

## REGULAR MEETING

The Fairbank City Council met in a budget workshop at 5:30 PM and then regular session following at 6:00 PM on Monday February 26, 2026. Members present: Williams, Erickson, T. Woods, and Gruetzmacher. Absent: R. Woods and Mayor Kayser. Also, present at City Hall: Heather Prendergast, Attorney; Hunter Robinson, Police Chief; Lonnie Brewer, Public Works; Michelle Laube, Deputy Clerk; and Brittany Fuller, City Clerk.

During the budget workshop, the council discussed potential FY2027 budget numbers and information regarding the proposed property tax levy notice page.

In the absence of the Mayor and Mayor Pro-tem, Councilwoman Erickson called the meeting to order at 6:00 PM with the Pledge of Allegiance.

Motion by Williams, second by T. Woods to approve the agenda. Motion carried.

Motion by Williams, second by Gruetzmacher to open the public hearing on the rezoning request for the property located at 404 Forest Street from R-1 to R-2. Motion carried. There were no comments received. Motion by Gruetzmacher, second by T. Woods to close the public hearing at 6:02 PM. Motion carried.

Motion by Gruetzmacher, second by T. Woods to approve the following consent agenda items as presented: February 9<sup>th</sup> Regular Meeting Minutes, Approving **Resolution 2026-06 – Resolution Setting Time and Place for a Public Hearing Concerning a Tax Statement Showing the Proposed Tax Levies for Fiscal Year 2026-2027 Budget** - The public hearing was set for Monday March 23<sup>rd</sup> at 6:00 PM, Approve Outerbanks Liquor License, Set Spring Clean-up Day for May 11<sup>th</sup> and Fall Clean-up Day for October 5<sup>th</sup>, and Set Budget Workshop for March 9<sup>th</sup> at 5:30 PM. Motion carried.

There was no one present for the informal public comment section.

Discussion was held regarding the 657A property located at 506 Patterson Street. Attorney Prendergast stated that, if the property were to be sold, the council has the right to discuss pricing in closed session and recommended doing so. Councilman Gruetzmacher asked about obtaining photographs of the property and possibly listing it on Zillow. Councilman Williams asked about placing covenants on the property. Attorney Prendergast shared that she has worked with two communities that utilized a realtor for the sale of similar properties and stated the process was smooth and worked well and that the council could put covenants on the property. She explained that realtors are familiar with the market and can handle negotiations. Motion by Erickson, second by Gruetzmacher, to instruct the clerk to contact realtors by email and request letters of interest, including proposed fees for services. Roll call vote- Ayes: Erickson, Gruetzmacher, T. Woods, and Williams. Nays: None. Motion carried.

Justin Steinlage and John Fels with the Fayette County Fair Board were present to inquire about the city participating in a sponsorship again this year to help provide a free carnival for everyone during the fair. The fair will be held July 21<sup>st</sup> through July 25<sup>th</sup>. Due to recent discussions regarding interpretations of state law on the use of city tax dollars for donations, the attorney and clerk advised the council that it was not advisable to approve a donation that does not directly provide a public purpose for Fairbank. Councilwoman Erickson suggested that maybe one of the other organizations in town might be interested in providing a sponsorship, noting that the free carnival provides a valuable opportunity for the community but sees why it might not be considered a public purpose for Fairbank specifically. Motion by Williams, second by T. Woods to investigate the possibility of a donation for this year. Motion carried.

Lonnie Brewer arrived at 6:28 PM.

Motion by Gruetzmacher, second by Erickson to approve the IDOT five year maintenance agreement. Motion carried.

An ordinance needed to be read regarding amending the official zoning map after the public hearing had been completed for the rezoning of 404 Forest Street from R-1 to R-2. Motion by Williams, second by T. Woods to approve the first reading of Ordinance 378 – Ordinance Amending Official Zoning Map. Motion carried.

Motion by T. Woods, second by Williams to waive the second and third readings of Ordinance 378 – Ordinance Amending Official Zoning Map regarding rezoning 404 Forest Street from R-1 to R-2. Motion carried.

Motion by T. Woods, second by Williams to adopt Ordinance 378. Motion carried.

During the council/mayor comments, Councilman Gruetzmacher stated that when the weather improves, they hope to make further progress on the batting cage at the ball diamond.

During the department reports, Chief Robinson said that he had a couple of things to update the council on. A community member inquired about the age requirement in the city's golf cart ordinance, currently set at age 18, and asked about amending it to state age 16 with a valid driver's license. The council saw no problems with that and it will be discussed at a future meeting. Chief Robinson also mentioned that he is considering hiring another part-time employee and will present more information to the council when available. Additionally, the department will continue to monitor e-scooters and e-bikes that are being driven in town to ensure operators follow applicable rules and laws. Lonnie stated that the televising and jetting around the Roxanne Drive neighborhood was going to start up again on Monday. He also reported that there was an issue with the lift station on Grove Street. The backflow preventers were stuck and when they were looking into the reasoning and unclogging it, they found it was full of items that should not be flushed. He also reported that winter had arrived again and the council thanked them for their clean-up and that the town looked really good especially compared to other communities that they had driven through. City Clerk Fuller reported that Michelle Laube was just informed that her certification was approved and that she is now a certified finance officer as well as a certified city clerk. The council was very happy to hear that. She also reported that utilities would be discussed during the next budget meeting if anyone had something they were thinking about and to bring those to that meeting.

Motion by Williams, second by T. Woods to adjourn the meeting at 6:54 PM. Motion carried.

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Jason Kayser, Mayor

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Brittany Fuller, City Clerk