

MALVERN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
MALVERN CITY HALL  
October 9, 2017 – 7 p.m.

The October 9, 2017, regular meeting of the **Malvern City Council** was called to order by Mayor **Blackburn** at 7:02 p.m., at the City Hall Council Chambers, Malvern, Iowa.

Mayor Blackburn recognized the following **Councilmembers as present**: Bruce Breeding, Roger Johnson, and Doug Shere; absent—Kate McGann and Fred Moreau. Visitors: nine. City Clerk Mary Poort was also present.

Shere motioned to approve the **consent agenda**: Public Hearing for FY18 Budget Amendment—September 11, 2017; Regular Meeting – September 11, 2017; Special Meeting—September 27, 2017.

**Community Presenters**: 1) Scott Rogers was not present as indicated on the agenda. 2) Kurtis Fricke, Malvern Manor Paranormal appealed to the Council on a water bill issue.

**DEPARTMENT UPDATES: PeopleService Report—by Keith Robertson**, read by City Clerk Poort: Four locates, two new meter and touchpad installations, east well phone line and relays checked by Sherman Well Pump Service—relay replacement, Pump #2 re-installed at the Main Lift Station by Iowa Pump Works, quarterly influent sample sent in. Nitrates less than August/higher than a year ago; within range.

Other discussion: A leak on the **one-inch copper line on 4<sup>th</sup> Avenue** will be serviced October 11; six houses to be without water.

Mayor Blackburn recognized Richard Maaske to present an update on the **West Nishnabotna Watershed**. Topics were as such: officers, Maaske on Planning Committee, RFP, drawing up a plan, money available before the plan, HUD grant, areas identified for flood mitigation (reduction), Hastings, Riverton, components: large-scale plan on down, case studies, timeline; what-where-when of grant—important, who installs practices, engineered specs, design criteria, contracts, meeting standards/specs, who's responsible, failure of practices possible, ownership after grant, pre-bid meeting October 25, 2017 at County Engineer's Office. The plan needs to be built so it can be used. This is not about recreation; it's about water. Malvern would benefit from a plan to protect water supply, reduce water that gets into the community; infiltration, slow water down. Shere motioned to approve Richard Maaske as Malvern's **voting representative for the West Nishnabotna Watershed Coalition**. Johnson seconded. All ayes; motion carried.

Shere motioned to table a decision on the **Main Lift Station #2 Pump reseal and installation bill** to allow bill comparisons with Howard Peterson, Water Superintendent. Breeding seconded. All ayes; motion carried.

Shere motioned to install a new water meter with remote read at the **Malvern Manor Paranormal**, 103 East Third Street; bill to be tabled and analyzed over three months. Johnson seconded. All ayes; motion carried. A key is to be dropped by City Hall for access to the meter in the basement.

Shere motioned to **replace street name signs and posts** in poor condition and accept the \$4,035.10 quote from Iowa Prison Industries. Breeding seconded. All ayes; motion carried.

Discussion was held on the **water run-off in alley** between Cisco's Service and Nishna Productions Group Home since the new asphalt application. Topics as such: surface depths, drainage, use of laser, grinding groove to route water, rain, freeze/thaw, ice build-up, loading clients, salt application, another lift of asphalt, fix concrete, additional gravel, ditch to the west, tube and drain, not easy answer, continue to monitor.

**Street Superintendent Report—Dave Hoose:** mowing, brush pile maintenance—preparing to burn, concrete pile maintenance—excessive amounts due to downtown sidewalk replacement, dump body rehab project, alley gravel, equipment maintenance/winter prep., salt/sand ordered, pricing for street name sign project, contractors lasered alley between Cisco's and group home—ground a groove for water flow to north. Main Street Bridge Renovation: Poured deck and north approach; south approach on 10/11/17; pouring approach walls and top grinding next week, plus guard rail installation and clean-up.

