

MINUTES OF THE FAIRFIELD CITY COUNCIL

November 14, 2016

The Fairfield City Council met in regular session on Monday, November 14, 2016 at 7:00 P.M. with Mayor Malloy presiding. Members present were: Halley, Anderson, Revolinski, Rasmussen, Thompson, and Hamilton. Flournoy was absent.

CONSENT AGENDA

Moved by Anderson, seconded by Thompson

AYES: Anderson, Thompson, Rasmussen, Hamilton, Revolinski, Halley

**TO APPROVE THE MINUTES OF THE OCTOBER 24,  
2016 REGULAR COUNCIL MEETING.**

**TO APPROVE THE MINUTES OF THE NOVEMBER 2,  
2016 SPECIAL COUNCIL MEETING.**

**TO APPROVE THE NOVEMBER 4, 2016 PAYROLL IN  
THE AMOUNT OF \$83,945.05.**

**TO APPROVE THE OCTOBER FINANCE REPORT AND  
TRANSFERS.**

**TO APPROVE A LIQUOR LICENSE FOR HY-VEE C STORE.**

**TO APPROVE A LIQUOR LICENSE FOR THE CIDER HOUSE.**

**TO APPROVE OPERATING CLAIMS IN THE AMOUNT OF  
\$1,120,194.17.**

RESOLUTIONS, ACTION ITEMS & ORDINANCES

Moved by Rasmussen, seconded by Revolinski

AYES: Rasmussen, Revolinski, Hamilton, Halley, Thompson, Anderson

**TO AUTHORIZE THE SALE OF SURPLUS CITY  
OWNED EQUIPMENT AT PUBLIC AUCTION  
ON DECEMBER 3, 2016.**

Moved by Revolinski, seconded by Anderson

AYES: Revolinski, Anderson, Thompson, Halley, Hamilton, Rasmussen

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**TO AUTHORIZE CITY CLERK, JOY MESSER, TO  
ESTABLISH A NEW TIF FUND FOR NORTH CAMPUS  
VILLAGE PHASE 5.**

Moved by Thompson, seconded by Rasmussen

AYES: Thompson, Rasmussen, Revolinski, Hamilton, Halley, Anderson

**TO SET A PUBLIC HEARING ON NOVEMBER 28,  
2016 AT 7:00 P.M. FOR ANNEXATION OF A  
PORTION OF NORTH CAMPUS VILLAGE PHASE 5.**

Mayor Malloy announced this was the time and date set a public hearing to enter into a development agreement with Vastu Partners, LLC. No one spoke in favor of or against this proposal, so Malloy declared the public hearing closed.

Moved by Thompson, seconded by Anderson

AYES: Thompson, Anderson, Halley, Hamilton, Revolinski, Rasmussen

**TO ADOPT RESOLUTION NO. 3414 APPROVING  
AND AUTORIZING EXECUTION OF A DEVELOPMENT  
AGREEMENT BY AND BETWEEN THE CITY OF FAIRFIELD  
AND WITH VASTU PARTNERS, LLC.**

Moved by Hamilton, seconded by Revolinski

AYES: Hamilton, Revolinski, Rasmussen, Halley, Anderson, Thompson

**TO ADOPT RESOLUTION NO. 3415 FIXING A DATE  
FOR A MEETING ON THE AUTHORIZATION OF A LOAN  
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED  
\$24,995,000 SEWER REVENUE CAPITAL LOAN NOTES,  
OF THE CITY OF FAIRFIELD, STATE OF IOWA, AND PROVIDING  
FOR PUBLICATION OF NOTICE THEREOF ON NOVEMBER 28,  
2016 AT 7:00 P.M.**

Moved by Anderson, seconded by Thompson

AYES: Anderson, Thompson, Halley, Rasmussen, Revolinski, Hamilton

**TO ADOPT RESOLUTION NO. 3416 DECLARING AN  
OFFICIAL INTENT UNDER TREASURY REGULATION  
1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY  
FOR CERTAIN ORIGINAL EXPENDITURES PAID IN  
CONNECTION WITH SPECIFIED PROJECTS.**

Moved by Halley, seconded by Hamilton

AYES: Halley, Hamilton, Rasmussen, Thompson, Revolinski, Anderson

**TO ADOPT RESOLUTION NO. 3417 ADOPTING  
CITY COUNCIL'S RULES OF PROCEDURE.**

Moved by Revolinski, seconded by Anderson

AYES: Revolinski, Anderson, Thompson, Rasmussen, Hamilton, Halley

**TO ADOPT RESOLUTION NO. 3418 OFFERING  
SUPPORT AND LOCAL MATCH COMMITMENT  
FOR PROPOSED HOUSING PROJECT ON THE  
SOUTHEAST PORTION OF THE CITY.**

