

persons, or 12.1 percent. Persons per unit therefore decreased by 0.3 persons per unit--from 2.69 in 1970 to 2.39 in 1990.

Vacancy and Occupancy

Vacancy rates in Fairfield were slightly lower than the state average and about in the middle among similar sized cities (see Table 2). Of Fairfield's 4,087 housing units, 94.3 percent were occupied (a 5.7 percent vacancy rate). This compares with a state average of 6.9 percent, and a range among similar sized cities of from 3.1 percent (in Grinnell) to 9.3 percent (in Keokuk).

Of all units, 38.2 percent (1,561 units) were renter-occupied and 56.1 percent (2,293 units) were owner occupied. The percentage of renter-occupied units is considerably higher than the state average and among similar sized cities. This very low rate of home ownership (and the corresponding high rate of renter occupancy) may be partly explained later in the housing costs section of this chapter. Briefly, the relatively high cost of housing in Fairfield (compared to incomes) may put home ownership beyond reach of more households.

TABLE 2 HOUSING OCCUPANCY RATES 1990 (Percent)

	Owner Occupied	Renter Occupied	Vacant	Total
Grinnell	63.0	33.9	3.1	100
Keokuk	61.3	29.4	9.3	100
Mount Pleasant	64.3	31.5	4.2	100
Oskaloosa	60.8	32.7	6.5	100
Washington	64.1	31.3	4.6	100
Fairfield	56.1	38.2	5.7	100
State of Iowa	65.2	27.9	6.9	100

Source: U.S. Census Bureau

Age

Housing in Fairfield is, in general, older than that found in the state as a whole. Forty-two percent of the housing in Fairfield was built before 1940, whereas for the state, that figure is 35 percent. In 1990, the median age of housing structures was 40 years old. The state median age of housing was 35 years old.

However, the percentage of new housing built in Fairfield exceeded the state average from 1980 to 1988 (see Table 3).

TABLE 3 PERCENT OF HOUSING BY YEAR BUILT 1990

<u>Year Built</u>	<u>Fairfield</u>	<u>Iowa</u>
1989 to March 1990	0.7	1.0
1985 to 1988	6.5	3.2
1980 to 1984	9.0	5.8
1970 to 1979	10.5	20.2
1960 to 1969	11.5	14.0
1950 to 1959	12.4	12.9
1940 to 1949	7.0	7.9
1939 or earlier	42.4	35.0
Total	100.0	100.0

Source: U.S. Census Bureau

Condition

A windshield survey of individual residential structures in Fairfield was conducted in 1991 by the Area XV Planning Commission. Structures were classified using the following categories: 1 (Good), 2 (Fair), 3 (Deteriorated, 3.5 (Dilapidated-Occupied), and 4 (Dilapidated-Vacant). (See Appendix for definitions of classifications). Eighty-nine percent of the structures were in good or fair condition, while 11 percent were in deteriorated or dilapidated condition (see Table 4).

TABLE 4 HOUSING CONDITION IN FAIRFIELD

<u>Classification and Rating</u>	<u>Number of Structures</u>	<u>Percent of Structures</u>
1 (Good)	750	36
2 (Fair)	1,103	53
3 (Deteriorated)	194	10
3.5 (Dilapidated-Occu.)	10	0.5
4 (Dilapidated-Vacant)	10	0.5
Total	2067	100

Source: Area XV Planning Commission Windshield Survey 1991

HOUSING COSTS

Housing costs determine what kind of housing people can afford to buy or rent from the market.

Comparison of similar sized cities

The median value of owner occupied homes in Fairfield was \$50,300. Of six similar-sized cities (Grinnell, Keokuk, Mount Pleasant, Oskaloosa, Washington, and Fairfield), only Grinnell was higher. Fairfield was also higher than the statewide median value of \$45,900. The rental cost in Fairfield was the highest of all six similar-sized communities. However, there was only a slight difference between the state and Fairfield in median contract rent, which in 1990 was \$337 per month in Fairfield and \$336 for the State as a whole (see Table 5). While this difference by itself is minor, it becomes more significant when income is taken into account.

TABLE 5 HOUSING COSTS OF SIMILAR SIZED CITIES 1990

City	OWNER OCCUPIED UNITS		RENTAL UNITS	
	Median Value	Paying 30% or more of Income	Median Gross Rent	Paying 30% or more of Income
Grinnell	\$55,200	15.3	\$322	28.0
Keokuk	\$31,900	15.5	\$283	42.8
Mount Pleasant	\$49,500	8.4	\$303	26.8
Oskaloosa	\$36,900	10.2	\$283	38.8
Washington	\$41,200	11.0	\$282	23.1
Fairfield	\$50,300	20.3	\$337	39.9
State of Iowa	\$45,900	12.4	\$336	33.5

Source: U.S. Census Bureau

Comparison of Counties

Housing costs for both owner-occupied and rental units in Jefferson County were the highest among neighboring counties in the region (see Table 6). They also consume a higher proportion of household income than neighboring counties.

