

REGULAR MEETING

The Fairbank City Council met in regular session on Monday August 11, 2025. Mayor Kayser called the meeting to order at 6:00 PM with the Pledge of Allegiance. Members present: Williams, Erickson, T. Woods, and Gruetzmacher. Absent: R. Woods. Also, present at City Hall: Hunter Robinson, Police Chief; Nick Kuker, Public Works Director; Michelle Laube, Deputy Clerk and Brittany Fuller, City Clerk.

Motion by Gruetzmacher, second by Williams to approve the agenda. Motion carried.

Motion by Gruetzmacher, second by T. Woods to open the public hearing at 6:02 PM on the proposed expansion of the Fairbank Urban Renewal Area. Motion carried. As discussed at the first meeting in July, this would amend the Fairbank Urban Renewal Plan by adding the property of 99 East Main Street. There were no comments received orally. The Fairbank Planning & Zoning Commission submitted a letter stating that the addition to the Fairbank Urban Renewal Plan would conform to the Fairbank Zoning Ordinance and is consistent with the City's Comprehensive Plan. Motion by T. Woods, second by Gruetzmacher to close the public hearing at 6:03 PM. Motion carried.

Motion by Gruetzmacher, second by T. Woods to approve **Resolution 2025-27 – Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Fairbank Urban Renewal Area**. Roll call vote- Ayes: Gruetzmacher, T. Woods, Erickson, and Williams. Nays: None.

Motion by Gruetzmacher, second by Erickson to approve the first reading of Ordinance 376 – An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the August, 2025 Addition to the Fairbank Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Roll call vote- Ayes: Gruetzmacher, Erickson, T. Woods, and Williams. Nays: None.

Motion by Erickson, second by T. Woods to approve waiving the second and third readings and to pass and approve Ordinance 376. Roll call vote- Ayes: Erickson, T. Woods, Williams, and Gruetzmacher. Nays: None.

Motion by T. Woods, second by Gruetzmacher to approve **Resolution 2025-28 – Resolution Authorizing Economic Development Grant Agreement with Garana, Inc. and Authorizing Internal Advance for Funding of Economic Development Grant Thereunder**. The grant to Costa's Sports Bar and Grill was approved for \$30,000.00 and will be paid out of natural gas and electric but will then be reimbursed using TIF revenues. Roll call vote- Ayes: T. Woods, Gruetzmacher, and Erickson. Nays: None. Abstain: Williams. Councilman Williams abstained from voting due to a conflict of interest, as he is employed by the financial institution utilized by Garana, Inc.

Motion by T. Woods, second by Williams to approve the following consent agenda items as presented: July 28th Regular City Council Minutes, Treasurer's Report for July 2025, and the payment of bills. The bill listing will be placed at the end of the minutes. Roll call vote- Ayes: T. Woods, Williams, Erickson, and Gruetzmacher. Nays: None.

The Treasurers Report for the Month of July 2025: Revenues - General, \$65,972.29; Special Revenue, \$29,931.54; TIF, \$350.37; Capital Projects, \$34.88; Permanent Funds, \$18.24; Proprietary, \$177,842.14; and Transfers In, \$28,055.00. Disbursements - General, \$89,803.01; Special Revenue, \$11,126.18; Proprietary, \$139,473.65; Capital Projects, \$3,292.50; and Transfers Out, \$28,055.00. Balance on hand at close of business on July 31, 2025 was \$5,787,316.89.

There were no comments during the informal public comment section.

Maggie Burger with Speer Financial was present to discuss the bond sale from earlier in the day and she stated that three bids were received for the \$1 million of general obligation corporate purpose bonds. The best bid received was from UMB Bank out of Kansas City, MO for \$1,004,938.25 with a true interest rate of 3.9061%. UMB Bank was assisted in the bidding process by Northeast Security Bank. She also presented the updated final debt service schedule showing the first principal payment due June 1, 2027. Motion by T. Woods, second by Erickson to approve **Resolution 2025-29 – Resolution Awarding General Obligation Corporate Purpose Bonds, Series 2025**. The bonds were awarded to UMB Bank. Roll call vote- Ayes: T. Woods, Erickson, and Gruetzmacher. Nays: None. Abstain: Williams. Councilman

Williams abstained from voting due to a conflict of interest, as he is employed by the financial institution involved in the awarded bid.

Motion by Gruetzmacher, second by Williams to approve the third reading of Ordinance 375 – Electric Rates. Roll call vote- Ayes: Gruetzmacher, Williams, T. Woods, and Erickson. Nays: None.

