

MALVERN CITY COUNCIL
MINUTES OF REGULAR MEETING
MALVERN CITY HALL
April 11, 2016

The regular meeting was called to order by Mayor Mike Blackburn at 7 p.m.

Roll being called, the following named Council Members were present: Bruce Breeding, Kate McGann, Doug Shere, and Kevin Willms. Absent: Fred Moreau. Visitors: 13. City Clerk Mary Poort was also present.

McGann motioned to approve the Consent Agenda: a) approval of the agenda; b) approval of the Public Hearing #1 Ordinance Amendment Minutes of March 14, 2016, Public Hearing #2 General Obligations Loan Agreement Minutes of March 14, 2016, Public Hearing #3 Proposed FY17 Budget Minutes of March 14, 2016, and the Regular Meeting Minutes of March 14, 2016; c) approval of expenditures. Shere seconded. All ayes; motion carried.

COMMUNITY PRESENTERS: Jill Smith, representing JD's Hangout, presented their desire to construct a front enclosure at their 405 Main Street location. Discussion involved appearance, consistent look to established downtown features, plan and sidewalk dimensions, anchoring, enclosure contents and control.

Deb Breeding, representing MABA, presented specifics addressed in a Block Party Application in preparing for the Summerfest Parade and Mustang Car Club Show to be held June 18, 2016. Blocking off streets and City Hall parking lot were discussed.

Dave Hoose, representing MVFD, presented specifics addressed in a Block Party Application in preparing for the MVFD Annual BBQ Contest at Bohner Pond on August 26-28, 2016.

DEPARTMENT UPDATES: PeopleService: Howard Peterson's handout was read aloud by City Clerk Mary Poort. Water Operation & Maintenance: Tree removal, over-seeding, area appearance, and bidding for the spray foam at the well houses and preparation for that were mentioned. Wastewater Operation & Maintenance: Topics reported: Lagoon discharge this month, seeding around the lagoon, a reinstall of the lift station pump is soon to come, and a sewer back-up involving clean outs on the line at Chantry is of concern. Graphs show nitrates up from last month; down from a year ago.

Street Superintendent Report: Dave Hoose - Maintenance included brush & compost areas, streets & gutters, snow equipment, hauling dirt at the Rec Park, plus Library tree removal and cleanup at the water tower. Sign replacements included: stop at 9th and Lincoln; Truck Route on Main Street; preparing to install yellow lights at 7th and Main Street. A siren was repaired at the pool hill, and mowing has begun. Gazebo construction may need lights and outlets.

The Mayor reports that he is continuing to work with the BNSF Railway regarding the Marion Avenue wooden bridge. Consideration of offers and bridge condition continues.

Recommendation was received by Dave Hoose to hire Deb Breeding for part-time mowing. Doug Shere motioned same, and Kate McGann seconded. Ayes: McGann, Shere, Willms; Breeding abstained; motion carried.

NEW BUSINESS: Shere motioned to approve Mulholland's Grocery Liquor License Renewal. Breeding seconded. All ayes; motion carried.

Breeding motioned to approve Classic Café's Liquor License Renewal. McGann seconded. All ayes; motion carried.

Shere motioned to approve JD's Hangout's Building Permit contingent upon final approval with Mayor Blackburn on front enclosure construction plans. Breeding seconded. All ayes; motion carried.

McGann motioned to approve MABA's Block Party Application for Summerfest, June 18, 2016. Shere seconded. All ayes; motion carried.

Shere motioned to approve MVFD's Block Party Application for the BBQ Contest at Boehner Pond, August 26-28, 2016. McGann seconded. All ayes; motion carried.

McGann motioned to set a Public Hearing for a proposed ordinance amendment, RAGBRAI – MISCELLANEOUS PERMITS, for May's regular council meeting, May 16, 2016. Shere seconded. All ayes; motion carried.

Discussion was held regarding group viewing of a webinar entitled, "Assessing and Replacing Outdated Utility Infrastructure". Viewing as a group requires posting a work session or council meeting.

A complaint/observation by Rod Powles addressed black top resurfacing of Gary Street, adding gravel to the connecting road between Gary Street and Grand Avenue, and adding rock to the alleyway between East 4th and East 5th Streets, with attention to the washout at the Lincoln intersection. These concerns will be added to the total amount to be done and prioritized.