TABLE 6 HOUSING COSTS OF NEIGHBORING COUNTIES 1990

	Owner-Occupied units		Rental Units	
	Median Value (\$)	Owner Paying 30% or More of Income (%)	Median Gross Rent (\$)	Tenants Paying 30% or more of Income(%)
Davis	28,700	16.0	275	24.7
Henry	44,100	9.7	308	25.1
Keokuk	23,900	9.8	250	24.5
Van Buren	21,500	15.7	240	28.5
Wapello	26,600	10.2	276	37.9
Washington	42,800	10.5	297	21.9
Jefferson	46,800	18.9	339	37.8
State of Iowa	45,900	12.4	336	33.5

Source: U.S. Census Bureau

HOUSING AFFORDABILITY

The issue of affordable housing is directly linked to household income. The 1990 Census of Population and Housing has two significant indicators of the need for more affordable housing in Fairfield. The first is the percentage of renters who are classified as "cost-burdened" in terms of housing. The second is the percentage of families that are below poverty levels.

Median household income in Fairfield was the lowest, while median family, non-household, and per capita income levels were in the middle compared with the other communities. Fairfield income level in every category was lower than the state average (see Table 7). The contrast between higher housing cost and lower income raises the question of affordability of housing in Fairfield. As shown in Table 5, more households in Fairfield are paying higher percentage of their income for housing than those in other similar-sized cities.

TABLE 7 COMPARISON OF INCOME 1990

	Median Household	Median Family	Median Non-Family	Per Capita
Grinnell	\$25,504	\$34,441	\$15,376	\$12,652
Keokuk	\$22,928	\$27,695	\$11,624	\$11,279
Mount Pleasant	\$23,757	\$30,420	\$13,284	\$11,629
Oskaloosa	\$21,568	\$27,601	\$11,464	\$11,162
Washington	\$24,363	\$28,070	\$15,000	\$12,122
Fairfield	\$19,873	\$28,714	\$11,697	\$12,049
State of Iowa	\$26,229	\$31,659	\$14,190	\$12,422

Source: U.S. Census Bureau

Cost-burdened

The Department of Housing and Urban Development (HUD) defines cost-burdened as renters paying 30 percent or more of their income for rent and home owners paying more than 30 percent to 35 percent of their incomes for mortgage and maintenance.

Nearly 40 percent of all renters in Fairfield are cost-burdened-- they are paying at least 30 percent of their income for rent. Twenty percent of all home owners

are paying at least 30 percent of their income for mortgages (see Table 5). That was the highest of all similar-sized cities and was also much higher than the state average of 12.4 percent. Although the percentage of cost-burdened home owners is not as high when compared to renters, they are both segments of the population that should be monitored for any future increases.

TABLE 8 OCCUPIED UNITS BY AGE OF HOUSEHOLDER 1990

Age of Householder (Years)	Occupied Units		Owner Occupied Units		Renter Occupied Units	
	Number	%	Number	%	Number	%
15 to 24	165	4.3	9	0.3	156	10.0
25 to 34	637	16.5	205	8.9	432	27.7
35 to 44	1,182	30.7	671	29.3	511	32.7
45 to 54	510	13.2	392	17.1	118	7.6
55 to 64	340	8.8	295	12.9	45	2.9
65 to 74	477	12.4	348	15.2	129	8.3
75 and over	543	14.1	373	16.3	170	10.8
Total Units	3,854	100.0	2,293	100.0	1,561	100.0

Source: U.S. Census Bureau

Nineteen percent of all renters were 65 years and older (see Table 8). Of these elderly renters, 40 percent of them were also classified as cost-burdened.

Below poverty level

The second significant indicator of the need for more affordable housing is the current percentage of Fairfield's population below poverty level as classified through the use of an index developed by the Social Security Administration. This index, which is based on the Department of Agriculture's 1961 Economy Food plan, reflects the different consumption requirements of families based on their size and composition (Money and Income Poverty Status in the United States, 1989). Fairfield has a greater percentage of individuals below poverty level than the state in every category (see Table 9).

TABLE 9 POPULATION BELOW POVERTY LEVEL 1990

Population Group	Below Poverty in Fairfield (%)	Below Poverty in State of Iowa (%)	Difference Fairfield-Iowa
All Persons	16.9	11.5	+5.4
18 years and over	15.9	10.5	+5.4
65 years and over	13.5	11.2	+2.3
Related under 18	19.8	14.0	+5.8
Related under 5	34.7	17.5	+17.2
All Families	13.5	8.4	+5.1
Related under 18	20.9	12.6	+8.3
Related under 5	37.4	16.2	+21.2

Source: U.S. Census Bureau

The stability of income levels and the potential for further decline has been of concern for the entire state of Iowa. Research from the 1990 Comprehensive Housing Affordability Strategy (CHAS) for Iowa indicates that while the median level of personal income continues to grow in Iowa, there is evidence that the number of lower-income households is also growing. Consequently, this simultaneous growth of both median incomes and lower-income households will put pressure on housing affordability, the result being that a greater proportion of the low income population will have difficulty affording market rate housing.

