

CITY OF MONDAMIN
REGULAR CITY COUNCIL MEETING MINUTES
Mondamin City Hall
Wednesday, September 9, 2026
7:00 P.M.

1. Opening of Meeting

- a. Mayor Pro Tem Karen Breyfogle called the meeting to order at 7:04 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: Mayor Proskocil and Lacie Rife. Staff present: Alyx Hirst and Mike Kelley. Public present: William Nelsen, Dayanis Velazquez, Maria Martinez, Jose Rosario, John Harrison.
- c. Approval of Agenda Motion to approve the agenda by M. Seago, with a second by J. Glennie. Motion carried 4-0.
- d. Approval of Minutes Motion to approve August 3, 2026, meeting minutes by J. Glennie and seconded by J. Rains. Motion carried 4-0.
- e. Approval of All Claims as Presented J. Glennie made a motion to approve all claims as presented, and M. Seago seconded. Motion carried 4-0.

2. Public Comments None

3. Community Center/Facility Report The community center manager submitted her report to the council as part of the council packet. The board is currently reviewing items for the King Foundation Grant application.

4. Library Report Board President Bill Nelsen stated that due to health reasons, Marla Rife had to step down as librarian but hopes to serve as a board member in the future. The library board hired Helen Carritt to replace Marla as librarian, and previous librarian Christine Husing will work on a temporary basis. Christine has offered to step in to help and train Helen. The board president, Bill Nelsen, set their hourly rate at \$13 per hour.

Board President Nelsen also reported that Misty Gray, the State Library of Iowa's Southwest District Library Consultant, will be in Mondamin to train board members. Bill also said he would like to see the library and the city to come together and work cohesively.

5. Fire Department Report None

6. Property Maintenance Report/City Attorney Report The property at 301 N Main was discussed. Clerk Hirst suggested that we put the decisions on hold, as the city doesn't have funds to pay for any demo or legal fees at this time. Housing Inspector John Harrison advised the council that if it's going to sit for a while, the property should be boarded up to keep the animals out.

7. Unfinished Business None

8. New Business

- a. Building Permit: 210 N Main St. Clerk Hirst arranged for a local resident to attend the meeting as a translator for the new owners of 210 N Main. Given the nature and extent of the repairs the home will need, Clerk Hirst believed it was best to avoid any miscommunication regarding the building permit. After discussion with the building inspector and the homeowner, the city council was able to make a decision. J. Glennie moved to approve the building permit at 210 N Main St. The motion was seconded by J. Rains. Motion carried 4-0.
- b. Report on King's Court Housing Repairs Clerk Hirst stated that all repairs to Unit #1 at King's Court were completed and that the new tenant had moved in. Alyx and Mike reported on what repairs each handled, that the apartment was completely remodeled, and that the only thing the unit would need in the future is a new water heater.

c. Resolution 2026-12: A Resolution Authorizing the City Clerk to Execute and Record FY 2026-2027 Interfund Transfers for the City of Mondamin Clerk Hirst requested that the Resolution be postponed to a later date and that the Resolution Number be held.

d. Schedule Fall Clean-Up Day After discussion, the city council chose Sunday, October 18, 2026, from 2 to 4 p.m. as the fall cleanup day.

e. In Accordance with Chapter 21.5(1)(j) of the Code of Iowa, the Council will go into Closed Session to discuss the sale of real estate known as Lot Fifteen (15) in Block Twenty-One (21) in Pugsley's Addition to the Town of Mondamin, Harrison County, Iowa. Also known as 409 Pine Street Motion to open closed session at 8:09 p.m. by J. Glennie and seconded by M. Seago to discuss the sale of real estate at 409 Pine St. Motion carried 4-0. Motion to end closed session at 8:49 p.m. by M. Seago and seconded by J. Glennie. Motion carried 4-0.

f. Resolution 2026-13: A Resolution Authorizing the City Clerk to Publish Notice of Public Hearing on the Sale of Property at 409 Pine St. Motion to approve Resolution 2026-13 by J. Rains and seconded by J. Glennie. Motion carried 4-0. Roll call. All ayes.

g. Discussion and possible motion regarding site preparation at 409 Pine St. Councilman John Glennie asked the council whether removing the stumps and making the property at 409 Pine more appealing would benefit the city for the sale. Clerk Hirst and the council stated that the city would need to receive new bids for stump grinding and that it may not be worth the associated costs. No action taken.

9. Mayor's Report Nothing to report.

10. Clerk's Report Clerk Hirst went over year-end financials with the city council. Alyx also discussed disconnect notices and the customers who have asked for extra time. Council stated that the customers have been behind for months and no extra time is allowed. Clerk Hirst also stated that the city needs to watch spending due to planned projects; the city can't afford to overspend.

11. Public Works Report Mike stated that all the street signs were installed and received mostly positive reviews. He also stated that new parts for the splash pad arrived and that he would work on it during the winter. New aerators arrived for the sewer lagoon. A new 12-inch drain tube was installed at the east end of Cedar for drainage. Mike also stated that he tried a new weed killer that is safe around the wells and uses safe ingredients. He stated that while it worked, it was costly.

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. It was seconded by J. Rains. Motion carried 4-0. The meeting was adjourned at 9:36 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