

AGENDA
REGULAR FAIRFAX CITY COUNCIL MEETING
6:00 PM, TUESDAY, AUGUST 12, 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 July 8, 2025
[07-08-2025 Council Minutes](#)
 - c. Approve and place on file City Council minutes dated July 22, 2025
[07-22-2025 Council Minutes](#)
 - d. Place on file the Planning and Zoning Commission minutes dated July 15, 2025
[P&Z Minutes 07-15-25](#)
 - e. Place on file the Library Board Minutes dated July 7, 2025
[Library minutes 7-7-25](#)
 - f. Place on file the Library Board Minutes dated July 15, 2025
[07-15-2025 Library & Fdn Special Minutes](#)
 - g. Place on file the Library Board minutes dated August 4, 2025
[08-04-2025 Library Board Minutes](#)
 - h. Place on file the Parks and Beautification minutes dated July 10, 2025
[07-10-2025 Parks Minutes](#)
 - i. Approve and place on file Financial Reports
[07-31-2025 Treasurer's Report](#)
[07-31-2025 Cash Report](#)
[07-2025 Revenues by Fund](#)
[07-2025 Revenues by Source Grouping](#)
[07-2025 Revenues by Column and Row](#)
[07-2025 Expenses by Fund](#)
[07-2025 Expenses by Function](#)
[07-2025 Expenses by Column and Row](#)
[FY25 City of Fairfax Annual Outstanding Obligations Report](#)
[Utility Billing-UB Cash Summary-07_31_2025](#)
 - j. Correspondence
[Pipeline Safety Information](#)
[ENVIRONMENTAL FEE INCREASE NOTICE 2025_Signed](#)

[Email from Karen Kurt ECICOG](#)

5. Proclamation for the 19th Five Seasons Veterans' Stand Down on September 4, 2025
[Stand Down Proclamation 08-12-2025](#)
6. Reports
 - a. Sheriff's Report
[08-12-2025 Fairfax Sheriff's Report](#)
 - b. Library Department Report
[Library Dept Report July 2025](#)
 - c. Fire Department Report
[8-2025 FD Council Monthly Report](#)
 - d. Building Department Report
[Bldg Dept Report](#)
 - e. Maintenance Department Report
[Maintenance Dept Report DATES July 4 2025 to August 6 2025](#)
 - f. Water and Wastewater Department Report
[8-2025 Council Water and Wastewater Monthly Report](#)
 - g. Parks and Recreation Department Report
[08-25 Parks Report](#)
 - h. City Hall Department Report
[08-12-2025 City Hall Dept Report](#)
 - i. Mayor's Report
[Mayor's Activity Report August 12 2025](#)
 - j. Engineering
[HHE Engineering Services Report](#)
[HHE Engineering Fees Report](#)
[HHE August Invoices](#)
7. Public Hearing regarding an amendment to the Multi-Family District regulations in the Fairfax Zoning Code
[PH NOTICE OF ZONING Zero-lots 8-12-2025](#)
[Email from Dan](#)
[Scan_20250514](#)
[Scan_20250514_2](#)
[P&Z Minutes 05-20-25](#)
[P&Z Minutes 06-17-25](#)
[1.07.C RM Multi-Family Residential](#)
8. Consider **ORDINANCE 122 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.C.A.5 PERMITTED PRINCIPAL USES AND STRUCTURES**
[ORD 122 Zoning Section 1.07.C.A Zero-Lots](#)
 - a. Consider motion to introduce and approve the first reading of **ORDINANCE 122 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.C.A.5 PERMITTED PRINCIPAL USES AND STRUCTURES**
 - 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 122**

