

MALVERN CITY COUNCIL
MINUTES OF REGULAR MEETING
MALVERN CITY HALL
March 13, 2017 – 7 p.m.

Following two public hearings, the March 13, 2017, regular meeting of the **Malvern City Council was called to order by Mayor Blackburn** at 7:27 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: five. City Clerk Mary Poort was also present. There were no requests to address the Council.

McGann motioned to approve the **consent agenda:** tentative agenda, minutes: Main Street Bridge Plans, Specs, Cost Public Hearing—February 13, 2017; Regular Meeting – February 13, 2017, Special Meeting/Public Hearing FY18 Budget – March 6, 2017, and Current Expenditures, Shere seconded. All ayes; motion carried.

DEPARTMENT UPDATES: Street Department: Mayor Blackburn called for an update on the March 6, 2017 Main Street Bridge Rehabilitation Project Bid Openings. HGM Engineer Steve Moffitt presented the following information: Four bidders attended the 10 a.m. opening at City Hall. Steve Moffitt of HGM presided over the bid opening. Cramer and Associates was low bidder at \$418,796, 22.8 percent over engineer’s probable cost. Two bidders were out of state. Cramer and Associates is a highly qualified bidder for this project type. Discussion topics included: change orders and percent of contingency, GO bond sufficiency, Local Options Sales Tax funding source, funding matters, rebidding options, winter construction problems, DOT funding conditions based on sub-structure condition, bid variance on specific jobs, fat in the bids, time frame, engineering fees, further deterioration in time, construction costs and interest rates rise with time, political effect on future infrastructure endeavors, HGM engineer recommendation to award.

Shere motioned to approve **Resolution 2017-08:** Authorizing the Mayor and City Clerk to Execute an Agreement with Cramer and Associates, Inc., for the Main Street Bridge Rehabilitation Project. McGann seconded. All ayes; motion carried.

Mayor Blackburn called for discussion on the **Marion Avenue Bridge over the BNSF Railroad.** Topics of discussion involved: entities with experience, negotiations with the Railroad, estimated costs, percentage of State contribution and coverage of excess, City costs, percentage of construction contingencies and engineering, RFQ process to hire engineering firm, bridge walkway, HGM cost estimate for basis of negotiations.

Report by Street Superintendent Dave Hoose who addressed the Council with a handout. February report: alley gravel/grading, street light banner-holder repairs, 14 painted street-light pole reinstallation, pot hole patching, trash receptacle relocation, community building refrigerator move, equipment repair and maintenance, Kearney & E. 8th and Library tree trimming, rock hauling, brush pile maintenance, storm damage clean-up, salt and sand mix. A thank-you note was read from Hilltop Animal Hospital.

PeopleService Report by Howard Peterson who addressed the Council with a handout. Reorder in progress for the west well flow meter; tower level controls to be scheduled; **Lakin water project** to be finished upon installation of curb stop valve—city clerk to contact fair board with satisfactory completion letter; lagoon to be discharged in March; IDNR notification of more testing for permit renewal. Water and wastewater flow charts and expenditures were presented. Nitrates lower than last month, consistent with last year, blending from both wells.

Discussion regarding the **Water Project alternatives** involved topics on computer controls, well pumps, aeration sedimentation basin, backwash regulations, financing, grants.

UNFINISHED BUSINESS: After due consideration and discussion, Council Member Shere introduced **Resolution 2017-09** “Taking Additional Action on Proposal to Enter into a \$275,000 General Obligation Corporate Purpose Loan Agreement and Providing for the Levy of Taxes to Pay the Same” and moved its adoption, seconded by Council Member Johnson.

The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted: Ayes—Breeding, Johnson, McGann, Moreau, and Shere. Nays: none. Motion carried.

Shere motioned to adopt **Ordinance 299** Amending Chapter 69, Parking Regulations, “Recreational Vehicle Parking on a Single-Family or Two-Family Lot”, with a second and third readings waiver. Moreau seconded. The following Council Members voted: Ayes—Breeding, Johnson, McGann, Moreau, and Shere. Nays: none. Motion carried.

McGann motioned to approve **JD’s Hangout Liquor License Renewal** Pending DRAM Insurance. Shere seconded. All ayes; motion carried.

Shere motioned to approve **Malvern Market Block Party Application** for Heritage Park, Saturdays, June 10 – September 16, 2017. It was noted that this is a City instigated event. Johnson seconded. All ayes; motion carried.

McGann motioned to approve **Signage Addition to a CDBG Downtown Revitalization Property** at 312 Main Street, JJCL Model Train Shop. Shere seconded. All ayes; motion carried.

Discussion was held regarding the proposed City of Malvern **Two-Mile Extra-Territorial Zoning Borders**. McGann motioned for Mayor Blackburn to meet with the Mills County Board of Supervisors with the proposed map whereby an overall plan can be developed. Shere seconded. All ayes; motion carried.

McGann motioned to approve **Resolution 2017-10** Setting Rental Fees for Liberty Memorial Building per Liberty Board Motion. Johnson seconded. The following Council Members voted: Ayes—Breeding, Johnson, McGann, Moreau, and Shere. Nays: none. Motion carried.

Discussion was held regarding **updates to such fees** as building, water, sewer permits and variance requests. Mayor Blackburn appointed Shere to guide the research.

Discussion was held regarding user fees for **reserving and using Malvern parks** for general public use and community events. Johnson motioned that the Malvern parks be available without charge. Shere seconded. All ayes; motion carried.

Discussion was held regarding the **sale of the current City Hall building and property**. The process may be completed through sealed bid, auction, or negotiation. An approved resolution of intent to sell and a public hearing is to be set at the next Council meeting.

PROJECT MEEETING UPDATES: Discussion was held regarding progress on the **Iowa Great Places Grant**. Topics of discussion: cement, location of metal trees, street pavers.

NUISANCE DISTRICT UPDATES: Issues pertained to junk and weeds, RV living on single-family housing lots, and pit bull removal, all **abatement issues per Malvern City Ordinance**.

Additional Comments: A water meeting with JEO and a public hearing could be set at the same time.

Moreau motioned to adjourn the meeting. There being no further business, the meeting was **adjourned at 9:11 p.m.**

Michael K. Blackburn, Mayor

ATTEST:
Mary Poort, City Clerk