,500.00 for the demolition and dirt work at 409 Pine Street. The motion was seconded by J. Rains. The motion carried out 3-1, with J. Glennie opposing.

- c. Building Permit: 412 Maple Street J. Glennie motioned to approve the building permit for a fence at 412 Maple Street. The motion was seconded by J. Rains. Motion carried 4-0.
- d. Jiffy Mart: Liquor License Renewal 9/1/2026-8/31/2027 Motion by M. Seago and seconded by J. Rains to approve the Jiffy Mart liquor license from 9/1/2026 to 8/31/2027. Motion carried 4-0.
- e. The evaluation committee reported that both Mike and Alyx received an “exceeds requirements” rating on their evaluations. The city council discussed wage increases, balancing what the city could afford with paying them what they deserve. J. Glennie moved to increase Alyx’s wage from \$20.00 to \$21.50 per hour and Mike’s wage from \$26.08 to \$27.58 per hour, both effective July 1, 2026. J. Rains seconded the motion. The motion passed 3-1, with M. Seago opposing.
- f. Heritage Day 2027: Set Date Following discussions, Heritage Day 2027 is scheduled for Saturday, June 12.
- g. Heritage Day 2027: Reservation Deposit for Stars and Bars Entertainment To reserve the bounce houses for next Heritage Day, Stars and Bars require a 20% deposit. A motion by J. Glennie, seconded by M. Seago, to provide Stars and Bars Entertainment with the deposit for next year's reservation.
- h. Harrison County Crimestoppers Donation M. Seago moved to approve the one-hundred-dollar donation to Harrison County Crimestoppers. The motion was seconded by J. Rains and passed unanimously.
- i. Consideration of the renewal of the 28E Agreement with Harrison County Development Corporation Discussion regarding keeping the 28E Agreement with Harrison County Development Corp. Clerk Hirst stated that she hasn’t seen any help or services from HCDC in years and is curious how paying for the 28E Agreement is helping Mondamin. Council agreed. Clerk Hirst reached out to Director Renea Anderson at HCDC and asked for an overview of the services HCDC has provided to Mondamin. Renea sent a follow-up email to the council prior to the meeting. J. Glennie moved not to renew the 28E Agreement. No second. Motion dies.
- j. Splashpad Repairs Table until more information is gathered.
- k. Senior Housing Unit #1 at King’s Court Clerk Hirst reported on the progress at the apartment. She stated that she is concerned there may be trip hazards where the new flooring transitions into the kitchen and bathroom. Clerk Hirst asked whether she should reach out to Kelly’s Carpet to see if they can add new flooring to the kitchen and bathroom to create a smoother transition. Motion by M. Seago to contact Kelly’s Carpet to proceed with repairs. The motion was seconded by J. Glennie. Motion passed unanimously.
- l. Discussion of land development letters to prospective buyers M. Seago drafted 2 different letters to developers, inviting them to develop the water plant grounds into residential or commercial housing. The city council reviewed the letters and gave Clerk Hirst the go-ahead to use them to create formal letters to send out.

**9. Mayor’s Report** Nothing to report.

**10. Clerk’s Report** Clerk Hirst stated that she completed Mondamin’s Hazard Mitigation Assessment with SWIPCO and the ARPA Final Closeout. Alyx reported receiving loose-dog complaints and speaking with the dog’s owner. Clerk Hirst discussed upcoming landfill increases, which will cost the garbage collector more and be applied to the city. Customers can expect an increase when the new ordinances are recodified. Alyx stated that she will be busy in July and August with year-end reporting and the IMWCA year-end audit. Lastly, Alyx stated that the window in her office is leaking and the frame is rotting, which will need to be repaired before winter.

**11. Public Works Report** None. Mike was absent.

**12. Commissioner Reports** None

**13. Other Business** None

**14. Adjourn** Having no further business to conduct, M. Seago made a motion to adjourn the meeting. Seconded by J. Rains. Motion carried 4-0. The meeting was adjourned at 9:29 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