

MALVERN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
MALVERN CITY HALL  
October 10, 2016 – 7 p.m.

The October 10, 2016, regular meeting of the Malvern City Council was called to order by Mayor Blackburn at 7 p.m. at the City Hall Council Chambers, Malvern, Iowa.

Mayor Blackburn recognized the following **Councilmembers as present:** Bruce Breeding, Roger Johnson, Kate McGann, Fred Moreau, and Doug Shere. Visitors: ten. There was one request to address the Council. City Clerk Mary Poort was also present.

McGann motioned to approve the **consent agenda** with a current agenda amendment to include, 'Item 2: Roll Call', the Regular Meeting minutes – September 12, 2016, and the Current Expenditures. Johnson seconded. All ayes; motion carried.

Mayor Blackburn recognized Kevin Willm's request as a **Community Presenter**. Mr. Willm's asked questions about the golf course annexation and a TIF district. A discussion of TIF resulted with Willm's comments of concern, the developer's role, and the city's role.

**DEPARTMENT UPDATES:**

**PeopleServiceReport** by Howard Peterson who addressed the Council with a handout. Lead and Copper samples sent to the lab will have results for November's meeting. The county water truck was set at the fairgrounds with notification given to pretentious patrons. Williams Construction applied spray foam to the west well house, with the east well house requiring vital repairs during the process. Discharging the lagoon has begun. Pre-draw samples are well below limits. Per lagoon annual inspections, IDNR suggests to mow the outer dikes to enable rodent control inspection. Problems exist with steep banks. **Water Quality:** Nitrate levels remain steady.

**A quote from Sherman Company for \$13,979, on the upgrade of the tower level controls** was presented. This is a more reliable controller and dialer for earlier notification. Shere motioned to proceed with updating the controls as stated for \$13,979 in the Sherman Company bid. Breeding seconded. All ayes; motion carried. Peterson will call to schedule this procedure.

**Street Superintendent Report** by Dave Hoose who addressed the Council with a handout. The month of September included mowing and equipment maintenance, hauling gravel for winter stock, alley grading and repair, East 10<sup>th</sup> Street brick street dip repair, property abatements, Sta-Bilt Construction Company **reseal of streets**, work orders, citizen complaints, equipment winterizing, changing downtown banners, salt and sand order for winter, pricing alteration for new dump truck, concrete pile maintenance, brush & compost pile maintenance. Concern was expressed that timely **asphalt work** may be running too late for best application. Some comments suggested waiting until spring.

**Bid letting for Main Street Bridge repair** is still in waiting. City Clerk Mary Poort called attention to the bid that was placed on the Iowa League of Cities Classifieds website, and pursuant to a new legislative ruling: Since July 1<sup>st</sup>, 2016, the 'Notice' for bid letting of projects over \$50,000 in cities of populations 50,000 or less, no longer needs to be published. Instead, it must be posted in the following places: a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation, and an Internet site sponsored by either a governmental entity or a statewide association that represents the governmental entity. Further work is being done to complete this requirement.

**UNFINISHED BUSINESS:** **Iowa Great Places metal tree sculpture designs** were presented with a visual display and explanation of designs by Deb Breeding, MABA President. Discussion entailed possible locations, along with height and base dimensions, a need for one dirt node, barrier to vehicle parking, audience suggestion to incorporate high school welders, and assurance of input from the concrete committee with the artist. Shere motioned to approve the six designs as presented. Johnson seconded. All ayes motion carried.

Four **wayfinding sign designs** of color coordinated schemes were also presented by Deb Breeding. Railings, posts, and light poles are to be black with reflective lettering on the signs. McGann motioned to bring the two final signage designs to a vote from the public. Shere seconded. All ayes; motion carried.

**Annexation responses** have been positive. Paperwork needs completion. McGann commented on the viability without TIF, road-water- sewer, viability without tax dollars, and the covenants making decisions.

**NEW BUSINESS:** Steve Barrett, Malvern Park Board member, reported to the Council a prioritized listing of **repairs for the Malvern Swimming Pool**, as formulated in working with Scott Holtmeyer of Aquachem. A quote was presented from Platinum Pool Service for \$1,548 for underwater caulk and outdoor maintenance labor. Another quote for removal and replacement of 13 return lines was submitted for \$19,655. Any work this fall would guard against a late pool opening date next spring. The Park Board is concerned with budgetary issues facing much needed repairs. Also, plans to incorporate monies through applications to the DNR Land & Water Conservation Fund (a 50% reimbursement grant) and the Costello Grant were discussed as possible avenues of pursuit.

