

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
April 11, 2023

Work Meeting

Date: Tuesday, April 11, 2023

Location: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

Time: 6:00 p.m.

Minutes by: Stephanie Shelley

Agenda Item #1 - Open the Town Council Work Session.

Mayor Gurney called The Town Council Work Session Meeting to order at 6:02 p.m.

Agenda Item #2 - Roll Call.

Town Council Members Present: Mayor Brad Gurney, RL Panek, Tyler Thomas, Hollie McKinney (via Zoom), Richard Cameron

Staff Present: Stephanie Shelley- Recorder

Others Present: Cheri, Mark & Alina Pringle

Others Present via Zoom: Benj Becker, Chantel Bird, Ronnie, Larry Jenkins

Agenda Item # 3 - Open Public Meeting Act Training (Larry Jenkins).

Larry Jenkins conducted the Open Public Meeting Act Training for all Town Council Members. All Council members were physically present or attended via Zoom.

Agenda Item # 4 - Discuss Development in Fairfield.

Mayor Gurney and the Town Council discussed proposed and potential new development along Allen Ranch Road. The airpark is proposing to build several new homes, and three property owners are entertaining the idea of drilling wells. Mayor Gurney would like to see the water line go down that road sooner than later. He commented that it is hard to get people to hook on to Town water instead of drilling wells. Benj Becker presented bonds for a water line along Allen Ranch Road.

Alina Pringle asked if the Town would fund the water line down Allen Ranch Road this next fiscal year. He added that when you add the booster in, it will cost over a million dollars.

Councilman Cameron would like to see how much it would cost. Councilman Thomas stated that the study was done last year. Mayor Gurney asked Alina to look at the cost on their end, and the Town will look at our end.

Kent Withers stated that Oquirrh Wood Development called and wanted to disconnect from Fairfield. Kent suggested they talk to Mayor Gurney and asked them to wait until he talked to the Town

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Council. He reported that they want to build a data bank that would use little water and would have only bathrooms and sinks. The Council said they were willing to work with them. Kent said that Oquirrh Wood Development would need the area rezoned to light industrial and data zones and have a development agreement with the town.

The Mayor asked the Council Members for their thoughts on the matter. Councilman Cameron said he would not mind a proposal. Councilwoman McKinney said she had no issues from what she heard but commented that it was hard to hear (she was on Zoom). The Mayor said that it all depends on the details. He said he hates the idea, but development is here, and he would rather see this than houses. He thought it would be good for the Town.

Councilman Thomas said he would like to see it happen. Councilman Panek said he needed more information in order to form an opinion.

Councilwoman McKinney said that she had received a call from a company that has 3000 acres of solar to be built closer to Fairfield. They want to fill their 4000 gallon water tank 1000 times.

Agenda Item # 5 - Discussion on the Town Park.

The Council briefly discussed the cost of building a town park. They will explore the possibility of getting a grant of some kind to help fund the project.

Agenda Item # 6 - Discussion on the Council Priority list.

Insufficient time was available for deliberating on this particular agenda item.

Agenda Item # 7 - Discussion On Old Business.

Insufficient time was available for deliberating on this particular agenda item.

Agenda Item # 8 - Discussion On New Business.

Insufficient time was available for deliberating on this particular agenda item.

Agenda Item # 9 - Adjourn The Town Council Work Session Meeting.

Councilman Panek made a motion to adjourn the meeting. Councilman Cameron seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:03 p.m.

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Regular Meeting

Date: Tuesday, April 11, 2023

Location: Fairfield Town Office, 103 East Main Street Fairfield, Utah

Time: 7:00 p.m.

Minutes By: Stephanie Shelley

Agenda Item #1 - Open the Town Council Regular Session Meeting.

Mayor Gurney opened the Town Council Regular Meeting at 7:07 p.m.

Agenda Item #2 - Roll Call.

Town Council Members Present: Mayor Brad Gurney, RL Panek, Hollie McKinney (via Zoom), Tyler Thomas, Richard Cameron

Staff Present: Stephanie Shelley- Recorder

Others Present: Alina Pringle-Planning Commission Chairperson., Mark Pringle, Cherie Anderson (IRL), Mike Burch, Fran, Vern Carson.

Others Present via Zoom: Chantel Bird, Ronnie, Weber

Agenda Item #3 - Prayer / Pledge of Allegiance.

Councilman Cameron offered the prayer. Mayor Gurney led the Pledge of Allegiance.

Agenda Item #4 - Sheriff's Department Update.

