

MALVERN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
Malvern City Hall – 100 W 5th Street

The May 31, 2022 regular meeting of the Malvern City Council was **called to order** by Mayor Shere at 7:00 p.m. Council members present were Androy, Breeding, Johnson, Lidgett, and West. Also in attendance were Joe George, Dave Hoose, Scott Nigro, and Howard Peterson. Nigro was present to make a request for establishing the 11<sup>th</sup> Street subdivision as a tax increment financing district. Nigro stated the developers were requesting \$2,000,000 in TIF payments for the project. Water Superintendent Peterson provided a report consisting of an update meeting with JEO on the remaining punch list items at the water treatment plant, permanently disconnecting the water line that allowed the wells to bypass the water treatment plant during construction, damage to a private service line by Western Iowa Networks' fiber installation contractors, and setting a date for hydrant flushing. Johnson motioned to approve the **Consent Agenda** consisting of the May 31, 2022 tentative Council meeting agenda, May 9, 2022 Council meeting minutes, direction to place Malvern Park Board meeting minutes on file from May 3, 2022, and approval of Casey's tobacco permit. Seconded by Lidgett. All ayes; motion carried.

**New Business:** Mayor Shere called a public hearing to order at 7:00 p.m. regarding budget amendment #1 for fiscal year 2022. Shere recognized the notice of public hearing published on May 19, 2022 in the Malvern Leader. No written or verbal objections were filed at Malvern City Hall. Mayor Shere called for objections, statements, and/or exhibits for Council consideration; there being none. Shere adjourned the public hearing at 7:01 p.m. Breeding motioned to approve **Resolution 2022-13** approving budget amendment #1 for fiscal year 2022. Seconded by Johnson. All ayes; motion carried. Discussion was held on an application for an Amazon business account for the City of Malvern. Johnson motioned to approve the application. Seconded by Androy. All ayes; motion carried. Discussion was held on the 11<sup>th</sup> Street subdivision developers' request for establishing a TIF district. A meeting will be scheduled between the City of Malvern, the developers, and Dorsey and Whitney.

**Mayor's Report:** Androy motioned to authorize the mayor and city clerk to sign all legal documents required for the purchase of land for the Malvern Burn Site in an amount not to exceed \$1. Seconded by Lidgett. All ayes; motion carried. Androy motioned to set the date of public hearing for establishing rules and regulations for the city operated burn site on June 13, 2022. Seconded by West. All ayes; motion carried. Androy motioned to approve the purchase of a CuddeLink IR Cell camera and accessories in an amount not to exceed \$500. Seconded by Breeding. All ayes; motion carried. Breeding motioned to go into closed session permitted under Iowa Code Chapter 21.6(1)(i) for the purpose of evaluating the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requested a closed session. Seconded by Lidgett. All ayes; motion carried. Upon resumption of open meeting, Androy motioned to reopen applications for Malvern street laborer

position. Motion fail due to lack of second. Breeding motioned to hire Daniel Meggison to fill the street laborer vacancy at \$18.00 per hour pending background check. Seconded by Johnson. Breeding, Johnson, and West voted aye with Androy and Lidgett voting nay; motion carried.

**Project/Meeting Updates:** The FEMA Flooded Roads Project (PW#00037) has completed project closeout and final payment in the amount of \$88,334.41 was received. Building Crafts is waiting on MidAmerican Energy to connect the repeater tower at the water treatment plant. Once power is connected, Sweeney Controls will be on site to ensure communication between the plant and water tower. Iowa Department of Homeland Security notified the City that it should pursue an application with Mills County for tornado siren replacement and adding a generator to the Liberty Memorial Building as those applications have had more success at the county level in recent application cycles.

**Nuisance District Updates:** Discussion was held on various nuisance abatement issues and outstanding nuisance notices. Discussion was also held on two abandoned properties in Malvern at 90 5<sup>th</sup> Avenue and 102 6<sup>th</sup> Avenue.

**Mayor and Councilmember Comments Regarding Non-Agenda Items:** Discussion was held on city-appointed board member behavior at community events. A suggestion was made to create a policy that outlines board member expectations when representing the City of Malvern.

Johnson motioned to **adjourn** the meeting at 9:09 p.m. Seconded by Lidgett. All ayes; motion carried.

ATTEST:

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Douglas Shere, Mayor

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Joe George, City Clerk