

MINUTES OF THE FAIRFIELD CITY COUNCIL

January 27, 2020

The Fairfield City Council met in regular session on Monday, January 27, 2020 at 7:00 P.M. with Mayor Boyer presiding. Members present were: Gandy, Halley, Rasmussen, Twohill, Anderson, Ham and Flournoy.

Mayor Boyer announced the passing of former City employee and Council person Pauline Reeder. Mayor Boyer and Councilperson Rasmussen recalled her service and thanked her family.

CONSENT AGENDA

Moved by Flournoy, seconded by Gandy

AYES: Flournoy, Gandy, Twohill, Ham, Anderson, Rasmussen and Halley

**TO APPROVE THE MINUTES OF THE JANUARY 13, 2020  
REGULAR CITY COUNCIL MEETING.**

**TO APPROVE THE JANUARY 17, 2020 SPECIAL PAYROLL  
IN THE AMOUNT OF \$9,629.82.**

**TO APPROVE THE JANUARY 24, 2020 PAYROLL  
IN THE AMOUNT OF \$125,067.07.**

**TO ACCEPT THE LIBRARY BOARD MINUTES.**

**TO ADOPT RESOLUTION NO. 3797 AUTHORIZING  
FUND TRANSFERS.**

**TO APPROVE A LIQUOR LICENSE FOR HYVEE  
MEETING ROOM.**

**TO APPROVE A LIQUOR LICENSE FOR FAIRFIELD  
FAST & FRESH (OWNERSHIP).**

**TO APPROVE A LIQUOR LICENSE FOR HYVEE  
C-STORE (OWNERSHIP).**

**TO APPROVE OPERATING CLAIMS IN THE AMOUNT  
OF \$263,347.64.**

PUBLIC FORUM / APPEARANCES

Gloria Countryman of the Carnegie Historical Museum Board presented to Council their annual report and review their Capital Improvement Plan.

Moved by Flournoy, seconded by Twohill

AYES: Flournoy, Twohill, Ham, Gandy, Halley, Rasmussen and Anderson

**TO REFER TO PROPERTY COMMITTEE  
AS A LIASON TO WORK WITH THE CARNEGIE  
FOUNDATION WITH BUILDING IMPROVEMENTS.**

Moved by Anderson, seconded by Flournoy

AYES: Anderson, Flournoy, Ham, Twohill, Gandy, Halley and Rasmussen

**TO ACCEPT THE CARNEGIE HISTORICAL  
MUSEUM ANNUAL REPORT FOR 2019.**

RESOLUTIONS, ACTION ITEMS & ORDINANCES

Moved by Anderson, seconded by Flournoy

AYES: Anderson, Flournoy, Gandy, Twohill, Ham, Rasmussen, and Halley

**TO AWARD THE LIBRARY CHILLER  
REPLACEMENT PROJECT BID TO  
RMB CO., INC. OF IOWA CITY, IOWA  
IN THE AMOUNT OF \$107,245.00.**

Moved by Flournoy, seconded by Rasmussen

AYES: Flournoy, Rasmussen, Halley, Gandy, Anderson, Twohill, and Ham

**TO AWARD THE STREET IMPROVEMENTS /  
2020 OVERLAYS PROJECT BID TO  
NORRIS ASPHALT, OTTUMWA, IOWA  
IN THE AMOUNT OF \$132,868.44.**

Moved by Anderson, seconded by Gandy

AYES: Anderson, Gandy, Twohill, Flournoy, Rasmussen, Ham and Halley

**TO APPROVE AN ENGINEERING  
SERVICES AGREEMENT WITH FRENCH  
RENEKER ASSOCIATES FOR MERRILL /  
CARPENTER STREET RECONSTRUCTION  
PROJECT IN THE AMOUNT OF \$59,100.00.**

Chris Shires of Confluence presented to Council the proposed comprehensive plan.

Mayor Boyer announced this was the date and time set for a public hearing on the matter of the proposed comprehensive plan. Ann Walton of Lakeview Dr. stated she worked as a planner and after reading the comprehensive plan she presented to Council a spreadsheet of her detailed comments. Rick Shaddock addressed Council regarding his views on diversity. There were no other verbal or written objections, so the public hearing was closed.

