

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

The July 2, 2024, regular meeting of the Malvern City Council was **called to order** by Mayor Douglas Shere at 7:00 p.m. Council members present were Bryant Rasmussen, Roger Johnson, and Amber Lidgett. Also in attendance were Rachel Reis, Brenna Crouse, Tiffani Hastings, Jeff Roiland, Joe George, Dave Hoose, and Kirk Anderson. Mayor Shere recognized visitors seeking to address the Council. Rachel Reis was present on behalf of the Methodist Jennie Edmundson Foundation. Reis provided an update on the Caring for Communities program in Mills County. Jeff Roiland with Western Iowa Networks was present to discuss the construction of a 20,000 square foot facility north of Malvern. WIN is requesting the extension of a water line to the property and a tax increment financing agreement for economic development. Annexation would be required to offer a TIF agreement. Johnson motion to approve the **Consent Agenda** consisting of the July 2, 2024 tentative Council meeting agenda, June 25, 2024 Council meeting minutes, and claims and treasurer's reports for July 2024. Seconded by Lidgett. Johnson, Lidgett, and Rasmussen voted aye; motion carried.

**Departmental Reports:** Street Superintendent Dave Hoose provided a street report consisting of demolition and reconstruction of the intersection at Main and 5<sup>th</sup> Streets, mosquito fogging, equipment repair, brush pile maintenance, and various other tasks.

**New Business:** Lidgett motioned to approve **Resolution 2024-29**-fixing the date for a public hearing on proposal to enter into a sewer revenue loan and disbursement agreement and to borrow money thereunder in a principal amount not to exceed \$550,000. Seconded by Rasmussen. Johnson, Rasmussen, and Lidgett voted aye; motion carried. Lidgett motioned to approve **Resolution 2024-30**-authorizing and approving a certain loan agreement, providing for the issuance of general obligation corporate purpose bonds, series 2024 and providing for the levy of taxes to pay the same. Seconded by Johnson. Lidgett, Rasmussen, and Johnson voted aye; motion carried. Johnson motioned to **authorize Mayor and City Clerk to open an additional account at Malvern Bank for 2024 general obligation bond proceeds with authorized signatories as identified in Resolution 2024-28**. Seconded by Lidgett. Lidgett, Johnson, and Rasmussen voted aye; motion carried. Lidgett motioned to **approve the replacement of railing at the Rec Park gazebo for \$1,305.00**. Seconded by Rasmussen. Rasmussen, Johnson, and Lidgett voted aye; motion carried. Lidgett motioned to **set the date of a public hearing to appoint for a city council vacancy on July 30, 2024 at 7:00 p.m.** Seconded by Rasmussen. Lidgett, Rasmussen, and Johnson voted aye; motion carried. Lidgett motioned to approve **Resolution 2024-31**-setting wages for non-union employees for fiscal year 2025. Seconded by Rasmussen. Johnson, Lidgett, and Rasmussen voted aye; motion carried. Discussion was held on an entity that has approached the City regarding interest in a lot the City owns adjacent to the City Maintenance Building. Lidgett motioned to **authorize the City Clerk to initiate the process for the sale of public land**. Seconded by Rasmussen. Johnson, Lidgett, and Rasmussen voted aye; motion carried. Discussion was held on the public feedback received

regarding chickens within city limits and the City's ability to enforce any restrictions placed on them. Lidgett motioned to **deny amending the current ordinance to allow urban chickens**. Seconded by Johnson. Lidgett, Rasmussen, and Johnson voted aye; motion carried. Johnson motioned to **approve the acquisition of land for the purpose of right-of-way adjacent to 1309 Marion Avenue**. Seconded by Lidgett. Lidgett, Rasmussen, and Johnson voted aye; motion carried. Lidgett motioned to **approve additional expenditures for the reconstruction of the intersection at 5<sup>th</sup> and Main Streets in an amount totaling \$27,500**. Seconded by Johnson. Rasmussen, Johnson, and Lidgett voted aye; motion carried.

**Clerk's Report:** Discussion was held on a meeting between the City and Dorsey and Whitney, LLP concerning annexation of land north of Malvern's current city limits and tax increment financing. Motion by Johnson to **approve a contract with Midwest Assistance Program regarding GIS services for FY2025**. Seconded by Lidgett. Rasmussen, Johnson, and Lidgett voted aye; motion carried.

**Project/Meeting Updates:** MidAmerican Energy has approved the relocation of a gas main at the intersection of W 8<sup>th</sup> Street and 3<sup>rd</sup> Avenue to allow for storm sewer to be installed at the Wabash Landing Subdivision. Rain has hindered the contractor's ability to haul in additional dirt to the site. An amendment to the budget for the Lakin Foundation Child Development Center for East Mills Community Development Block Grant will be necessary as the scope of the project has changed. East Mills Childcare Solutions intends to take that project to bid in August and award bid in September. Eagle Engineering has submitted SRF loan documentation to the Iowa Department of Natural Resources and Iowa Finance Authority for the lagoon UV disinfection project. Carley Construction will begin mobilizing for the demolition of E 15<sup>th</sup> Street on July 8<sup>th</sup>. Demolition will begin at Main Street and work east towards Marion Avenue. That road will be completed no later than August 21<sup>st</sup> to accommodate traffic to the new school. Lidgett motioned to **approve a payment to CUSIP Global Services Invoice No. CI10-0077499 in the amount of \$849.00**. Seconded by Rasmussen. Lidgett, Rasmussen, and Johnson voted aye; motion carried.

Lidgett motioned to **adjourn** the meeting at 8:36 p.m. Seconded by Johnson. Lidgett, Rasmussen, and Johnson voted aye; motion carried.

ATTEST:

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Douglas Shere, Mayor

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Joe George, City Clerk