HOUSING NEEDS

Demand for housing is great in Fairfield and is expected to remain so, even with a projected decline in population in the future. The rate of construction of new housing picked up in the 1980s, but there still remains a sizable portion of the housing stock in need of replacement or significant repair. Among those groups identified for whom new, affordable housing would be beneficial are: the elderly, those below the poverty level, and the cost-burdened. It is for these groups that a housing policy should be developed.

Moreover, if any developments occur (e.g., an increase in enrollment at Maharishi International University, expansion at one or more of the industrial plants or the opening of a new factory and the subsequent increase in the city's population) contrary to the assumptions of our population projections (see Chapter 2), the pressure for housing will be felt even by those not elderly, in poverty, or cost-burdened.

MIU

Assuming that MIU will continue to be present in Fairfield for at least the near to medium term, demand for housing will come from the attraction of the university and the community as a whole. For the most part, university students and faculty members are being and can continue to be accommodated in campus facilities. However, the immigration of non-university meditators will continue to generate a demand for rental and purchase housing in the private market.

The Elderly

Affordable housing for the elderly is an identified problem for the community. The population of Fairfield is increasingly elderly and increasingly female. This population may be better served by housing specifically serving their unique needs. Such housing may consist of condominium type arrangements, shared housing facilities, "elder cottages", or smaller detached homes on cluster developments.

Rehabilitation

The Area XV Planning Commission identified 10 percent of the housing stock as being "Deteriorated". While rehabilitation of some of this housing would cost more than the structures' value, a program of major renovation would return a large number of affordable housing dwellings to the quality rental market. A larger quantity of older, but good quality housing would benefit those segments of the population most in need of affordable housing.

AFFORDABLE HOUSING PROGRAMS

In Fairfield, several programs exist to assist families whose income presents a burden in finding appropriate housing. Various agencies administer these programs using funds from many sources. The following is by no means an exhaustive list. Rather, it contains the most visible and most widely used sources of assistance for low income households in meeting their housing needs.

Area XV Multi County Housing Authority

The Area XV Multi County Housing Authority, headquartered in Agency, Iowa, is an autonomous, multi-county government agency serving the affordable housing needs in a ten county area in southeastern Iowa. In Fairfield, the MCHA provides housing directly through 10 units owned by the MCHA and dedicated to low and moderate income families. The MCHA also serves the area by issuing Section 8 subsidy vouchers. These vouchers are portable and allow tenants to meet their own housing needs on the rental market. The MCHA inspects yearly those private dwelling units that receive Section 8 vouchers to insure that the housing meets guidelines for safety and decency.

Currently, there is a waiting list for public housing units in Fairfield, indicating there is a demand for low income housing that is not being met. Likewise, the supply of Section 8 vouchers is exhausted; however, more are being requested for future years. Area XV Multi County Housing Authority estimates that 90 percent of applicants for some type of housing assistance are female-headed households with children.

City of Fairfield

The City owns the Logan Apartments, built in the 1970s on the site of the old Logan School. These units are targeted for the elderly meeting certain income requirements. Rent payments are guaranteed by the U.S. Department of Housing and Urban Development.

Other Programs in Fairfield

As mentioned above, there are many private housing units being subsidized through the Section 8 program. Other programs include a housing project jointly administered by St. Mary's Catholic Church and First Luthern Church. These 42 units are targeted to the elderly who meet certain income guidelines. Another program has been financed by the Farmer's Home Administration for the construction of multi-family rental dwellings. For home purchases, a recent project by the Fairfield Economic Development Association provided low cost (no more than \$5000) building lots sold via a lottery.

POLICY DIRECTIONS

The City of Fairfield should:

Prepare a Housing Policy Guide.

One of the goals of this city is to see that its residents receive decent, affordable housing. However, the city's resources and ability to influence what is essentially a private market are limited. As a guide for future action, the city should prepare a Housing Policy Guide. This guide would profile housing conditions and needs, plan a medium-term strategy to meet those needs, and identify federal, state, local, and private resources for the implementation of that strategy.

The Housing Policy Guide would have a much more detailed examination of the housing situation than this Comprehensive Plan. Also, it would focus on short- to medium-term strategies and anticipated resources, rather than the long-term focus of this Comprehensive Plan. The Housing Policy Guide would be similar to the Comprehensive Housing Affordability Strategy documents for cities over 50,000 persons, mandated by the National Affordable Housing Act of 1990.

Adopt a uniform building code and create the position of a building inspector.