Moved by Anderson, seconded by Flournoy

AYES: Anderson, Flournoy, Gandy, Twohill, Rasmussen, Ham, and Halley

**TO SET A SPECIAL CITY COUNCIL MEETING  
FOR MONDAY, FEBRUARY 10, 2020 AT 6:00 PM  
TO REVIEW THE LAST CHAPTER SUMMARIZATION  
OF THE GOALS, ACTION ITEMS & POLICY STATEMENTS  
IN THE PROPOSED COMPREHENSIVE PLAN.**

Mayor Boyer announced this was the date and time set for a public hearing on the matter of the annexation of 2094, 2096 & Parcel "B" Libertyville Road. There were no verbal or written objections, so the public hearing was closed.

Moved by Anderson, seconded by Gandy

AYES: Anderson, Gandy, Flournoy, Rasmussen, Twohill, Halley and Ham

**TO ADOPT RESOLUTION NO. 3798  
APPROVING ANNEXATION OF 2094,  
2096 & PARCEL "B" LIBERTYVILLE ROAD  
(REBLING ACRES ADDITION).**

Mayor Boyer announced this was the date and time set for a public hearing on the matter of entering into a development agreement with Kulp Fairfield, Iowa Partners, L.L.C., and Traffic Devices. There were no verbal or written objections, so the public hearing was closed.

Moved by Twohill, seconded by Rasmussen

AYES: Twohill, Rasmussen, Anderson, Flournoy, Gandy, Halley and Ham

**TO ADOPT RESOLUTION NO. 3799  
APPROVING AND AUTHORIZING THE  
EXECUTION OF A DEVELOPMENT AGREEMENT  
BY AND AMONG THE CITY OF FAIRFIELD, KULP  
FAIRFIELD, IOWA PARTNERS L.L.C., AND  
TRAFFIX DEVICES, INC.**

Mayor Boyer announced this was the date and time set for a public hearing on the matter of the adoption of the proposed Amendment No. 3 to the Highway #1/Highway#34 Bypass Urban Renewal Plan. There were no verbal or written objections, so the public hearing was closed.

Moved by Rasmussen, seconded by Ham

AYES: Rasmussen, Ham, Halley, Flournoy, Anderson, Gandy, and Twohill

**TO ADOPT RESOLUTION NO. 3800  
DETERMINING AN AREA OF THE CITY  
TO BE AN ECONOMIC DEVELOPMENT  
AREA, AND THAT THE REHABILITATION,  
CONSERVATION, REDEVELOPMENT,  
DEVELOPMENT OR A COMBINATION  
THEREOF, OF SUCH AREA IS NECESSARY  
IN THE INTEREST OF THE PUBLIC HEALTH,  
SAFETY OR WELFARE OF THE RESIDENTS  
OF THE CITY; DESIGNATING SUCH AREA  
AS APPROPRIATE FOR URBAN RENEWAL  
PROJECTS; AND ADOPTING THE AMENDMENT  
NO. 3 TO THE HIGHWAY #1/HIGHWAY #34  
BYPASS URBAN RENEWAL PLAN.**

Moved by Anderson, seconded by Gandy

AYES: Anderson, Gandy, Twohill, Rasmussen, Flournoy, Halley and Ham

**TO PASS FROM THE FIRST TO THE  
SECOND READING OF ORDINANCE  
NO. 1185 AMENDING ORDINANCE NOS.  
1064, 1106, AND 1168, PROVIDING THAT  
GENERAL PROPERTY TAXES LEVIED AND  
COLLECTED EACH YEAR ON ALL PROPERTY  
LOCATED WITHIN THE AMENDED HIGHWAY  
#1 / HIGHWAY #34 BYPASS URBAN RENEWAL  
AREA, IN CITY OF FAIRFIELD, COUNTY OF  
JEFFERSON STATE OF IOWA, BY AND FOR  
THE 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 TO BE ISSUED, INCURRED BY THE  
CITY IN CONNECTION WITH THE AMENDED  
HIGHWAY #1 / HIGHWAY #34 BYPASS URBAN  
RENEWAL AREA (AMENDMENT NO. 3 TO THE  
HIGHWAY #1 / HIGHWAY #34 URBAN RENEWAL PLAN).**

Moved by Anderson, seconded by Twohill

AYES: Anderson, Twohill, Gandy, Rasmussen, Flournoy, Halley and Ham

**TO PASS FROM THE SECOND TO THE  
THIRD READING ORDINANCE NO. 1184  
AMENDING DOWNTOWN PARKING  
RESTRICTIONS AS AMENDED.**

MAYOR REPORT

Mayor Boyer stated she would like to make the following appointments and reappointments to the various boards and committees.

Board of Adjustment

David Ballou - New

Beautification Commission

Caitlyn Daly - New

Fairfield Media Center

Neil Cunningham – Re-Appt.