The HGM **Main Street Bridge rehabilitation** ten-week update was reviewed: 94% complete. Shere motioned to **approve the periodic cost estimate/in-process bill of \$38,285.56** to Cramer and Associates, Inc. Breeding seconded. All ayes; motion carried. City Clerk is to question HGM on errors and omission insurance that would cover crack on north approach extended six feet beyond plans. Also, mulching and seeding initial cost to blanket west side should be questioned.

**Park Board Report—Chairman Steve Barrett:** Pool shut down; Stouder to winterize, Premier quote for new concrete per grant application, seal flat deck, inspection, pressure test on lines, hydrant issue, gravitation issue with pump, Marsha William's Park Board resignation.

Shere motioned to move forward with a land purchase from Rick Rush, **WABASH Trace Connection to Bohner Pond:** .61 acres of combined parcel #089210010000000 and the north 117.6 feet partial parcel #089740010000000, for \$2,000, using the community beautification fund. Johnson seconded. All ayes; motion carried.

**UNFINISHED BUSINESS:** Shere motioned to table setting parameters for future decision of **use and sale of the former Family Worship Center.** Johnson seconded. All ayes; motion carried.

Shere motioned to table division of duties and compensation for **Assistant Zoning Administrator.** Breeding seconded. All ayes; motion carried.

Discussion on a **new ordinance regarding building permit fees** was held, fine-tuning specific items and fees as related to the old ordinance. A final draft is to be presented to the Council in November with a public hearing to be set.

**NEW BUSINESS:** Shere motioned to approve the **Wellmark Employee Health Insurance Renewal**, 15 percent raise, for 2018. Breeding seconded. All ayes; motion carried.

The **New Malvern City Hall** décor theme may involve some aerial shots of Malvern and points of interest throughout the City.

Shere motioned to approve (MABA) Beverly Dashner's block party application for an **Iowa State History Museum Traveling Exhibit** to be open to the public and located in the parking south of the Library on November 3-5, 2017, in conjunction with the Malvern Country Music Gathering slated for that weekend at the Malvern Community Building. Johnson seconded. All ayes; motion carried.

**MAYOR'S REPORT:** The **Marion Avenue Bridge offer** was discussed with new criteria, site survey, plans, start time, concept statement for August, 2018, engineer selection, letting, and the Boston Marathon's qualification run in September, 2018, as part of the conversation.

Shere motioned for the City to pursue writing an **ordinance on containers** and to secure information from other cities on this subject. Johnson seconded. All ayes; motion carried.

Moving forward with the **Water Project**—Malvern's City Water Plant, the discussion involved topics as such: 1-inch lines, 4-inch lines, timeline, cost of water line replacement, questions for water superintendent, Councilmember Breeding to contact JEO engineer.

Discussion on the **median household income survey** request to USDA RD presented some questions involving a timeline of various steps.

**NUISANCE DISTRICT UPDATES:** District#1: Doug Shere—letters of follow-up regarding the Recreational Vehicle Parking Ordinance: 302 East Third Street, 710 Lincoln Avenue, 705 2<sup>nd</sup> Avenue. District#2—Regarding a nuisance-abatement, time-extension request from Raymond and Delomia Goldsberry, Johnson motioned to extend the time for abatement until April 30, 2018, at which time the City of Malvern will begin the City abatement process. Letters are to be sent to neighboring property owners with the same deadline. Breeding seconded. All ayes; motion carried. District#3—Kate McGann: absent, email follow-up to present a one-month extension for 100-104 Main Street for Weeds/Grass/Foliage Abatement. District#4—Bruce Breeding/District#5—Fred Moreau: absent. Discussion involved an email reply from Superintendent Croghan regarding East Mills HS drainage down East 14<sup>th</sup> Street onto private property—"The District will reroute the water to the drains when weather permits and the contractor is available to do the work." Request to keep the City in the loop. Other comments involved a clogged culvert and washout at the regulator station by EMHS and contact information to follow up.

Breeding motioned to **adjourn the meeting**. There being no further business, the meeting was adjourned at 9:12 p.m.

Michael K. Blackburn, Mayor

ATTEST:  
Mary Poort, City Clerk