A uniform building code sets minimum standards for all construction in the community. Following code adoption, a systematic inspection process should be implemented. Electrical, plumbing, and mechanical codes should be adopted as companions to the building code. The position of the inspector would allow for the review of construction in the community to ensure that standards are being met.

Should implement a rental housing inspection policy.

The proportion of residents who obtain their housing on the rental market is high in Fairfield, compared to other Iowa cities. An inspection system for rental housing would improve and maintain the quality of rental housing in the city. The Area XV Multi County Housing Agency has proposed a program to periodically inspect rental housing for the issuance of a rental certificate. Such a program should be investigated further and, if found appropriate, be implemented.

Apply for Community Development Block Grant (CDBG) funding that is available to non-entitlement cities.

This federal program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities. Applicants must give a maximum priority to activities that will benefit low and moderate income families.

If Fairfield were to receive CDBG funding, it could be directed to apartment rehabilitation with an emphasis on the improvement of low income occupied buildings. CDBG funds that are used for rehabilitation of these structures will improve the living conditions of residents living in substandard housing and, at the same time, preserve the housing stock of Fairfield.

Increase the supply of affordable housing through zoning revisions and incentives.

The City should maintain zoning ordinances that treat mobile homes the same as other single family detached dwellings. Encouraging mobile homes as an option is one way of increasing the affordable housing supply.

Zoning ordinances and variances should be amended to facilitate the conversion or alteration of an existing single family dwelling into two or three residential units.

Within certain older sections of town, the zoning ordinances concerning lot sizes do not accurately reflect the actual situation on the ground. The result being that building new homes on existing lots would be in variance with zoning. Lot sizes on existing platted areas should allow for replacement construction without the requirement of obtaining a variance.

Encourage rehabilitation and reinvestment to maintain existing housing stock.

Programs should be investigated that would provide incentives to private landowners to rehabilitate and reinvest in rental housing. Other programs exist that allow for the razing of dilapidated and heavily deteriorated homes, the clearing of the site, and the sale of the ready lot to home builders. This program would encounter barriers in the zoning ordinances, but could be overcome (see above, No. 4).

Encourage the preservation of upper floor downtown buildings as residential uses.

Encouraging commercial, service, and other uses to vacate the upper floors of downtown areas would free up space and allow the conversion of that space into low-cost, conveniently located housing for smaller households. Certain segments of the population would surely benefit from such housing.

APPENDIX

Below are the ratings classifications as used by the Area XV Regional Planning Commission in their 1991 Windshield survey of the residential structures of Fairfield.

Rating Classifications Defined

1 (Good) Denotes a structurally sound unit which exhibits no major deterioration. Any maintenance needed is of a minor nature. Structures classified in this category do not show deterioration in areas such as curled shingles or peeling paint. This classification will require very little rehabilitation and repairs will be of a low-cost nature. Minor painting and similar repairs would average under \$1,000 a unit.

2 (Fair) Denotes a structurally sound housing unit requiring a minimum amount of repair. Examples could include exterior paint, window repair, or shingle replacement. Structures classified in this category do not show deterioration in areas such as foundations or roof structure. This classification will require repairs of a somewhat more expensive nature. Assuming a structure in this condition might require reshingling, repainting, minor siding repairs, or window and door replacement, the average cost would be approximately \$6,000 per structure.

3 (Deteriorated) Denotes a housing unit which exhibits a substantial need for rehabilitation. A structure classified in this category might require major repairs in such areas as the foundation, roof, or windows. It would be estimated that the repair bills for houses in this category may very well exceed 50 percent of the structure's value. This classification will require substantial rehabilitation with costs sometimes exceeding the present value of the structure. At this point a decision must be made as to whether it is more cost effective to rehabilitate the structure up to a standard condition or to acquire the dwelling, relocate the occupants, and demolish the structure. At the same time, the rehabilitation of the structure will preserve the housing stock of the community and/or preserve

a dwelling with historical significance. In addition to exterior repairs, structures classified in this category will generally require major mechanical repairs. Therefore, the average cost of rehabilitation for a unit of this type will be approximately \$15,000.

3.5 (Dilapidated-Occupied) Denotes a structure that is occupied and exhibits major structural deterioration so extensive that the structure is considered unsuitable for human habitation. Typically, such buildings exhibit most, if not all, of the signs of structural decay: sagging roof, leaning walls, tilted foundation, toppled chimney, absence of paint, and holes through exterior walls. This classification of structure is generally infeasible of rehabilitation. Therefore it is necessary to find alternative housing for the occupants. The cost of such a venture will include the acquisition of the existing dwelling, the relocation of its occupants, and the demolition of the existing structure. It can be estimated, based on requirements under the Uniform Acquisition and Relocation Act, that costs associated with this course of action will average approximately \$30,000.