McGann motioned for a 911 Address and Access Roads Committee: Doug Shere, Mike Blackburn, and Mary Poort, to work on the 911 address issues to support the Next Generation 911 needs.

McGann motioned to approve a budget amendment to sandblast and paint the Malvern Swimming Pool. Breeding seconded. All ayes; motion carried. The mayor's suggestion was noted to possibly form a sinking fund for covering this cost since it is a recurring cost every five years or so.

Mayor Blackburn called on audience member Jay Burdic, Malvern Trust & Savings Bank, to inform the Council of a future project regarding New Business item K: New Development South of Golf Course/Annexation/TIF. An economic development plan has been underway with investors seeking a 40-acre land opportunity south of the golf course for housing development of 30–40 houses. Tax Increment Financing (TIF) can be utilized in part of that housing venture. TIF uses taxes generated from new houses to pay for infrastructure. TIF generates economic development, and this opportunity helps low- to moderate-income people. People looking for new housing have not been able to move to Malvern due to a new housing shortage. Mayor Blackburn also called on audience member Alexis Stensland, SWIPCO, who outlined a four-step process to the annexation.

OLD BUSINESS: Consensus was noted that Discussion/Readdress of the water & sewer extension to fairgrounds and future development had been covered in discussion on New Business item K.

Shere motioned to strike the following paragraph from RESOLUTION 2016-08, "BE IT FURTHER RESOLVED that such pledge shall be subject to annual appropriation by the City Council of the City of Malvern." Discussion had noted this as inconsistent with a five-year commitment to the Mills County Fair Board regarding the Charles E. Lakin Building extension of City infrastructure. McGann seconded. All ayes; motion carried.

Shere motioned to give permission for Councilperson Moreau and City Clerk Poort to decide on a city banner to be displayed before the RAGBRAI pass-through. Breeding seconded. All ayes; motion carried.

Shere motioned to approve RESOLUTION 2016-09 Installing Flashing Yellow Caution Traffic Lights Approaching 7th and Main Streets Intersection. Breeding seconded. All ayes; motion carried.

Engineering Selection Committee update: McGann noted minutes from a formal discussion of the Committee had been included in the Council packet. Breeding noted uncertainties regarding nitrate treatment. This, coupled with developments south of town, cause uncertainties in any decision-making to name an engineering firm now. The water project application process will be quarterly after January of 2017.

An update on the 908 Main Street building: City Clerk Poort reported that a petition filed in this matter has been posted on the building since April 4, 2016.

Councilperson McGann requested to follow the Nuisance/Abatement process whereby the property owner at 510 West 2nd Street needs to request in writing a May 9, 2016, hearing with the Council and appear before the Council in requesting an extension of abatement time. A courtesy letter is to be sent advising the property owner.

A listing of items to be purchased regarding the General Obligations bond process: pick-up truck, dump truck, City infrastructure: repairing and resurfacing, with money to be available by July 1, 2016, will be forwarded on to the attorney.

PROJECT/MEETING UPDATES: RAGBRAI Committee Report – A Committee meeting will be held April 24 at 6 p.m. for non-profits and 7 p.m. for businesses tentatively at the Community Building or the Library. Serving large quantities of RAGBRAI riders in the most efficient means possible is pertinent to successful sales and an issue to be addressed.

A Notice to Close remains in process for the CDBG Downtown Revitalization Contract, pending an expenditure complication involving wage restitution.

CDBG Housing Rehabilitation Project: Any continuation of this project for another year will require a bond and city match.

Water Project Update – no update.

DISTRICT #1 – Doug Shere: Actions are moving forward regarding the 98 Main Street burned structure. Follow-up with the dog nuisance on East 5th Street abatement in question.

DISTRICT #2 – Fred Moreau: No report.

DISTRICT #3 – Kate McGann: 510 West 2nd Street Council hearing request to be determined.

DISTRICT #4 – Bruce Breeding: Residue nuisance on Prospect Street abated. Dog nuisance pending licensure.

DISTRICT #5 – Kevin Willms: No report.

Mayor Blackburn encouraged councilpersons to be aware of their respective districts regarding clean-up and tire stockpiles to avoid mosquito breeding grounds.

Shere motioned to adjourn. There being no further business, the meeting was adjourned at 9:16 p.m.

Michael Blackburn
Mayor

ATTEST:
Mary Poort
City Clerk