

MALVERN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
MALVERN CITY HALL  
September 11, 2017 – 7 p.m.

The September 11, 2017, regular meeting of the **Malvern City Council** was called to order by Mayor Blackburn at 7:02 p.m. following the Proposed FY18 Budget Amendment #1 Public Hearing, 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.

McGann motioned to approve the **consent agenda**: tentative agenda, minutes for the Regular Meeting—August 14, 2017, Current Expenditures, **Resolution 2017-29**--grass/weeds abatement County certification, **Resolution 2017-30**—junk abatement County certification. Moreau seconded. All ayes; motion carried.

**DEPARTMENT UPDATES: Street Superintendent Report—Dave Hoose**: Alley repairs, swimming pool maintenance, grass/weeds property abatements, ditch mowing, equipment maintenance, concrete pile maintenance, brush pile maintenance, weekly trash and flower hydration, weed spraying, downtown streets/sidewalks clean up, homecoming-parade traffic control, street name sign count for replacement.

The **Main Street Bridge rehabilitation** six-week update was reviewed: 70% complete. Breeding motioned to approve the periodic cost estimate/in-process bill of \$251,309.78 to Cramer and Associates, Inc. Shere seconded. All ayes; motion carried.

Johnson motioned to approve the Contract Change Order No. 1, dated 8/31/2017, totaling \$9,980.40. Shere seconded. All ayes; motion carried.

Superintendent Hoose reported that about 70 street ID signs need replacement, including the posts, each with two signs; a quote to come.

**PeopleService Report—Howard Peterson** (appeared out of order): tower signal issues regarding phone pedestal collision rebuilt by phone personnel. Lead and Copper samples to be taken this week. Three callouts: water line leak, inline check valve failure, curb-stop turnoff. East Ridge pumps pulled and checked; Main Lift Station water in oil and in electric compartment of #2 pump, needs reseal and reinstallation. Nitrates less than August results, within range.

Other discussion (out of order): water conditions, pipes with iron and manganese, new plant, pipe cleaning, well conditions, need to proceed, bottled water trend, 2.8 increase, GMU replacements, County money consideration, now and future users, 8" and 12" lines, acceptable specifications. McGann's discussion with USDA Dee Fischer produced a contact—Jodi Hilsabeck of Midwest Assistance Program. Poort will make the contact and furnish information to her. A special meeting is to be scheduled, possibly September 27, 2017.

**Appearing out of order**: Mayor Blackburn recognized an **Appeal to Council**: Rebecca Pignotti, 702 2<sup>nd</sup> Avenue, for second offense, animal at-large showing aggression. Moreau motioned to reprieve from action at this time to allow owner to follow through with a plan involving a new kennel within the fenced yard and keeping the dog from barking. Moreau will monitor the situation. Breeding seconded. All ayes; motion carried

**Park Board Report—Chairman Steve Barrett**: Pool closed for the season; preliminary inspection by Premier to check for any leaks; future concrete deck replacement per grant; REAP grant to be announced September 22; no information on Miller Field at Boehner Park; tentative pool management workshop; Labor Day—lots of campers and small boats on Boehner Pond; jetty construction awaits freezing weather—Schildberg donation.

**UNFINISHED BUSINESS:** McGann motioned to accept **Diane Clay's Resignation** from the Planning & Zoning Commission. Shere seconded. All ayes; motion carried.

Moreau motioned to **approved Ryan Grant for Planning & Zoning Commissioner** for term ending 12/18. A letter of application and personal resume was reviewed. Johnson seconded. All ayes; motion carried.

McGann motioned to allocate \$3,000 of the **Mills County LOST Distribution** for Malvern Community Betterment to the Community Beautification fund and \$3,000 to the Zoning Professional Services fund for extra-territorial zoning and Malvern Zoning Ordinance updates for the community's future betterment.

Shere motioned to approve **Resolution 2017-32** Adopting FY 18 **Malvern City Budget Amendment #1**. McGann seconded. All ayes; motion carried.

**NEW BUSINESS:** McGann motioned to approve a **block party application for C&M's Car Show** on October 15, 2017, noon – 3 p.m., requested by Coleen Driscoll. Moreau seconded. All ayes; motion carried.

Discussion was held regarding submittal of an **application for Variance Request Tax Increment Financing**. Fairview Hills Subdivision Developer Jay Burdic talked with the Council on various topics: LMI percentage, sale of lots/tax generation/investment success, request to lower 37%, LMI housing improvement in past ten years, unavailable market-price housing, 20-25% LMI range, window of time, and years for TIF pay back. McGann addressed the effect on future CDBG process. Shere motioned to submit an LMI Variance Request TIF Application to Iowa Department of Economic Development in support of the 2017 Fairview Hills Golf Course Development. Breeding seconded. Ayes: Breeding, McGann, Moreau, Shere; Johnson abstained. Motion carried.

McGann motioned to approve the City's use of the Iowa League's **file retention** schedule and a document destruction system. Moreau seconded. All ayes; motion carried.

After discussion and review of documentation, Shere motioned to approve **Resolution 2017-31**—Amending the Annual **Iowa Street Financial Report** for the Year Ending June 30, 2017. Breeding seconded. All ayes; motion carried.

The **Outstanding Obligations Report** submitted to the Iowa Treasurer by August 31, 2017, was reviewed.

**MAYOR'S REPORT:** Mayor Blackburn discussed plans to present a 'Key of the City of Malvern' to an honored guest from China, John Liu, renowned filmmaker and Loess Hills expert of China's Loess Plateau rehabilitation. He also briefed on **Loess Hills and Heritage Week** immediate area events: September 28: East Mills High School public presentation, 9:45 – 11:15 a.m., and other events on September 30 and October 1 that involve a bus tour and church service at Green Hollow Center, in Thurman, Iowa.

Shere presented information on the **Marion Avenue Bridge** offer: money, easement, meetings, three-year period with fall start, City money to save rather than bonding, LOST, RUT.

**NUISANCE DISTRICT UPDATES:** Shere will address citizens with camper violations, Johnson will continue working with SW city abatement process. Breeding talked of parking violations over public sidewalks. Other comments were made regarding yard and junk abatement on Third Avenue.

**NONAGENDA ITEMS** no action to be taken: the Family Worship Center will need parameters set for future decisions of use and sale.

Moreau motioned to **adjourn the meeting**. There being no further business, the meeting was adjourned at 9:10 p.m.

Michael K. Blackburn, Mayor

ATTEST:

Mary Poort, City Clerk