

**MALVERN CITY COUNCIL
MINUTES OF REGULAR MEETING
In-Person Social Distancing Measures – 501 Main Street
Malvern Community Building Basement
September 14, 2020 – 7 p.m.**

In order to help stop the spread of the COVID-19 virus, this in-person regular meeting of the Malvern City Council was held with social distancing measures in the Community Building Basement.

The September 14, 2020 regular meeting of the **Malvern City Council was called to order by Mayor Fred Moreau** at 7:00 p.m. Mayor Moreau recognized the following **Councilmembers as present**: Chris Androy, Bruce Breeding, Roger Johnson, Kate McGann, Doug Shere. A quorum was recognized. Department representatives: Dave Hoose, Jill Smith, and Howard Peterson--7:16 arrival. City Clerk Mary Poort was also present. Mayor Moreau welcomed ten visitors and called for any non-agenda public presenters; there being none.

Johnson motioned to approve the **Consent Agenda**: tentative agenda, regular meeting minutes of August 10, 2020, current expenditures, and place on file minutes: Park Board—8/11/20, P&Z Adjustment Board—8/21/20 & 9/1/20, Library Board of Trustees—9/8/20. Shere seconded. All ayes; motion carried.

Mayor Moreau introduced **scheduled presenters**: 1) Janet Melton—Agenda Item #9B drainage accumulation; and 2) Judy Scott —Agenda Item #9A Donkey Rescue Benefit Block Party Application.

Mayor Moreau called on **DEPARTMENT UPDATES: PeopleService Report—Superintendent Howard Peterson**: 1) August handout: chemical pumps outage at well; VFD kept well running—lost a phase. Lead/Copper samples to be collected. Seven meters fixed. 2) Water Treatment Plant Project—Building Crafts working on treatment plant building. McCarthy will pressure test force main from well to Lambert Avenue manhole. Maguire Iron water tower script/painting about done. There will be a system flush when tower is back on line. 3) Wastewater—Fall discharge after testing. Peterson exited at 7:30 p.m.

Street Department—Superintendent Dave Hoose: 1) August handout presented daily and general work. Brush pile discussion. Drainage of pool—wait until water tower is filled.

Park Board Report – Chairperson Jill Smith: Pool lights on until pool is drained; vandalism deterrence. Low board needs removal. Broken table in south shelter at Boehner Pond—Hoose to remove. Lance Dalton has been working on the Boehner Pond trail connection parameters; needs fill and dirt. Smith exited at 7:40 p.m.

UNFINISHED BUSINESS: Androy motioned to accept the **706 3rd Avenue, 2nd sealed bid notice stating**, ‘structures must be demolished,’ to be published/posted with sealed bids open on October 12, 2020, 7 p.m. Council meeting. Shere seconded. All ayes; motion carried. Public Hearing stating selected bidder to be set on October 12, 2020.

Androy motioned for **two monthly Council meetings**: 2nd Monday and last Tuesday of the month, set public hearing and first reading of the ordinance change for October 12, 2020, 7 p.m. McGann seconded. All ayes; motion carried.

Shere motioned to **move the corner of East 6th Street access to alley from Lincoln Avenue** (south of 602 Lincoln Avenue) about 20 feet to the south per survey. Breeding seconded. All ayes; motion carried.

McGann motioned to **approve former Chantry Plat of Survey, Parcels C, D, E, F, G** as drafted by Land Surveying Services, Inc. 8/13/2020. Androy seconded. All ayes; motion carried.

Shere motioned to **list the sale of Parcels C, D, E, F** at fair market value with Malvern home-based Realtor Lynn Christensen for six months. Johnson seconded. All ayes; motion carried.

McGann motioned to **move the north, south, and east chain-link fence bordering Parcels C, D, E, F** to the east border of Chantry Playground, Parcel G. Shere seconded. All ayes; motion carried.

Discussion was held on **rental inspections** and summary of the landlord informational meeting with SWIPCO on August 3, 2020, to be listed as a decision agenda item for the October 12, 2020 Council meeting.

NEW BUSINESS: Shere motioned to approve **Donkey Rescue Benefit Block Party Application**, Judy Scott, JD's Hangout, 9/19/20, 11 am - 2 pm. Barricades to be provided. Breeding seconded. All ayes; motion carried.

McGann motioned for the City Street Department to dig ditches and clear culverts at the Melton property and consult with Council Department Heads to devise a plan of action for **city-wide drainage issues**. Androy added within 60 days with a second to the motion. All ayes; motion carried.

Malvern Water Treatment Plant Project: McGann motioned to approve pay application #3 for **Building Crafts, Inc. (Group A) for \$39,662.50**, pay application #1 for **Maguire Iron, Inc. (Group C) for \$225,803.13**, and pay application #4 for **McCarthy Trenching, LLC (Group B) for \$36,789.23**. Androy seconded. All ayes; motion carried.

Androy motioned to approve **RESOLUTION 2020-24 Amending the FY 20 Annual Iowa Street Financial Report (RUT)**. Shere seconded. Ayes: Androy, Breeding, Johnson, McGann, Shere. Motion carried.

Johnson motioned to approve **RESOLUTION 2020-25 Certifying Charges to Mills County—95 2nd Avenue, Tyler Buckner, Nuisance Abatement**. Breeding seconded. Ayes: Androy, Breeding, Johnson, McGann, Shere. Motion carried.

Androy motioned to approve **RESOLUTION 2020-26 Certifying Charges to Mills County—710 3rd Avenue, Regina Prosolow, Nuisance Abatement**. Breeding seconded. Ayes: Androy, Breeding, Johnson, McGann, Shere. Motion carried.

McGann motioned to **approve SWIPCO Invoice for \$5,515.50** Demolition of Blighted Properties 90 2nd Avenue (SW Iowa Housing Trust Fund Program) and publish/post public notice for sealed bid sale as in Item 8(A) expressing intent with property. Shere seconded. All ayes; motion carried. (First step: public hearing to be set in October by resolution.)

MAYOR'S REPORT: Androy motioned to approve mayoral appointment of **Harold Murren to Planning and Zoning Commission** to fill a vacancy of term ending 12/22. Johnson seconded. All ayes; motion carried.

McGann motioned to approve retroactively **Counsel Maintenance and Support Agreement** Renewal for copy machine. Shere seconded. All ayes; motion carried.

UPDATES: 1) **Water Project Mapping** feature to include GIS system along with maps of curb stops, valves, hydrants, line sizes. 2) **COVID19:** uptake in cases; homecoming parade will downsize. C) **FEMA flooded streets** project – Shere to call FEMA. D) **Phone/email alert system:** Nixle, Textcaster, WEN features and costs reviewed; Moreau/Shere to meet with representatives.

NUISANCE DISTRICT UPDATES: August 11 – September 14, 2020. District#1: Bruce Breeding: no report. District#2: Roger Johnson: 307 5th Avenue – abandoned house, follow tax compliance. District#3: Kate McGann: 109 W. 6 Street, Collins—collapsing retaining wall onto sidewalk—Poort to get update with USDA. 905 N 2nd Avenue, Barbara Aldrich—tree roots disrupting sidewalk—attorneys confer. District#4: Chris Androy: 910 Prospect Avenue, (Saal) Begbie—garage dangerous building—await letter response. District#5: Doug Shere: Southern RR two parcels south of Heartland Coop—lean search info unavailable.

NON-AGENDA ITEMS: Hwy. 34 MALVERN sign repair—contacts made.

McGann motioned for **adjournment**. There being no further business, the meeting was adjourned at 9:05 p.m.

Fred A. Moreau, Mayor

ATTEST: Mary Poort, City Clerk