

AGENDA
REGULAR FAIRFAX CITY COUNCIL MEETING
6:00 PM, TUESDAY, SEPTEMBER 9, 2025
AT FAIRFAX CITY HALL –300 80TH STREET COURT

1. If you would like to participate via a conference call, at least 10 minutes before the meeting start time, you must call 425-436-6370 and enter this access code: 759797.

If you are having difficulty connecting to the meeting you can:

1. Send a text message to the conference dial-in number. Text "Help" to receive a text message with a temporary backup number. Tap the number in your text to dial it.
 2. Or you can text "Call Me" to receive a call that connects you with the dial-in.
 3. Once connected, enter your access code as normal.
2. Call to order
 3. Roll call
 4. Approval of Consent Agenda
 - a. Approve meeting agenda
 - b. Approve and place on file the City Council minutes dated August 11, 2025
[08-11-2025 Council Minutes](#)
 - c. Approve and place on file the City Council minutes dated August 12, 2025
[08-12-2025 Council Minutes](#)
 - d. Approve and place on file the City Council minutes dated August 25, 2025
[08-25-2025 Council Minutes](#)
 - e. Place on file the Parks and Beautification minutes dated August 14, 2025
[08-14-2025 Parks Minutes](#)
 - f. Approve place on file the Board of Adjustment minutes from August 19, 2025
[08-19-2025 BoA minutes](#)
 - g. Place on file the Planning and Zoning Commission minutes dated August 19, 2025
[P&Z Minutes 08-19-25](#)
 - h. Place on file the Library Board Minutes dated September 8, 2025
 - i. Approve and place on file Financial Reports
[08-2025 Treasurer's Report](#)
[08-31-2025 Cash Report](#)
[08-2025 Revenues by Fund](#)
[08-2025 Revenues by Source Grouping](#)
[08-2025 Revenues by Column and Row](#)
[08-2025 Expenses by Fund](#)
[08-2025 Expenses by Function](#)
[08-2025 Expenses by Column and Row](#)
[Utility Billing-UB Cash Summary-08_29_2025](#)
 - j. Correspondence
 5. Reports
 - a. Sheriff's Report
[Fairfax Sheriff's Report 09-09-25](#)
 - b. Library Department Report

[Library Dept Report August 2025](#)

- c. Fire Department Report
[9-2025 Council FD Monthly Report](#)
 - d. Building Department Report
[AUG. Building report](#)
[West Campus Trailer Layout](#)
 - e. Maintenance Department Report
[Maintenance Dept Report DATES August 6 2025 to September 6](#)
 - f. Water and Wastewater Department Report
[9-2025 Council Water and Wastewater Monthly Report](#)
 - g. Parks and Recreation Department Report
[09-09-25 Parks Report](#)
 - h. City Hall Department Report
[09-09-2025 City Hall Dept Report](#)
 - i. City Administrator's Report
[Admin](#)
[Future Airport Development Impact Area](#)
[Future Flight Path](#)
[FLUM 2024](#)
[Annex Agreement Map](#)
 - j. Mayor's Report
[Mayor's Activity Report September 9 2025](#)
 - k. Engineering
[HHE Engineering Services Report](#)
[HHE Engineering Fees Report](#)
[HHE September Invoices](#)
[Sanitary Sewer Extension Project to 6811 Williams Blvd - Preconstruction Meeting Minutes](#)
6. Presentation of information from Alliant Energy
[Fairfax City Council Mtg 9.9.25 - Alliant](#)
[Distance in Fairfax](#)
[Generator Plant Pic from Tom 9-8](#)
[Tom's Tour 20250904_150900](#)
[Tom's Tour Screenshot_20250904_150848_Sound Meter](#)
[decibel-level-chart](#)
[Tom's Tour 20250904_150502](#)
[Tom's Tour Screenshot_20250904_141435_Sound Meter](#)
[Tom's Tour 20250904_150705](#)
[Tom's Tour Screenshot_20250904_135745_Sound Meter](#)
[Tom's Tour Screenshot_20250904_150325_Sound Meter](#)
[Marshalltown Plant with Measurement](#)
7. Discussion of information regarding The Eastern Iowa Airport's future plans
[Fairfax Airport Planning Exhibit 08-18-25](#)
[CID Master Plan Pg 172](#)
[CID Master Plan Pg 174 Future Improvements](#)

[CID Sustainable Master Plan Pg 177 Proposed Runway](#)
[CID Sustainable Master Plan Pg 191 Parking](#)
[CID Sustainable Master Plan Pg275 Airport Zoning](#)
[CID Sustainable Master Plan Pg278 Future 3rd runway 9L-23R](#)
[CID Sustainable Materplan Pg294-299](#)

