

MINUTES OF THE FAIRFIELD CITY COUNCIL

June 11, 2018

The Fairfield City Council met in regular session on Monday, June 11, 2018 at 7:00 P.M. with Mayor Malloy presiding. Members present were: Gandy, Halley, Anderson, Hamilton and Thompson.

Absent: Rasmussen and Flourney

CONSENT AGENDA

Moved by Thompson, seconded by Hamilton

AYES: Thompson, Hamilton, Gandy, Anderson and Halley

**TO APPROVE THE MINUTES OF THE MAY 29, 2018  
REGULAR CITY COUNCIL MEETING.**

**TO APPROVE THE JUNE 1, 2018 PAYROLL IN THE  
AMOUNT OF \$117,233.77.**

**TO ACCEPT THE MAY FINANCE REPORT AND  
TRANSFERS.**

**TO APPROVE A PARK USE PERMIT FOR FIRST  
PRESBYTERIAN JAZZ WORSHIP SERVICE ON  
JULY 29, 2018.**

**TO ADOPT RESOLUTION NO. 3611 PROVIDING  
SEASONAL EMPLOYMENT IN THE STREETS DEPARTMENT.**

**TO ADOPT RESOLUTION NO. 3612 PROVIDING  
EMPLOYMENT IN THE PARK & RECREATION DEPARTMENT.**

**TO ADOPT RESOLUTION NO. 3613 PROVIDING  
PROMOTIONS IN THE FIRE DEPARTMENT.**

**TO APPROVE A LIQUOR LICENSE FOR LOGLI'S  
STORE.**

**TO APPROVE A LIQUOR LICENSE FOR SHOKAI.**

**TO APPROVE A LIQUOR LICENSE FOR HIDEAWAY PUB.**

**TO APPROVE OPERATING CLAIMS IN THE AMOUNT  
OF \$1,430,616.85.**

RESOLUTIONS, ACTION ITEMS & ORDINANCES

Moved by Thompson, Hamilton

AYES: Thompson, Hamilton, Halley, Gandy and Anderson

**TO APPROVE A PROFESSIONAL  
SERVICES AGREEMENT WITH  
MIDLAND GIS SOLUTIONS, LLC.**

Moved by Hamilton, seconded by Gandy

AYES: Hamilton, Gandy, Anderson, Halley and Thompson

**TO ADOPT RESOLUTION NO. 3614  
SUPPORTING A TAX ABATEMENT  
APPLICATION FOR 602 S 5<sup>TH</sup> ST.**

Mayor Malloy opened a public hearing for the Budget Amendment. There were no written or verbal objections, so the public hearing was closed.

Moved by Anderson, seconded by Thompson

AYES: Anderson, Thompson, Halley, Gandy and Hamilton

**TO ADOPT RESOLUTION NO. 3615  
AUTHORIZING THE BUDGET AMENDMENT.**

Moved by Thompson, seconded by Anderson

AYES: Thompson, Anderson, Gandy, Halley and Hamilton

**TO PROCEED WITH USDA RD  
AS A FUNDING SOURCE FOR  
THE SANITARY SEWER STEP II  
PROJECT.**

Mayor Malloy opened a public hearing on the matter of the plans, specifications, form of contract and engineering estimate for East Adams Avenue Phase II improvements. There were no written or verbal objections, so the public hearing was closed.

Moved by Hamilton, seconded by Gandy

AYES: Hamilton, Gandy, Anderson, Halley and Gandy

**TO APPROVE THE PLANS, SPECIFICATIONS,  
FORM OF CONTRACT AND ENGINEERING  
ESTIMATE FOR EAST ADAMS AVENUE  
PHASE II IMPROVEMENTS.**

Mayor Malloy announced this was time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Highway #1/Highway #34 Bypass Urban Renewal Plan. A consultation meeting was held on Tuesday, May 22 at 1:00 PM at City Hall with no other taxing entity in attendance. There were no written or verbal objections, so the public hearing was closed.

Moved by Thompson, seconded by Hamilton

AYES: Thompson, Hamilton, Halley, Anderson and Gandy

**TO ADOPT RESOLUTION NO. 3616 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. 2  
TO THE HIGHWAY #1/HIGHWAY #34 BYPASS  
URBAN RENEWAL PLAN.**

Mayor Malloy opened a public hearing on the first reading of an Ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Highway #1/Highway #34 Bypass Urban Renewal Plan. There were no written or verbal objections, so the public hearing was closed.

Moved by Hamilton, seconded by Gandy

AYES: Hamilton, Gandy, Halley, Anderson and Thompson

**TO PASS FROM THE 1<sup>ST</sup> TO THE 2<sup>ND</sup>  
READING OF ORDINANCE NO. 1168  
FOR THE DIVISION OF REVENUES UNDER  
IOWA CODE SECTION 403.19 FOR  
AMENDMENT NO. 2 TO THE HIGHWAY #1/  
HIGHWAY #34 BYPASS URBAN RENEWAL PLAN.**

Mayor Malloy announced this was time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Lincoln Avenue Urban Renewal Plan. A consultation meeting was held on Tuesday, May 22 at 1:00 PM at City Hall with no other taxing entity in attendance. There were no written or verbal objections, so the public hearing was closed.

