

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

The May 9, 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, Johnson, and West. Also in attendance were Joe George, Dave Hoose, Jill Smith, Kate McGann, Jay Burdic, Scott Nigro, and Heath Paulsen. McGann, Burdic, Nigro, and Paulsen were present to provide an update on the 11<sup>th</sup> Street subdivision and make a request for establishing the subdivision as a tax increment financing district. 40 homes in the subdivision will be built for low to moderate income individuals. These homes will cost approximately \$263,000 to build with a sale price of \$175,000 and \$20,000 down payment assistance to the purchaser. The developers expect to build between 60-65 home in the subdivision with home construction starting in early 2023. Androy motioned to approve the **Consent Agenda** consisting of the May 9, 2022 tentative Council meeting agenda, April 26, 2022 Council meeting minutes, April 2022 Claims and Treasurer's reports, direction to place Malvern Public Library Board meeting minutes on file from April 4, 2022, and approval of Class C Liquor License for Classic Café pending dram insurance approval. Seconded by Johnson. All ayes; motion carried.

**Departmental Reports:** Water Superintendent Peterson reported that the fiber installation process was running smoothly and that the contractor had only damaged two water lines. PeopleService repaired both. PeopleService was contacted about the water tower overflowing on May 8, 2022 and addressed the issue. Settings at the water treatment plant are reset following testing of the generator and the tower level settings had not been returned to their normal setting. Peterson expressed concern at JEO's lack of communication regarding a valve leak at the water treatment plant and a water line that needs to be capped. George was instructed to set up a meeting with JEO to discuss the issues. Androy motioned to approve PeopleService to contact additional contractors regarding replacement of a portion of sewer main on Lincoln Avenue between Lambert and E 2<sup>nd</sup> Street. Seconded by Johnson. All ayes; motion carried. Street Superintendent Hoose provided Council with the April 2022 street report consisting of tree branch removal from city properties and right-of-way, patching concrete on Liberty Building ramp, debris removal from various ditches, hanging flower baskets downtown, and draining and filling the municipal pool. Seasonal streets employee Hunter Wray started on May 9, 2022 at \$13 per hour. Street sweeping was also discussed and Superintendent Hoose said the department would perform that work once a new street laborer was hired. Park Board Chairperson Smith reported that she thought the pool decking was sinking due to leaks at the pool and was concerned about the amount of sludge remaining in the sludge pit. Park Board will reach out to have pool re-caulked. Smith also reported 13 applicants for pool lifeguards and the Birds and Bees Bike Ride will have 58 riders this year. No report was presented in Library Director Bassich's absence. West motioned to approve the expenditure of up to \$3,900 to replace concrete at the entrance to the library, sealing the concrete approach, and adding a handrail from the parking to the entrance. Seconded by Androy. All ayes; motion carried.

**New Business:** Androy motioned to approve a block party application for Malvern Park Board on May 20<sup>th</sup> at Heritage Park. Seconded by West. All ayes; motion carried. Johnson motioned to approve a block party application for Connie Sheppard on May 28<sup>th</sup> and 29<sup>th</sup> on 4<sup>th</sup> Avenue.

Seconded by West. All ayes; motion carried. Androy motioned to approve a 2-year contract with Western Iowa Networks for Fiber Optic Service to the Malvern Fire Department and Liberty Building. Seconded by Johnson. All ayes; motion carried. Discussion was held on establishing a TIF district for the 11<sup>th</sup> Street Subdivision.

**Mayor's Report:** Land Surveying Services estimates \$2,000-\$4,000 to perform a survey of the Malvern burn site. Mayberry could not provide a more accurate number without knowing the final boundaries of the property and what additional requirements BNSF Railroad will have included in the survey. West motioned to approve Land Surveying Services to survey property for Malvern burn pile and yard waste site. Seconded by Johnson. All ayes; motion carried.

**Project/Meeting Updates:** The FEMA Flooded Roads project has completed project closeout and the City will receive \$88,334.41 from FEMA and the State of Iowa. The City's final total for the project was \$61,820.89. The radio repeater tower at the water treatment plant will be installed and operational the week of May 16, 2022. Soil sampling on the 11<sup>th</sup> Street subdivision came back negative and the project can move forward with the environmental review. SWIPCO sent a proposal of the subdivision to local Native American tribes and is waiting to hear a response. Olmstead and Perry is working on the preliminary plat. Once completed, rezoning and preliminary platting can be approved by Malvern Planning and Zoning Commission and City Council. Approximately 45 days until project construction can begin.

**Mayor and Councilmember Comments Regarding Non-Agenda Items:** Androy requested Council consider updating the ordinance regarding the Malvern Park Board.

Androy motioned to **adjourn** the meeting at 9:18 p.m. Seconded by West. All ayes; motion carried.

ATTEST:

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Douglas Shere, Mayor

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Joe George, City Clerk