Moved by Rasmussen, seconded by Thompson

AYES: Rasmussen, Thompson, Halley, Hamilton, Anderson, Revolinski

**TO PASS FROM THE SECOND READING TO THE  
THIRD READING OF ORDINANCE NO. 1145 PROVIDING  
THAT GENERAL PROPERTY TAXES LEVIED AND  
COLLECTED EACH YEAR ON ALL PROPERTY LOCATED  
WITHIN THE NORTH CAMPUS VILLAGE (PHASE V)  
URBAN RENEWAL AREA, IN THE CITY OF FAIRFIELD,  
COUNTY OF JEFFERSON, STATE OF IOWA, BY AND FOR  
BENEFIT OF THE STATE OF IOWA, CITY OF FAIRFIELD,  
COUNTY OF JEFFERSON, FAIRFIELD COMMUNITY  
SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE  
PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL  
AND INTEREST ON LOANS, MONIES ADVANCED TO AND  
INDEBTEDNESS, INCLUDING BONDS ISSUED OR THE BE  
ISSUED, INCURRED BY THE CITY IN CONNECTION WITH**

**THE NORTH CAMPUS VILLAGE (PHASE V) URBAN  
RENEWAL AREA (THE NORTH CAMPUS VILLAGE  
(PHASE V) URBAN RENEWAL PLAN).**

Moved by Rasmussen, seconded by Anderson

AYES: Rasmussen, Anderson, Revolinski, Thompson, Halley, Hamilton

**TO PASS FROM THE FIRST READING TO THE SECOND  
READING OF ORDINANCE NO. 1146 REPEALING AND  
REPLACING TITLE/SECTION 20.58 LODGING HOUSE  
REGULATIONS.**

COMMITTEE & BOARD REPORTS

Tom Thompson, Chair of Ways & Means, reported the committee had met and voted to not participate in trying to recoup commission charges from Two Rivers Insurance Company for health insurance.

Moved by Halley, seconded by Anderson

AYES: Halley, Anderson, Hamilton, Thompson, Revolinski, Rasmussen

**TO APPROVE AN ADMINISTRATIVE ½ DAY OF  
LEAVE THE DAY BEFORE THANKSGIVING AND  
ANOTHER ½ DAY LEAVE ON DECEMBER 23 FOR  
CHRISTMAS FOR CITY EMPLOYEES.**

CLOSED SESSION PER IOWA CODE 21.5 (j)

Moved by Thompson, seconded by Hamilton

AYES: Thompson, Hamilton, Rasmussen, Revolinski, Anderson, Halley

**TO ENTER INTO CLOSED SESSION AT 8:16 P.M.**

Moved by Hamilton, seconded by Revolinski

AYES: Hamilton, Revolinski, Halley, Anderson, Rasmussen, Thompson

**TO ENTER BACK INTO OPEN SESSION AT  
8:30 P.M.**

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Moved by Thompson, seconded by Anderson

AYES: Thompson, Anderson, Halley, Revolinski, Rasmussen, Hamilton

**TO APPROVE A PURCHASE AGREEMENT FOR  
LAND AT 2060 LIBERTYVILLE ROAD.**

Moved by Revolinski, seconded by Thompson

AYES: Revolinski, Thompson, Hamilton, Rasmussen, Halley, Anderson

**TO APPROVE A PURCHASE AGREEMENT FOR  
LAND ON PARCEL NO. 1002201008 ALONG  
LIBERTYVILLE ROAD.**

Moved by Halley, seconded by Thompson

AYES: Halley, Thompson, Anderson, Rasmussen, Hamilton, Revolinski

**TO APPROVE A PURCHASE AGREEMENT FOR  
LAND AT 2070 LIBERTYVILLE ROAD.**

Moved by Thompson, seconded by Rasmussen

AYES: Thompson, Rasmussen, Revolinski, Hamilton, Anderson, Halley

**TO APPROVE A PURCHASE AGREEMENT FOR  
LAND AT 2078 LIBERTYVILLE ROAD.**

Moved by Anderson, seconded by Thompson

AYES: Anderson, Thompson, Halley, Hamilton, Revolinski, Rasmussen

**TO APPROVE A PURCHASE AGREEMENT FOR  
LAND AT 2059 LIBERTYVILLE ROAD.**

ADJOURNMENT

Moved by Hamilton, seconded by Anderson

AYES: Hamilton, Anderson, Rasmussen, Revolinski, Halley, Thompson

**TO ADJOURN AT 8:34 P.M.**

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Submitted by:

Joy Messer  
City Clerk