Moved by Anderson, seconded by Gandy

AYES: Anderson, Gandy, Thompson, Hamilton and Halley

**TO ADOPT RESOLUTION NO. 3617 DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPEMENT, 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. 1 TO THE LINCOLN AVENUE URBAN RENEWAL PLAN.**

Moved by Thompson, seconded by Anderson

AYES: Thompson, Anderson, Gandy, Halley and Hamilton

**TO ADOPT RESOLUTION NO. 3618 APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT BY AND AMONG THE CITY OF FAIRFIELD, THE COUNTY OF JEFFERSON, AND THE FAIRIFELD COMMUNITY SCHOOL DISTRICT APPROVING THE EXTENSION OF THE DIVISION OF TAX REVENUE IN THE LINCOLN AVENUE URBAN RENEWAL AREA.**

Mayor Malloy announced this was time and place for a public hearing on the matter of a proposal to enter into a development agreement with Neighborhood Builders and Developers LLC. There were no written or verbal objections, so the public hearing was closed.

Moved by Gandy, seconded by Thompson

AYES: Gandy, Thompson, Hamilton, Halley and Anderson

**TO ADOPT RESOLUTION NO. 3619 APPROVING**

**AND AUTHORIZING EXECUTION OF A DEVELOPMENT  
AGREEMENT BY AND BETWEEN THE CITY OF FAIRFIELD  
AND NEIGHBORHOOD BUILDERS AND DEVELOPERS LLC.**

Moved by Hamilton, seconded by Gandy

AYES: Hamilton, Gandy, Anderson, Thompson and Halley

**TO AWARD CONTRACT TO DC CONCRETE &  
CONSTRUCTION LLC FROM DOUDS, IA FOR  
SOUTH COURT STREET PAVING PROJECT  
IN THE AMOUNT OF \$172,458.80.**

Mayor Malloy opened a public hearing on the second reading of Ordinance No. 1167 entering into a contract for natural gas with Alliant Energy. There were no written or verbal objections, so the public hearing was closed.

Moved by Anderson, seconded by Gandy

AYES: Anderson, Gandy, Hamilton, Halley and Thompson

**TO PASS THROUGH THE SECOND TO THE THIRD  
READING OF ORDINANCE NO. 1167 ENTERING  
INTO A CONTRACT FOR NATURAL GAS WITH  
ALLIANT ENERGY.**

Mayor Malloy opened a public hearing on the third and final reading of Ordinance No. 1166 repealing Ordinance No. 1056 (2010), No. 1069 (2011), and No. 1075 (2011) and amending and providing for speed limits on Hwy #1. There were no written or verbal objections, so the public hearing was closed.

Moved by Thompson, seconded by Gandy

AYES: Thompson, Gandy, Halley and Anderson

ABSTAIN: Hamilton

**TO PASS THROUGH THE THIRD AND FINAL  
READING OF ORDINANCE NO. 1166 REPEALING  
ORDINANCE NO. 1056 (2010), NO. 1069 (2011),  
AND NO. 1075 (2011) AND AMENDING AND  
PROVIDING FOR SPEED LIMITS ON HIGHWAY #1.**

COMMITTEE & BOARD REPORTS

Economic Development Committee Chairperson Hamilton reported the Committee had met regarding 102 S 23<sup>rd</sup> Street, he stated that more information was needed and the Committee will meet again.

ADMINISTRATOR & DEPARTMENT REPORTS

City Administrator Aaron Kooiker apprised the Council that Iowa Economic Development Association had contacted him to participate in a Downtown Exchange Program with the City of Muscatine. Each City would send a group to assess each other's downtown districts; each group would then report back with suggestions of items they liked and items they think needs work.

CLOSED SESSION PER IOWA CODE 2.5 (c)

Moved by Anderson, seconded by Hamilton

AYES: Anderson, Hamilton, Thompson, Halley and Gandy

**TO ENTER INTO CLOSED SESSION  
AT 7:44 P.M.**

Moved by Hamilton, seconded by Thompson

AYES: Hamilton, Thompson, Anderson, Halley and Gandy

**TO ENTER INTO OPEN SESSION  
AT 8:06 P.M.**

Moved by Anderson, seconded by Hamilton

AYES: Anderson, Hamilton, Gandy, Thompson and Halley

**TO OBTAIN A THIRD PARTY EVALUATION  
AS DISCUSSED IN CLOSED SESSION.**

ADJOURNMENT

Moved by Hamilton, seconded by Gandy

AYES: Hamilton, Gandy, Thompson, Anderson and Halley

**TO ADJOURN AT 8:07 P.M.**

Submitted by:

Rebekah Loper  
City Clerk