Motion by T. Woods, second by Erickson to approve the passing of Ordinance 375 – Electric Rated. Roll call vote- Ayes: T. Woods, Erickson, Gruetzmacher, and Williams. Nays: None.

The annual reports were received from Aegion/Corrpro and the city engineer reviewed them. Jon Beidermen mentioned that the interior to the water tower was in very good condition and that could be because the protection that has been provided to us is working. He mentioned most water towers need re-coated after 15 years and that ours was still in very good condition. Motion by Williams, second by T. Woods to approve the contract again with Aegion/Corrpro for the City's annual water tower maintenance. Roll call vote- Ayes: Williams, T. Woods, Gruetzmacher, and Erickson. Nays: None.

The council discussed the next steps for the property at 506 Patterson Street. They would like to run a few things by Attorney Prendergast, and this will be discussed at the next meeting.

There was a pay estimate submitted to the city for the Fourth Street Sidewalk Project. The detailed payment report showed a payment of \$950.60 due to Midwest Concrete, Inc. for the work that had been completed up to August 4th. Motion by Gruetzmacher, second by Williams to approve Payment #1 for \$950.60 to Midwest Concrete, Inc. Roll call vote- Ayes: Gruetzmacher, Williams, Erickson, and T. Woods. Nays: None.

During the council/mayor comments, Councilwoman Erickson said that she had been getting quite a few complaints about the mowing at the Ball Diamond with one being grass blown into the volleyball courts. The council felt that maybe they could get Randy's Lawn Care to come to the next meeting to discuss some of the things that have been seen. Since nobody was able to attend the grant awards celebration with Buchanan County, Councilman Gruetzmacher wanted to thank the Buchanan County Community Foundation for the \$20,000.00 grant that was received for the Veteran's Park Shelter Upgrade Project. He also asked if Nick could get the scoreboards installed by the end of August.

During the department reports, Nick stated that he had attended an emergency training about natural gas and also Rod from IAMU was in town to do a leak survey that past week. The Outer Road natural gas project was getting closer to being done. He mentioned that the project has been a source of great training for both Lonnie and Ken. He also reported that the Fourth Street Sidewalk Project had been started earlier that day. Police Chief Robinson stated that he had been busy doing some office work and cleaning. He asked if the council was interested in holding on to the old AED and it was thought that maybe it could be used somewhere. The body camera that was ordered also needed to get a charger and docking station for it and he had been working on that. He also asked about firearms training and the council wanted him to gather some more information to see if they would be interested in him going to training to be able to train the city's officers with their firearms.

Motion by Williams, second by T. Woods to adjourn the meeting at 6:55 PM. Motion carried.

Bills for the Month of August 2025

Aegion/Corrpro, Annual Water Tower Inspection	\$ 1,080.00
Amazon Capital Services, Supplies/Equipment	\$ 451.11
Arnold Motor Supply, Supplies	\$ 4.19
Black Hawk Health Department, Annual Inspection	\$ 418.00
Blackhawk Automatic Sprinklers, Annual Backflow Testing	\$ 300.00
BMC Aggregates L.C., Volleyball Sand	\$ 2,201.69
Bodensteiner Implement Co., Services	\$ 186.38
Bound Tree Medical, LLC., Ambulance Supplies	\$ 677.66
Lonnie Brewer, Cell Phone Reimbursement	\$ 75.00
Buchanan County Economic Development, FY26 Dues	\$ 2,363.50
Butler County Rec, Electric	\$ 79,940.98
Butler County Rec, Services	\$ 1,834.14
Carrico Aquatic Products, Supplies	\$ 256.06
Casey's General Store, Gas	\$ 789.00