4 (Dilapidated-Vacant) Denotes a vacant structure that exhibits major structural deterioration that is so severe that it is beyond rehabilitation and requires demolition. A structure classified in this category would exhibit most, if not all, of the signs of deterioration as listed above. Many of these structures have experienced fire damage, making them extremely unsafe. This classification requires the demolition and removal of the existing structure. The average cost for demolition will vary based on the size of the structure. But, based on experience with demolition costs in the region, it can be estimated that the average cost per dwelling will be \$4,000.

CHAPTER SEVEN

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CHAPTER SEVEN: COMMUNITY FACILITIES

This chapter will examine and inventory the various services and structures the city provides. Utilities, public buildings, parks, schools, and the airport are looked at. The city intends to continue to provide the necessary services the residents of Fairfield have come to expect. Ways to better services are continuously being sought. The Policy Directions section of this chapter offers guidance only insofar as is needed to implement federal mandates concerning handicap accessibility of buildings. More specific policies will come from each of the various city departments and committees.

UTILITIES

Water

Fairfield's water treatment plant has a treatment capacity of 4.0 million gallons per day (mgd). Average daily demand is about 2 mgd, while metered sales average about 1.6 to 1.7 mgd. Water is supplied by three reservoirs fed by runoff, a well tapping the Jordan aquifer, and a shallower well. Distribution to the community is via approximately 60 miles of water lines. The combined storage capacity of reservoirs I, II, and Walton Lake is 420,000,000 gallons. The Jordan well and the shallow well are at depths of 2,100 feet and 210 feet, respectively. The Jordan well has a pumping capacity of 1.620 mgd. There are three storage tanks which hold a combined total of 1,135,000 gallons of finished water. The water plant supplies Fairfield, Libertyville, Lockridge, Birmingham, and Wapello Rural Water.

Demand has been increasing in recent years, with the rural water users becoming a growing percentage of total users. Non-Fairfield users consume about 30 percent of output while the city consumes the remaining 70 percent. Because of the increased demand, from the county and within the city, a new deep well tapping the Jordan aquifer has been approved. This new supply is expected to be online by September, 1994 and is expected to provide an additional 1.2 mgd.

Sewer

The waste water treatment plant, located on 36 acres south of the city, was modified in 1985 from a trickling filter plant to an activated sludge plant. The plant is designed to treat an average of 1.2 million gallons per day (mgd) with a peak capability of 3.2 mgd. The current average daily flow is 1 mgd. The plant has two storm water retention basins which hold 5 million gallons each. All residential areas in Fairfield are served by the sewer system. Based on the average flow per day, the per capita flow is 102 gallons per day. At this per capita level, the plant is capable of serving a peak population of 21,500 persons.

The activated sludge plant is designed to remove biochemical oxygen demand (BOD), suspended solids (SS), and ammonia nitrate (NH₃). During the treatment process, wastewater flows to the influent structure, by gravity, in 2 interceptor sewers. After screening, it is either pumped to the primary clarifier or to the storm water retention basins. The primary sludge is then treated in the anaerobic digester and then ready for disposal on agricultural land. The primary effluent goes to the two oxidation ditches, which are operated in parallel. From the ditches the effluent travels to the final clarifiers where the solids are separated. A large percentage of the solids are then returned to the ditches. The remaining solids are stored in the sludge thickener and then are ready for disposal on agricultural land. The effluent from the clarifiers then flows to the polishing pond prior to discharging into Crow Creek.

Table 1 shows the average concentrations of BOD, SS, and NH3 flowing into and out of the facility. The average effluent concentrations are well within the EPA limits.

Fairfield's collection system consists of approximately 90 miles of pipe, including sewer mains ranging from 8 inches to 24 inches in diameter. There are three remote pumping stations in the system.

TABLE 1 INFLUENT AND EFFLUENT CONCENTRATIONS

	BOD (MG/L)	SS (MG/L)	NH3 (MG/L)
Average Influent	200	100	30
Average Effluent	10	10	1
EPA Effluent Limits	30	30	8.5 summer 10.5 winter

Source: Fairfield Municipal Wastewater Treatment Plant

Solid waste

Garbage Pickup: Jefferson, Keokuk, and Washington Counties operate a regional landfill near Richland, located in Keokuk County. Fairfield has a refuse collection contract with Stevers Sanitation Service. Residential collection is weekly. The burning of garbage is prohibited.

Recycling: The City of Fairfield adopted a mandatory curb-side recycling program in the summer of 1993. The program accepts recyclable glass, plastic, newspaper, and cans in recycling bins distributed to the households of Fairfield.

Yard Waste: Yard waste is collected by the contracted collection agency and composted at the waste water treatment plant southeast of the city. Burning of yard waste is allowed during limited times in the spring and fall.

