

MALVERN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
MALVERN CITY HALL  
December 12, 2016 – 7 p.m.

Following the Public Hearing on Proposed Malvern Housing Rehabilitation CDBG Application, the December 12, 2016, regular meeting of the **Malvern City Council was called to order by Mayor Blackburn** at 7:05 p.m. at the City Hall Council Chambers, Malvern, Iowa.

Mayor Blackburn recognized the following **Councilmembers as present**: Bruce Breeding, Roger Johnson, and Kate McGann, and Fred Moreau; absent: Doug Shere. Visitors: eight. City Clerk Mary Poort was also present. There were several requests to address the Council at respective agenda times.

McGann motioned to approve the **consent agenda**: Urban Renewal Area Public Hearing minutes and Regular Meeting minutes of November 14, 2016, Special Meeting minutes of November 21, 2016, and Current Expenditures. Johnson requested a comparison of the Platinum Pool expenditure to the original quote. The City Clerk will provide that information after the meeting. Breeding seconded. All ayes; motion carried.

**DEPARTMENT UPDATES: PeopleService Report** by Howard Peterson who addressed the Council with a handout. Notices were delivered on December 2 for December 5 shut-offs due to construction tie-ins to a new 8-inch water main at West 1st and Main Street. Both 6-inch (to the new building) and 8-inch (for future development) mains cross 315<sup>th</sup> Street to the driveway at the fairgrounds. Main tie-ins from 6-inch to 4-inch will need another shut-down to service the trailer court. Engineer plans show tie-overs to the new water mains. Nitrates remain lower than last year.

Johnson motioned to use the newly **approved TIF monies to construct a sewer manhole** at the intersection of East 10<sup>th</sup> Street and Lincoln Avenue intersection. Breeding seconded. All ayes; motion carried.

On November 29, **JEO met with the Water Committee to procure information** needed for the water study and tour the facilities.

**Street Department Report** by Superintendent Dave Hoose, read by Clerk Poort: November highlights – holiday decorations, assorted street light repairs, brush and compost-pile maintenance, East Ridge and East 9<sup>th</sup> Street tree trimming, trash pick-up around town, snow-equipment maintenance completed, brush pile clean-up of furniture items, brush pile burn scheduled for this week, Library lighting issues to come.

Mayor Blackburn briefly **summarized four quotes from Affordable Asphalt, LLC**, for grinding, overlay, tear-out, and new asphalt.

A Liberty Board member arrived at the meeting at 7:45 p.m.

**UNFINISHED BUSINESS**: Diane McGrain, CPA, of Schroer's and Associates, PC, presented **the independent audit and findings** to the Council. An audit booklet was presented to each Council person, and McGrain explained specific items page by page, entertaining questions from the Council members. A news release published in the December 22, 2016, Malvern Leader explains total receipts and disbursements.

Johnson motioned to **approve the FY 2016 Audit Report by Schroer's and Associates, PC**. Moreau seconded. All ayes; motion carried.

Three visitors left, and Councilmember Shere arrived at the meeting at 8:03 p.m.

Out of agenda order, Shere provided a report on the **Main Street Bridge Repair Team's meeting** on December 1, 2016. HGM engineers suggest a more permanent fix to the north expansion joint foregoing earlier targeted painting issues to avoid undue costs. Other points covered: bridge closing, railroad insurance, flaggers, replacing the whole abutment, doing away with expansion joints that allow salt to deteriorate the structure, and possible cost.

Shere motioned to **approve Resolution 2016-42** (with name spelling correction) Revising Resolution 2016-05 Establishing an Account at MTSB for the Friends of the Liberty Memorial Building and Naming those Responsible for Said Account. Breeding seconded. All ayes; motion carried.

Shere motioned to **approve the Target Area, the Local Match, and Resolution 2016-41** Authorizing and Directing the Mayor to Make an Application to the CDBG Housing Fund Program for Assistance to a Housing Rehabilitation Program. This is reimbursable grant money with likelihood of May 2017 approval and summer rehab. The FY 2018 budget will see the effects. Breeding seconded. All ayes; motion carried.

Moreau motioned to **approve the CDBG Housing Rehabilitation Program Administrative Plan**. Johnson seconded. All ayes; motion carried.