Planning & Zoning Commission

Greg Hatchette - New

Moved by Halley, seconded by Flournoy

AYES: Halley, Flournoy, Gandy, Rasmussen, Anderson, Ham and Twohill

**TO APPROVE THE APPOINTMENTS AND RE-  
APPOINTMENTS TO THE VARIOUS BOARDS  
AS RECOMMENDED BY MAYOR BOYER.**

Mayor announced she would like to set a Saturday work session soon, it was scheduled for Saturday, February 29, 2020 at 9:00 AM. Also, Mayor would like a vote on referred items to Committees from now on.

Moved by Flournoy, seconded by Gandy

AYES: Flournoy, Gandy, Rasmussen, Halley, Ham, Anderson and Twohill

**TO REFER THE REVIEW OF MOWING CHARGES  
TO WAYS & MEANS COMMITTEE.**

COMMITTEE & BOARD REPORTS

Public Safety & Transportation Committee Chair Anderson reported on their meeting; amendments were made to Ordinance No. 1184 amending downtown parking restrictions; South 2<sup>nd</sup> Street parking concern, no action; recommendation of a reduced speed limit east of Crow Creek on East Burlington Avenue / Hwy 34 from 55 MPH to 45 MPH; recommendation of the five year street capital improvement plan and referring the bonding of such to Ways & Means Committee; and goal setting.

Moved by Flournoy, seconded by Twohill

AYES: Flournoy, Twohill, Halley, Ham, Rasmussen, Gandy and Anderson

**TO ACCEPT THE FIVE YEAR STREET  
CAPITAL IMPROVEMENT PLAN 2020 AS  
RECOMMENDED BY COMMITTEE.**

Economic Development Chair Halley reported the Committee had met on several items including the review of tax abatement policy, two-mile extra-territorial zoning, and setback regulations.

Moved by Halley, seconded by Anderson

AYES: Halley, Anderson, Twohill, Rasmussen, Gandy, Flournoy and Ham

**TO ACCEPT RECOMMENDATION OF THE  
ECONOMIC DEVELOPMENT COMMITTEE  
TO ALLOW CITY STAFF TO EXPLORE POSSIBLE  
AMENDMENTS TO SETBACK REGULATIONS.**

SEMCO City Representative Judy Ham reported on their minutes.

Moved by Gandy, seconded by Flournoy

AYES: Gandy, Flournoy, Ham, Anderson, Twohill, Halley and Rasmussen

**TO ACCEPT THE SEMCO MINUTES.**

Moved by Flournoy, seconded by Twohill

AYES: Flournoy, Twohill, Rasmussen, Anderson, Ham, Halley and Gandy

**TO ACCEPT THE PLANNING &  
ZONING COMMISSION MEETING  
MINUTES.**

City Engineer Melanie Carlson reviewed with Council the minutes from the Board of Adjustment meeting, stating she feels there is a need to review the portion of the Code regarding the construction of solar panels; she also alerted Council they have the ability to refer variance judgements back to Board of Adjustment if they feel necessary.

Moved by Flournoy, seconded by Ham

AYES: Flournoy, Ham, Anderson, Rasmussen, Gandy and Twohill

ABSTAIN: Halley

**TO REFER SOLAR PANEL PLACEMENT TO  
THE ENVIRONMENTAL & FRANCHISE  
UTILITIES COMMITTEE.**

Moved by Anderson, seconded by Twohill  
AYES: Anderson, Twohill, Ham, Gandy, Flournoy and Rasmussen  
ABSTAIN: Halley

**TO ACCEPT THE BOARD OF ADJUSTMENT  
MEETING MINUTES.**

Council person Halley introduced to Council the possibility of filing for a Department of Transportation Electrical Vehicle Charging Station Grant Application.

Moved by Flournoy, seconded by Anderson  
AYES: Flournoy, Anderson, Twohill, Halley, Ham, Rasmussen and Gandy

**TO REFER THE MATTER OF THE DEPARTMENT  
OF TRANSPORTATION ELECTRICAL VEHICLE  
CHARGING STATION GRANT APPLICATION TO  
ECONOMIC DEVELOPMENT COMMITTEE.**

ADMINISTRATOR & DEPARTMENT REPORTS

City Engineer Melanie Carlson reviewed with Council her project report.

ADJOURNMENT

Moved by Twohill, seconded by Anderson  
AYES: Twohill, Anderson, Ham, Halley, Gandy, Rasmussen and Flournoy

**TO ADJOURN AT 9:00 P.M.**

Submitted by:

Rebekah Loper  
City Clerk