PUBLIC BUILDINGS

The city has several buildings which it uses to fulfill its mandate of serving the public's needs. In addition, there are several county buildings and other public structures located within the city. While expansion and construction plans are mentioned later in this chapter, notice should be made here of the Americans with Disabilities Act and its relation to public buildings. The Act states "...A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities." An audit of city facilities was conducted in the spring of 1993 to examine the city's compliance with the Act. The city needs to identify its goals in conforming to this Act.

City Hall

Since the last comprehensive plan, the Fairfield City Hall has been moved from Second Street to its present location at 112 South Main Street. The interior of the one-story building has been remodeled and now accommodates the offices of the Mayor, the City Administrator, the City Finance Director, and the Planning Administrator. The Fairfield Water Department also is located within the building. The rear entrance to the building is accessible to persons with physical disabilities. The community and the city administration are served sufficiently well by the building and there are no plans currently to change facilities.

Court House

The county Court House was built in 1891. The building appears to be structurally sound and it has been fitted with an elevator and is accessible to persons with physical disabilities. The county has no plans to abandon or upgrade the facility due to its adequate functionality.

Law Enforcement Center and Fire Department

The Fairfield Police Department is located in the Law Enforcement Center, a building it shares with the Jefferson County Sheriff Department, on West Briggs Avenue. The Police Department, including the chief, has 12 full time officers.

These officers have received Iowa Law Enforcement Academy training, as mandated by the state. The department has five vehicles. The department currently sponsors a DARE (Drug Abuse Resistance Education) program with local schools.

The Law Enforcement Center at 200 West Briggs Avenue was constructed in 1972. The department has remodeled it occasionally but no major work has yet been done. Space on the south side is used by the Fairfield Fire Department.

The Fairfield Fire Department is a combination force, comprising three full time and 13 volunteer firefighters. The department is located within the Law Enforcement Center. Equipment consists of two pumpers, an 85-foot aerial truck, a 1500 gallon tanker, and a grass fire truck. The well-trained force has had its equipment needs consistently met by the City.

Library

The Fairfield Public Library is located on the corner of Court Street and Washington Avenue. The library was organized in 1853. The present structure was built in 1892 as the first Carnegie library west of the Mississippi River and the first public library in Iowa. Its current facility, however, is cramped for space and a new library has been proposed, to be located on Main Street and Adams Avenue. The Fairfield Library Board is currently (1993) working to acquire funding for the estimated \$3.7 million project.

Jefferson County Hospital

Jefferson County, through an elected hospital board, owns and operates an eighty-three bed hospital on South Highland Street. Included in that number are a sixteen bed long term care unit and a sixteen bed psychiatric unit. An addition to the facility completed in 1993 adds to the hospital's provision of services, including surgery, lab services, x-ray services, emergency rooms, clinic space, and lobby. To the east is a helicopter landing pad and expanded parking facilities.

Services provided by the hospital include a clinical lab, diagnostic x-ray, respiratory therapy, physical therapy, same-day surgery, cardiac stress testing, outpatient clinical services, and emergency services. Through mobile units, the hospital also provides nuclear scans, ultrasound scans, CT scans, mammography services, and echocardiology. Educational services for the community are also provided via programs on smoking cessation, stress management, wellness, fitness testing, prenatal care, AIDS, and hazardous chemicals.

Although strictly a county facility, the hospital is included in this Comprehensive Plan to recognize the importance of this facility to the health, safety, economic development and general prosperity of the city.

PARKS AND RECREATION

A major contributor to the high quality of life in Fairfield are its parks and recreation facilities. They offer a diversified range of outdoor and indoor recreation opportunities for the citizens of Fairfield. In addition to Fairfield's facilities, Jefferson County and the State of Iowa also offer nearby opportunities.

Fairfield

Fairfield's system of parks include neighborhood parks (smaller parks serving mainly those living within a comfortable walking range), city-wide parks (offering a broader range of activities to a larger geographic area), and special areas (offering facilities for more specialized recreation).

Table 2 lists the parks and recreation areas serving Fairfield, along with their approximate size and status. Included are nearby private recreation facilities and county and state parks.

Roosevelt Community Recreation Center

The Roosevelt Community Recreation Center and the adjoining Roosevelt Aquatic Center are the latest additions to Fairfield's recreation system. Encompassing an indoor pool, spa, and sauna in the Aquatic Center and aerobics, weight training, billiards, ping pong, and racquetball in the Recreation Center, they serve to diversify year round opportunities for children and adults to engage in fitness and recreational activities.

What was once the Roosevelt Elementary School, the remodeled structure at 1000 West Burlington Avenue now houses the administrative offices of the Fairfield Park and Recreation Department, its six full time employees, and its up-to-60 part time employees.