8. Public Hearing regarding amendment to the Fairfax Zoning Code Section 1.07.I.C M2: HEAVY INDUSTRIAL, Special Exceptions
[M2 Heavy Industrial District](#)
[PH NOTICE OF ZONING SECTION 1.07.I.C 09-09-25](#)
[P&Z Minutes 07-15-25](#)
[Email from Marie Schulte](#)
[no to exception](#)
[Clean-Wisconsin-Report-FINAL-4-10-25-1](#)
9. Consider **ORDINANCE 123 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.I.C. SPECIAL EXCEPTIONS**
[ORD 123 Zoning Section 1.07.I.C.3 M2 power station](#)
 - a. Consider motion to introduce and approve the first reading of **ORDINANCE 123 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.I.C. SPECIAL EXCEPTIONS**
 - b. Consider motion to suspend the rules requiring an ordinance be voted on for passage at two council meetings prior to this meeting with respect to **ORDINANCE 123**
 - c. Consider motion for final passage and adoption with respect to **ORDINANCE 123 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.I.C. SPECIAL EXCEPTIONS**
10. Public Hearing regarding amendment to the Urban Renewal Plan
[UR Hearing Notice 9-9-25](#)
[P&Z Minutes 08-19-25](#)
11. Consider **RESOLUTION** to Approve Urban Renewal Plan Amendment for the Fairfax Urban Renewal Area
[RES 2025-____ UR Plan Amendment](#)
12. Discussion and possible motion concerning copier proposals
[Email from Jeff with ABS](#)
[ABS City of Fairfax Presentation](#)
[Access Systems Fairfax City Hall - Proposal](#)
13. Discussion and possible motion regarding Gee Asphalt sample proposal
[Email from Lynn](#)
[Email from Chris about Gee Asphalt](#)
[GEE GSB-88 Product Platform Brochure](#)
[GSB-H Roadway Spec draft \(56% residue\)\(JL mod 09Sept2020\) 01272022](#)
[GoogleEarth_Image](#)
14. Discussion and possible motion regarding fire station siding
[Fairfax Fire Station Siding](#)

15. Discussion and possible motion concerning application from Traveling Tapster LLC for a 5-Day Class C Retail Alcohol License at 113 Williams Blvd.
[Traveling Tapster LLC 5-Day Class C License Application](#)
16. Consider **RESOLUTION** to approve Pay Application #3 for the Well #4 Project
[RES 2025-__ Water Supply Well No. 4 Improvements Pay App No. 3](#)
[Pay App No. 3 - Fairfax - Water Supply Well No. 4 Improvements](#)
17. Discussion and possible motion regarding the West Cemetery Road Intersection Project - Project Status Update
[Email from Shane](#)
[Email from Marianne](#)
[Boomerang](#)
18. Consider **ORDINANCE 125 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 65 STOP OR YIELD REQUIRED REGULATIONS**
[ORD 125 Stop lights Lefebure & 76](#)
 - a. Consider motion to introduce and approve the first reading of **ORDINANCE 125 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 65 STOP OR YIELD REQUIRED REGULATIONS**
 - b. Consider motion to suspend the rules requiring an ordinance be voted on for passage at two council meetings prior to this meeting with respect to **ORDINANCE 125**
 - c. Consider motion for final passage and adoption with respect to **ORDINANCE 125 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 65 STOP OR YIELD REQUIRED REGULATIONS**
19. Consider **ORDINANCE 126 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 47, PARK REGULATIONS**
[Banned activities in Parks](#)
[ORD 126 Parks Rules 09-09-2025](#)
 - a. Consider motion to introduce and approve the first reading of **ORDINANCE 126 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 47, PARK REGULATIONS**
 - b. Consider motion to suspend the rules requiring an ordinance be voted on for passage at two council meetings prior to this meeting with respect to **ORDINANCE 126**
 - c. Consider motion for final passage and adoption with respect to **ORDINANCE 126 AN ORDINANCE AMENDING THE FAIRFAX CODE OF ORDINANCES OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING CHAPTER 47, PARK REGULATIONS**
20. Discussion and possible motion concerning the process for hiring a Building Department Inspector/Zoning Administrator
[Bldg Posting 9-2025](#)
[Informational Sheet 9-2025](#)
[Building Department 09-2025](#)

21. Discussion and possible motion concerning Purchase Order for millings for Parking Lot Project
[Millings Information](#)
22. Discussion and possible motion concerning quotes for new mower
[Mower Quotes](#)
[Star Equipment](#)
[Blue Diamond](#)
[Pictures](#)
23. Discussion and possible motion concerning quotes for brine maker
[Brine Maker Quotes](#)
[Turbo Technologies](#)
[MK Rittenhouse](#)
[Frost Inc](#)
[Future Line](#)
[Accubrine LLC](#)
[Granite State](#)
24. Discussion and possible motion regarding adding Flock Safety License Plate Recognition Cameras
[Email from Doug Riniker](#)
25. Consider **RESOLUTION** authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$555,000 Water Revenue Bonds, Series 2025
[RES 2025-____ SRF Loan 9-9-25](#)
[Repayment Schedule \(Fairfax #37 2025\)-v1](#)
[Water Revenue LDA \(Fairfax #37 2025\)-v1](#)
[FDC \(Fairfax #37 2025\)-v2](#)
[Bond \(Fairfax #37 2025\)-v1](#)
26. Consider **RESOLUTION** setting a Public Hearing date for an Electric Franchise Ordinance with ITC
[RES 2025-____ Hearing Date for ITC Franchise](#)
[Fairfax Notice of Public Hearing\(ITC Transmission Franchise 2025\)](#)
[Understanding Your Electric Franchise 8.12.25](#)
27. Consider **RESOLUTION** to set a Public Hearing date to adopt an update of the Fairfax Code of Ordinances and the Fairfax Zoning Code
[RES 2025-____ Code Hearing Date](#)
28. Discussion regarding Eric Von Sprecken's hourly pay rate for adding Building Department Assistant duties
[Chris' Recommendation - Eric's Pay](#)
29. Consider **RESOLUTION** to approve employee compensation
[RES 2025-____ Payroll 09-09-2025](#)
30. Consider **RESOLUTION** authorizing signatures on City of Fairfax bank accounts
[RES 2025-____ Bank Accounts Signers 9-9-25](#)
31. Claims
 - a. Consider motion to approve the claims list dated September 9, 2025
[09-09-2025 Claims](#)

32. Discussion
 - a. Opportunity for Citizens not on the agenda
33. Mayor's Comments
34. City Administrator's Comments
35. City Clerk/Treasurer's Comments
36. Adjournment