Clayton Energy Corporation, Natural Gas	\$ 2,120.61
Clayton Energy Corporation, Reservation Invoice	\$ 6,443.62
D & S Portables, Inc., Rentals	\$ 3,715.00
Davis Lawn Service, Services	\$ 1,770.00
Delta Dental of Iowa, August Premium	\$ 21.96
Don's Truck Sales, Services	\$ 1,469.60
Edmunds Govtech, Inc., Subscription	\$ 20,000.00
Electrical Engineering & Equip, Services	\$ 826.04
Emma Menzel, Utility Deposit Refund	\$ 200.00
Fairbank Postmaster, Utility Bills Postage Aug 2025	\$ 170.80
City of Fairbank, Electric & Gas	\$ 7,535.29
Fehr Graham, Engineering Fees	\$ 4,177.94
Brittany Fuller, Cell Phone Reimbursement	\$ 75.00
Gordon Flesch Company Inc., Copier/Printer Maintenance	\$ 176.34
Cory Hartmann, Services	\$ 240.00
IA Dept of Natural Resources, Permit Fee	\$ 210.00
IAMU, Leak Survey	\$ 1,558.50
INRCOG, FY 26 Dues	\$ 599.94
Iowa Law Enforcement Academy, Training	\$ 10.00
Iowa One Call, Locates	\$ 122.50
Iowa Regional Utilities Assoc., Water	\$ 9,391.57
Iowa Sport Supply, Supplies	\$ 191.50
Iowa Utilities Commission, Direct Assessment Charges	\$ 1,151.25
John Deere Financial, Supplies	\$ 185.05
Ken Schnor, Cell Phone Reimbursement	\$ 75.00
Kluesner Sanitation, LLC., August Pick-Up Fees	\$ 7,777.00
Nick Kuker, Cell Phone Reimbursement	\$ 75.00
Kwik Trip Inc., Gas	\$ 80.23
Michelle Laube, Cell Phone Reimbursement	\$ 75.00
Little Wapsie Communications, Static IP Addresses	\$ 64.06
MercyOne Waterloo Medical Center, Drug Testing	\$ 30.00
Meyer's Custom Chevy, Services/Supplies	\$ 1,250.00
Microbac Laboratories, Inc., Testing	\$ 719.50
Midwest Concrete Inc., Fourth Street Sidewalk	\$ 950.60
Modern Building Products, Supplies	\$ 713.21
Murphy Tractor & Equipment Co., Services	\$ 668.54
Myers-Cox Co., Concessions	\$ 330.50
NE Security Bank, Payroll Processing Fee 7/1/25	\$ 10.00
NE Security Bank, Payroll Processing Fee 7/15/25	\$ 9.30
NE Security Bank, Utility ACH Service Charge	\$ 10.00
NE Security Bank, Non-Sufficient Check Charge	\$ 4.00
NSB/HSA - H S A Contributions	
NSB/HSA- H S A Payroll Deductions	\$ 100.00
Oelwein Publishing, Publishings	\$ 415.39
City of Fairbank, Replenish Postage Fund	\$ 22.44
Premier Technology, Services	\$ 187.90
Quick Med Claims, Ambulance Billing	\$ 387.33
Randy's Lawn Care & Snow Removal, Services	\$ 3,125.00
Roberts, Stevens, Prendergast, Attorney Fees	\$ 1,235.00
Roto Rooter Sewer-Drain Service, Services	\$ 1,072.50
Sam's Club Mc/Synco, Concessions	\$ 728.73
Scott Pharmacy, Ambulance Supplies	\$ 5.00
Signs & More LLC, Banners	\$ 422.76
Stan's Small Engine Repair, Services	\$ 423.55
Steve Vine, Services	\$ 420.00
Storey Kenworthy/Matt Parrott, Utility Bills/Supplies	\$ 543.97

Sun Life Assurance Comp, Life Policies	\$ 88.05
Treasurer-State of Iowa, July 25 Sales Tax	\$ 2,893.43
Treasurer State of Iowa, July 25 WT Excise Tax	\$ 1,473.19
Turf & Landscape, Inc., Services	\$ 1,820.00
U. S. Treasury, 941 Taxes	\$ 6,543.12
U.S. Bank, June PEFA Commodity	\$ 2,681.40
UnityPoint Clinic-Occupational, Drug Testing	\$ 42.00
Verizon Wireless, Cell Phones	\$ 170.18
Visa, Microsoft/Conference/AVAYA Phone System	\$ 1,209.95
Wellmark, August Premium	\$ 3,025.28
Wilnat, Inc., Equipment	\$ 1,130.43
Windstream Enterprise, Gas Alarm Phone Line	\$ 68.26
The Fairbank Library Board Approved the Following Bills on July 2, 2025:	
Amazon Capital Services, Books & Supplies	\$ 301.77
Baker & Taylor Inc., Books	\$ 559.91
Angela Berg, Mileage/Reimbursement	\$ 76.34
Brock Berg, Services	\$ 160.00
Davis Lawn Care, Services	\$ 61.00
City of Fairbank, Electric & Gas	\$ 154.18
Overdrive, Inc., EBooks	\$ 566.64
Pratt's Pest Control, Services	\$ 45.00
Premier Technology, Services	\$ 546.25
NE Security Bank, Payroll Processing Fee 7/15/25	\$ 0.70
Storey Kenworthy/Matt Parrott, Supplies	\$ 25.87
US Cellular, Hotspots	\$ 118.56
Visa, AVAYA Phone System/Microsoft Email Accounts	\$ 52.71

Jason Kayser, Mayor

Brittany Fuller, City Clerk