TABLE 2 FAIRFIELD PARK AND RECREATION SITES

School sites	Size (acres)	Status
Lincoln	1.7	N
Pence	4.1	N
Washington	3.6	N
Middle School	11.7	N
High School	4.8	N
City parks and recreation areas		
Howard Park	1.7	N
Forest Park	0.9	N
Wilson Park	0.5	N
Heritage Park	3	N
Southwood Park	2	N
Central Park	1.9	S
Little League Ball Park	4.9	S
Waterworks Park	19.3	C
Chautauqua Park	30.8	C
O.B. Nelson Park	22.8	C
Lamson Woods	43	P
Woodthrush Woods	26	P
Other parks and recreation areas		
Walton Club	118	Private Golf
Fairfield Golf and Country Club	8	Private Golf
Isaac Walton	3	Private
Babe Ruth Field	5	County
Jefferson County Park	175	County
Whitham Woods	133	County
Cedar Creek Timber	111	County
<u>Zillman's Hickory Hills</u>	46	County

N-Neighborhood park; C-City-wide Park; S-Specialized area; P-State Preserve but administered by the city.

Fairfield Parks and Recreation Department

The Fairfield Parks and Recreation Department is dedicated to providing recreational opportunities to youth and adults of Fairfield and Jefferson County. Productive use of leisure time is encouraged so that life can be enjoyed to its fullest. The quality of life in the Fairfield area is enhanced by the many social and activity related programs offered by the Parks and Recreation Department.

Currently, over 115 youth and adult recreation activities are offered throughout the year, meeting the needs of an average of more than 12,500 participants.

The Fairfield Parks and Recreation Department bears primary responsibility for the care, maintenance, and activities conducted in the city parks (identified in Table 2). They also maintain the Roosevelt Recreation Center, mentioned earlier, as well as the downtown public restroom facility on Burlington Avenue, just west of Central Park.

Other parks and recreation areas

Two private golf courses, Fairfield Golf and Country Club within the city and Walton Club on Walton Lake northeast of town, and one private sports club, Isaac Walton Club north of Walton Lake, provide recreational opportunities to their members.

The county administers several parks near Fairfield. Babe Ruth Field, near the Jefferson County Fairgrounds, is a youth softball facility. Jefferson County Park, Whitham Woods, Cedar Creek Timber, and Zillman's Hickory Hills are the nearest to Fairfield and offer activities such as camping, hiking, picnicing, skiing, hunting, and nature viewing.

The State of Iowa owns two state preserves within the county, Lamson Woods and Woodthrush Woods. These are maintained by the city, and upgrading the facilities on them are disallowed. They provide only primitive facilities and are ideal for viewing wild flora and fauna.

FAIRFIELD COMMUNITY SCHOOLS

The Fairfield Community School District comprises five elementary schools, a middle school, and a senior high school. Pence, Washington, Lincoln elementary schools, the middle school, and the senior high school are within the city's corporate limits. The other two elementary schools are located in the towns of Libertyville and Lockridge. Pence and Washington are both double section, kindergarten through fifth grades. Lincoln elementary is a single section school and is the site for special education classes. Lincoln was designed to accommodate future growth. The district's administrative offices are located in the senior high school building. In addition to the public schools, there are two private K-12 schools that serve Fairfield: the Maharishi School of the Age of Enlightenment, located near the Maharishi International University campus; and Fairfield Christian School, located on 3rd Street.

Enrollment in the public schools in Fairfield for the 1993-1994 school year is 1,742 persons. Table 3 below shows the size, enrollment, and capacity for the five schools within Fairfield.

TABLE 3 FAIRFIELD PUBLIC SCHOOL ENROLLMENT 1993-1994

<u>School</u>	<u>Site Acreage</u>	<u>Enrollment</u>
Lincoln	3.0	130
Pence	7.0	316
Washington	6.0	280
Middle School	35.0	465
Senior High	32.0	551

Total enrollment of school children in Fairfield in the 1993-1994 school year also includes 650 enrolled at the School of the Age of Enlightenment, and 82 at Fairfield Christian School. These figures have been provided by the respective schools.

AIRPORT

The City of Fairfield owns and operates the Fairfield Municipal Airport approximately three miles northwest of Fairfield. The airport site occupies 118 acres of city owned land, surrounded by predominately agricultural uses. State Highway 1 lies about 1 mile east of the airport.

The main runway lies north/south, with a 4000 foot paved length and a 75 foot width. A turf crosswind runway is 2420 feet in length. The main runway is equipped for night landings, with edge and threshold lights and rotating beacon. Non-precision instrument approaches may be made using the non-directional radio beacon located near the intersection of Grimes Avenue and 23rd Street.

The Airport Committee, appointed by the City, has recently (1993) completed a final draft report of the Airport Master Plan. The plan is currently awaiting Federal Aviation Administration approval. This City Comprehensive Plan makes no recommendations concerning the airport, deferring to the Airport Master Plan.