Breeding motioned to **set January 9, 2017, 7 p.m., for the Annexation Public Hearing**, at City Hall. Shere seconded. All ayes; motion carried. Annexation steps and procedures following the Iowa Code were referenced in the packet.

Discussion was held regarding **Camper/Motor Home/Recreational Vehicle Parking** in Residential Areas. There were comments on clutter elimination, avoid camper usage as storage area, need for current license plates and active use, proper placement on residential lot, and the need for a written ordinance. Mayor Blackburn appointed Shere to overlook the ordinance for January Council action.

A quote from Darrin Bomer of Mielke Sandblasting has been approved by MABA regarding the **Iowa Great Places Grant** for sandblasting and painting the street light poles at or under \$15,600. If the city crew could dismantle and reassemble the poles, a trailer would be provided for hauling to Silver City and back. Considering the Valmont quote for LED engines and new globes at \$595 each, total cost would be at or under \$31,070, well within MABA's grant figures. Shere motioned to accept MABA's plan as stated for the Downtown Lights Rehab. Breeding seconded. All ayes; motion carried.

**NEW BUSINESS:** Shere motioned to accept mayoral recommendation to **reinstate to the Liberty Memorial Building Board** Greg Pierce and Roger Poort for three-year terms. McGann seconded. All ayes; motion carried.

Moreau motioned to accept mayoral recommendation to **reinstate to the Malvern Park Board** the following members: Brad Klindt (one-year term, declining chairmanship), Jim Asselin (two-year term), Marsha Williams (two – year term), Steve Barrett (three-year term), and Jill Smith (three-year term). Johnson seconded. All ayes; motion carried.

Shere motioned to accept mayoral recommendation to **reinstate to the Planning & Zoning Commission** the following members for five-year terms: Vicki Drews and Tom Winchester. Breeding seconded. All ayes; motion carried.

Breeding motioned to authorize Mayor Blackburn to **explore costs of moving City Hall** to the Liberty Memorial Building. The clerks now manage the building's rentals, deposits, fees, and keys. Shere seconded. All ayes; motion carried.

Liberty Memorial Board Members Greg Pierce and Roger Poort addressed Council members on recent quotes by R.L. Craft to **repair and replace the Memorial Building's roofs**, in efforts to bring awareness to the situation. Monies have been spent on fixes for leaks, rusted door replacements, without any compensation by the insurance company who states that there was neglected duty in maintaining the building, even when Board members had cited recent leaks. Unused chimneys in poor condition are subject to removal upon demolisher contact. Breeding suggested no change in insurance companies unless the whole roof is replaced. McGann stated that \$9,000 is available in the approved budget, and cost of repairs would be appropriate.

McGann motioned to **set a Council Budget Work Session** for January 12, 2017, 5:30 p.m., at City Hall. Shere seconded. All ayes; motion carried.

**MAYOR'S REPORT:** Mayor Blackburn expressed concern regarding the **proposed Interoperable Communications System fixed-tower location** within City limits. MVFD Chief Dwain Pelzer stated his interpretation of the present situation. City zoning and future growth are considerations. Mayor Blackburn wants Larry Hurst to present an alternative location.

Shere motioned **for the City of Malvern to pursue expanded zoning**. Discussion involved expansion of zoning to new expanded City limits and extraterritorial control outside City limits. McGann seconded. All ayes; motion carried.

Mayor Blackburn's talks with Burlington Railroad regarding the **Marion Avenue Bridge** are underway. Such things as costs, flaggers, and spur ground are of consideration. We will know more in January.

Discussion was held on a **Watershed Education Project**. This is a County Conservation Board request involving stream identification sign placements with a cost-share proposal for the City. The January meeting will be slated for action on this proposal.

**PROJECT MEETING UPDATES:** Mayor Blackburn presented on the progress of the **Mills County Comprehensive Development Plan**. Meetings have addressed infrastructure, recreational needs, and the process to build in the County.

Clerk Poort stated that the **CDBG Housing Rehabilitation Project** continues at 509 Marion Avenue, with a deadline as January 31, 2017.

**NUISANCE DISTRICT UPDATES:** No updates to report at this time.

Moreau motioned to adjourn the meeting. There being no further business, Mayor Blackburn adjourned the meeting at 9:56 p.m.

ATTEST:  
Mary Poort, City Clerk

Michael K. Blackburn, Mayor