- c. Consider motion for final passage and adoption with respect to **ORDINANCE 122 AN ORDINANCE AMENDING THE FAIRFAX ZONING ORDINANCE OF 2017, OF THE CITY OF FAIRFAX, IOWA, BY AMENDING SECTION 1.07.C.A.5 PERMITTED PRINCIPAL USES AND STRUCTURES**
9. 6811 Williams Blvd - Sanitary Sewer Extension Project
- a. Consider **RESOLUTION** to enter into an Agreement for Sanitary Sewer Connection Fee with Keith A. and Bonnie M Kjosa
[Kjosa Sewer Connection Fee Agreement](#)
[RES 2025-__ Sanitary Sewer Agreement \(6811 Williams Blvd.\)](#)
[TEMPORARY CONTRUCTION EASEMENT AND TREE](#)
[REMOVAL - EXHIBIT B](#)
 - b. Consider **RESOLUTION** to enter into an Agreement for Easements for Sanitary Sewer Facilities with Keith A. and Bonnie M. Kjosa
[Kjosa Easement Agreement](#)
[RES 2025-__ Approving the Sanitary Sewer Easement Temp.](#)
[Construction Easement_SS Extension to 6811 Williams Blvd](#)
[SANITARY SEWER FACILITIES EASEMENT - EXHIBIT A](#)
 - c. Consider **RESOLUTION** to Award Contract for the project
[RES 2025-__ Awarding Sanitary Sewer Extension Project to 6811](#)
[Williams Blvd](#)
[Memo to Council - Quote Rcvd and Award Recommend](#)
[Sanitary Sewer Extension Project to 6811 Williams Blvd - Quote](#)
[Tab](#)
 - d. Consider **RESOLUTION** to approve Form of Contract for the project
[RES 2025-__ Approving Form of Contract SS Extension to 6811](#)
[Williams Blvd](#)
[6811 Contract](#)
10. Update and discussion of Alliant Energy's Proposed Power Generation Plant Information
[03-18-2025 P&Z Minutes and Draft Agreement](#)
[Airport Zoning Draft 8-22-23](#)
[Chapter 167 Airport Zoning Regulations](#)
[Iowa Chapter 329 Airport Zoning](#)
[Stack Height Calculations](#)
[Email from Marty Lenss](#)
[Letters to Cedar Rapids Airport Commission](#)
[Letter from AOPA](#)
[Kristine Kuester Email](#)
11. Consider **RESOLUTION** to approve a Change Order #3 and Purchase order 2025-38 for the fire truck purchase
[RES 2025-__ Fire Truck CO #3](#)
[Change Order for Fire Truck](#)
12. Fire Station Addition Project
- a. Consider **RESOLUTION** to award contract to Eastern Iowa Building for \$177,670
[RES 2025-Awarding Fire Station Addition Project](#)