POLICY DIRECTIONS

Utilities

Fairfield's water supply system is no more than adequate to meet current demands. During a drought or extended heat spell, the water supply may be stressed to meet demand. A study authorized by the city water board in the late 1980s found that the most appropriate way to meet future needs is through a new surface water supply. A long term goal of the city is to find a site and build a large, surface reservoir. A lake of about 700 acres is deemed an appropriate size to provide a large source of water and be a regional recreation source. As the approval, funding, acquisition, and construction times are quite extended in creating such a lake, work needs to proceed to establish the multi-governmental co-operation that is necessary for success.

City sewer service is adequate to serve the incorporated community and most areas likely to be incorporated later. The treatment plant is capable of meeting current and future needs (up to a 100 percent increase in population). Should demand for sewer service increase dramatically, enough lead time should be made available to allow the city to plan for that increased demand.

Public buildings

The various public buildings serve adequately the citizens of Fairfield. Recent improvements, for example to the County Hospital and the Roosevelt Recreation Center, and planned construction, for example the Public Library, show that the growing interests and needs of Fairfield are being met. This Comprehensive Plan makes no specific recommendations beyond the requirements that need to be addressed in the recently enacted Americans with Disabilities Act. However, as the Law Enforcement Center is more than 20 years old, a study of its future usefulness could be undertaken with the cooperation of the Jefferson County Sheriff Department.

Parks and recreation

The approximately 200 acres of city parks (including the state preserves) and the 1,127 acres of county parks adequately serve the citizens of Fairfield and Jefferson County. But, as private woods, pastures, and open spaces diminish through development, there will be a need to increase the size and number of public facilities. The location of neighborhood parks within Fairfield generally provides a park within walking distance of most of Fairfield's adults and children. However, as housing development extends outward, or as existing neighborhoods increase in density, a need may arise to establish new or to enlarge existing parks. Continual inventory of recreation services and physical resources needs to be undertaken. Any specific recommendation should come from the Parks Master Plan when completed.

Schools

Population projections don't foresee any major increase in school age children, necessitating the need for more expansion. It is expected that the Fairfield School Board will take the initiative in any recommendations concerning the meeting of future needs in the school district.

Airport

The recently completed master plan for the Fairfield Municipal Airport includes a three phase construction project to enlarge the airport facilities. This Comprehensive Plan acknowledges that the airport committee, with the consent of the City Council, operates the airport at a level of service they appropriate.

SUMMARY

COMPREHENSIVE PLAN AND COMMUNITY BUILDER PLAN

This Comprehensive Plan for the City of Fairfield is intended to guide the City of Fairfield into the 21st century. During the drafting of this plan, much emphasis was placed on public participation. Its broad policy guidelines reflect the consensus of the Citizen Task Force, the city government, and the preparers of this plan, and are to serve as a general guideline for more specific action undertaken by the residents and government of Fairfield. This plan looks at a twenty-year period with the expectation that periodic updates will need to be done to reflect changes in the community.

Upon completion of this Comprehensive Plan, the City of Fairfield will compile a Community Builder Plan. This Community Builder Plan will focus on a shorter, five-year strategy to translate some of the broad policy directions of the Comprehensive Plan into action.

REFERENCES

This Comprehensive Plan drew upon many sources for information. Below is a list of documents from which data were gathered. Following that is a list of persons interviewed.

Documents

Area XV Multi-County Housing Agency. Resource Manual.
Area XV Planning Commission. 1991. Housing Condition Analysis.
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- Iowa Department of Employment Services. 1993. Jefferson County and State of Iowa Labor Force Summary.
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- Welty, Susan. 1975. A Fair Field.
- University of Iowa Urban and Regional Planning Program. 1993. Update of the Population Projection, Housing, and Community Facilities Sections of the 1975 Comprehensive Plan for the city of Fairfield, Iowa.

Interviews

- Aistrophe, Gordon. Director. Area XV Multi County Housing Agency.
- Bright, Martha. Admissions representative. Maharishi International University.
- Brouwer, Michael. Executive vice president. Fairfield Chamber of Commerce.

Brown, John. Administrative coordinator. City of Fairfield.
Brownlee, Walter. Administrator. Jefferson County Hospital.
Ellis, David. Engineer. Iowa Department of Transportation.
Hanshaw, Greg. Director. Fairfield Parks and Recreation Department.
Kelley, John. Superintendent. Fairfield Community School District.
Messenger, Roger. Manager. Fairfield Municipal Airport.
Owens, Sam. Street superintendent. Fairfield Public Works Department.
Rasmussen, Robert. Mayor. City of Fairfield.
Riney, Dan. Plant superintendent. Fairfield Public Works Department.
Rubis, James. Director. City of Fairfield Public Library.
Scherman, James. Member. Fairfield Water Board.
Stueckradt, Paul. Senior planner. Area XV Regional Planning Commission.

Further input came from numerous other sources through conversations and letters. Failure to recognize them by name in no way diminishes their contribution to this plan.