McGann motioned to go forward with repairs as stated with \$17,000 coming from park improvement line item of the Park Budget. Shere seconded. All ayes; motion carried.

MVFD Chief Dwain Pelzer addressed the Council with a packet handout concerning Mills County's pursuit through Motorola Solutions to **improve the 911 communications to 700 megahertz – Iowa Statewide Interoperable Communications System**: 95% coverage for mobile/portable radios, 95% coverage for VHF paging, solution to meet the existing and future mission-critical two-way radio communication needs, and seamless interoperable communication with users from other State, County, and Local public safety agencies. To replace aging equipment out in the field - enhanced radio communication, equipment, and a safer operational environment throughout the County calls for new fixed tower placements in Malvern and south of Glenwood. Concerns focused on affordability and State/County funding sources for cities.

Johnson motioned to approve **Resolution 2016-35 Urban Renewal Report FY2016**. Moreau seconded. All ayes; motion carried.

Discussion was held regarding **a plan to use the \$16,039 TIF money carried over from prior TIF districts**, which are all considered to be within the same Urban Renewal Area #1. The plan was further discussed to amend Urban Renewal Area #1 to include all of the public right-of-way of East 10<sup>th</sup> Street from and including its intersection with Lincoln Avenue on the west and continuing east to and including its end point at the East Ridge housing subdivision; and certain real property bearing Mills County Property Tax Parcel Identification Numbers: 089240010101000, 0892440010200000, and 089240010103000. There was also discussion on an earlier issue regarding the absence of a manhole where facilities tie into Lincoln.

McGann motioned to amend **Resolution 2016-36 Setting Date for Public Hearing on Designation of the Expanded Malvern Urban Renewal Area #1 and on Urban Renewal Plan Amendment**, to include sewer & water and streets, and to set the November 14, 2016, 7 p.m., Council meeting as the Public Hearing for such actions. Shere seconded. All ayes; motion carried.

Discussion was held regarding a **Malvern Ordinance update for recreational vehicle** parking in residential areas. Councilmembers commented on compiled information addressing the issue. Breeding suggested that the presented information was a good start and the number of vehicles needs to be addressed. McGann suggested that a committee continue to work through the revisions. Other comments called for more time to review in preparation for the next meeting.

Shere motioned to approve **Resolution 2016-37 Certifying Charges to the County** for 202 East 4<sup>th</sup> Street weeds and grass abatement. McGann seconded. All ayes; motion carried.

Shere motioned to approve **Resolution 2016-38 Amending Resolution 2016-5 Friends of Liberty Memorial Building Account** (Friends of the Community Building) at Malvern Trust & Savings Bank to be maintained by the City since the donations are made to the renovation of the City building. This is a suggestion per Schroer's City audit. Johnson seconded. Ayes: Breeding, Johnson, McGann, Shere; Moreau abstained. Motion carried.

McGann motioned to approve **Wellmark Employee Health Insurance Renewal** for the 2017 calendar year. Breeding seconded. All ayes; motion carried.

**MAYOR'S REPORT:** An October 10 email from HGM Engineer Steve Moffitt was discussed regarding several options before Council regarding the **Marion Avenue Bridge**. According the IDOT, the bridge now has 23 priority points, which makes it likely to be funded in the IDOT City Bridge Replacement Program. Ownership would have to be transferred to the City. Two funding options exist with local or railroad matches to be determined, plus circumstantial possibilities.

**PROJECT/MEETING UPDATES:** **The Water Project Committee** reported they had not heard how the study of essential landowners was coming along and if JEO had prepared a quote for services regarding the water project for City Council approval. The City Clerk was asked to follow up on both items.

The **Mills County Comprehensive Development Plan** public meeting is to be held October 13<sup>th</sup>, 6:30 p.m., at the Malvern Public Library.

**CDBG Housing Rehabilitation Project** – the 12<sup>th</sup> house is now under restoration, with a deadline as January 31, 2017.

Moreau reported his participation in a **Zika Virus** phone Conference with Congressman Young, and information regarding the Mills County **Flood Risk Review Meeting** is forthcoming.

**NUISANCE DISTRICT UPDATES:** Johnson reported that packet information had listed **nuisance findings in District #2**. A courtesy letter is to be sent to landowners in the said area to solicit their actions in cleaning up the areas with a final deadline as May 1, 2017. A sample letter was viewed. **Other Districts** were reported as work in progress allowing for more time and for Ordinance review regarding number of vehicles and parking restrictions. Measures will be taken this week in follow-up on abandoned cars.

McGann motioned to adjourn. There being no further business, the meeting was adjourned at 9:25 p.m.

Michael K. Blackburn, Mayor

ATTEST:  
Mary Poort, City Clerk