Fire Station Addition Comp Quotes

- b. Consider **RESOLUTION** to approve the Form of Contract for the project
[RES 2025- Approving Eastern Iowa Building Agreement 2025 Fire Station Addition Agreement](#)
13. Discussion and possible motion concerning employment contract for the new City Administrator
14. Discussion and possible motion concerning an easement request on city property from South Slope
[Proposed South Slope easement](#)
15. Discussion and possible motion concerning the Sons of the American Legion to run the concession stand during the Leon Evan's Cruise-In on October 11
[2025 request to run the concession stand](#)
[2025 FYSA partnership agreement](#)
16. Consider **RESOLUTION** to approve IDOT Application and Agreement for Use of Highway Right-of-Way for Utilities Accommodation from Midwest Underground for South Slope
[RES 2025- Application Agreement for Use of Highway ROW for Utilities \(Midwest Underground 08-12-25\)](#)
[2025-038 Feed 690 Williams Blvd DOT Permit NEW ROUTE](#)
[2025-038 Feed 690 Williams Blvd CR New Route](#)
17. Consider **RESOLUTION** to approve IDOT Application and Agreement for Use of Highway Right-of-Way for Utilities Accommodation from Ervin Cable Construction, LLC
[RES 2025- Application Agreement for Use of Highway ROW for Utilities \(Ervin Cable 8-12-25\)](#)
[IDOT Permit Ervin Cable 8-12](#)
18. Discussion and possible motion concerning having Eric Von Sprecken take on duties as needed to assist the Building Administrator
19. Consider **RESOLUTION** to approve a Plat of Isabell Second Addition to Linn County, Iowa
[RES 2025- Isabel 2nd Addition Plat 08-12-25](#)
[Isabell 2nd Addition Plat](#)
20. Discussion and possible motion to appoint Scott Sellner to the Fairfax Planning and Zoning Commission
[Email from Scott Sellner](#)
21. Consider **RESOLUTION** to amend the Hall and Hall Engineers Services Agreement for additional design and bidding services on the Eagleview Drive, West Cemetery Road, Highway 151 Intersection Realignment and utilities Extension Project
[RES 2025- Approving the Sanitary Sewer Easement Temp. Construction Easement SS Extension to 6811 Williams Blvd](#)
[Amendment No 1 - Eagleview, W. Cemetery, Hwy 151 Intersection & Utility Ext Proj.](#)
22. Consider **RESOLUTION** to accept the work performed by Municipal Pipe Tool Co. for the Sanitary Sewer Rehabilitation - CIPP Lining Project, approve the Balancing Change Order, and approve the Retainage Pay Application
[RES 2025- Sanitary Sewer Rehab CIPP Lining Acceptance of Work Retainage Pay App](#)
[Sanitary Sewer Rehabilitation CIPP Lining - Recommendation to Accept Work](#)
[Balancing Change Order - Fairfax - Sanitary Sewer Rehabilitation CIPP Lining](#)

[Pay App No. 3 - Retainage - Fairfax - Sanitary Sewer Rehabilitation CIPP Lining](#)
[Sanitary Sewer Rehabilitation CIPP Lining - Maintenance Bond](#)

23. Consider **RESOLUTION** to approve Pay application #2 from Schrader Excavating & Grading Co for the Water Supply Well No. 4 Project
[RES 2025-__ Water Supply Well No. 4 Improvements Pay App No. 2](#)
[Pay App No. 2 - Fairfax - Water Supply Well No. 4 Improvements](#)
24. Consider **RESOLUTION** to approve the Form of Contract for the Heartland Heights Park Restroom & Pavilion Project with Peak Construction
[RES 2025-__ HH Park Restrooms Pavilion Contract](#)
[Contract - HH Park Restrooms & Pavilion Project](#)
25. Consider **RESOLUTION** to approve Amendment #1 to the Hall and Hall Professional Services Agreement for providing additional design engineering and administration, quote solicitation, and construction administration and observation services for the Heartland Heights Park Restroom & Pavilion Project
[RES 2025-__ Professional Services Agreement Amendment No. 1 HH Park Restrooms Pavilion](#)
[Amendment No 1 - Heartland Heights Park Restrooms & Pavilion - Partially Executed](#)
26. Discussion and possible motion about city hall software purchase
[Fairfax IA Updated Quote 2025-08-12](#)
[Email from Edmunds Costs Revisions](#)
[Fairfax IA Quote - 7_11_2025](#)
[LOST Fund Report 06-30-2025](#)
27. Consider **RESOLUTION** Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Fairfax Urban Renewal Area
[RES 2025-__ Set UR Hearing Date](#)
[UR Plan Amend \(Fairfax #44 2025\)-v1](#)
28. Consider **RESOLUTION** for Annual Appropriation for Debt
[RES 2025-__ Annual Appropriation](#)
29. Consider **RESOLUTION** for transfers
[RES 2025-__ Transfers 08-12-2025](#)
30. Claims
 - a. Consider motion to approve the claims list dated August 12, 2025
[08-12-2025 Claims](#)
31. Discussion
 - a. Opportunity for Citizens not on the agenda
32. Mayor's Comments
33. City Clerk/Treasurer's Comments
34. Adjournment