The Deputy Sheriff was not present at the meeting.

Agenda Item #5 - Discussion with Lake Mountain Trail Association - Adam Clark.

He was not present at the meeting.

Agenda Item #6 - Discussion with Mike Burch about turning his building into residents and water line requirements.

Mike Burch gave a PowerPoint presentation. He would like to turn his AG building into a residential unit inside.

There was a discussion on how far Mike would have to run the water line to get it to his property, and they also discussed the fact that the cost of bringing the water line to his property is extremely high. There was much discussion about what the exact distance from the end of the water line to Mike's property line really was. The Council all agreed that the distance was over 1,000 ft. and they agreed to let Mike connect to the well on his property. The Council pointed out that the building will also need fire suppression until the line reaches his property, at which point they will be required to hook onto the Town water line.

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The Council will add the following requirements or conditions to Mike's building permit:

- 1. Hook onto the Town water line when it gets to the south corner of the property.*
- 2. Deed 1.25 acre-feet of water to the Town and pay the impact fee.*
- 3. Sign a development agreement with the Town.*
- 4. Grant a temporary easement to the Town providing access for the fire department to access Mike's water tank (for fire suppression).*

Agenda Item #7 - Discussion on Airpark Site Plan.

Kent Withers and Alina Pringle gave a PowerPoint presentation on the preliminary site plan for the Airpark. Kent noted that they are planning 26 houses, and they will be on $\frac{3}{4}$ acre lots. Councilwoman McKinney commented that she didn't think the Town had approved that many lots. Alina said they were going with "density housing, and the number of lots was computed according to "density zoning" standards which is 22% of the actual planned development. The required 50% open space will be between the existing runway and a new runway that they are planning to build. Kent said, according to the county, they could have septic systems on each lot as long as each lot was at least $\frac{3}{4}$ acre in size and hooked onto a public water supply.

Kent and Alina said they need another public road for egress, and they are talking to some neighboring landowners to see if they would give up their side of the road so they could have access to another public road. The airpark is willing to provide their side of the road.

There was a discussion on the size of the pipe needed for the water line. Kent said it would have to be at least 12" or more. Councilman Thomas agreed that it needed to be at least 12" or larger.

Councilwoman McKinney asked Alina if they were still planning to build a clubhouse. Alina said that is why they have a "27th" lot. She said it would be next to the gate so that people from the community could have access without actually going onto the airpark grounds and maybe interfering with the planes.

Agenda Item #8 - Planning Commission Update.

Chairwoman Pringle asked the Council to review the General Plan and add any comments they may have.

Agenda Item #9 - Vote to Approve the Interlocal Cooperation Agreement Between Utah County and Fairfield (Election agreement).

Councilman Panek motioned to approve updating the Interlocal Cooperation Agreement Between Utah County and Fairfield Election agreement. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

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Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #10 - Vote to Approve the A Resolution Of (Local Community) Adopting The 2023-02 MAG Pre-Disaster Mitigation Plan.

Councilman Panek motioned to approve updating Resolution No. 2023-02, "A Resolution of Fairfield Town Adopting The 2023 MAG Pre-Disaster Mitigation Plan". Councilman Cameron seconded the motion.

Mayor Gurney - Yes
Councilwoman McKinney - Yes
Councilman Panek - Yes
Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #11 - Discussion on the Water Line Bids.

The Town received three bids to install the McKinney water line. The three bids were: JD Concrete - \$76,220.00, Noland Construction - \$81,950.00, and Strong Solutions - \$70,650.00. The Council reviewed the bids and decided to go with Strong Solutions because they were the lowest bid.

Agenda Item #12 - Vote to Approve the Bid on the Water Line.

Councilman Thomas made a motion to award the bid for the waterline that's been referred to as the McKinney waterline to Strong Solutions because they were the lowest bid. Councilman Cameron seconded the motion.

Mayor Gurney - Yes
Councilwoman McKinney - Yes
Councilman Panek - Yes
Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #13 - Discussion on changes to the Fairfield Town Water Ordinance.

The Council reviewed and discussed the changes to the water ordinance.

Agenda Item #14 - Vote to approve changes to the Fairfield Town Water Ordinance.

Councilman Thomas motioned to approve updating Title 6.1.40. An Ordinance Amending Section 6.1.40(K) and Adding Section 6.1.40(M) of the Fairfield Town Water Title. Ordinance #04112023-2 Councilman Cameron seconded the motion.

Mayor Gurney - Yes
Councilwoman McKinney - Yes
Councilman Panek - Yes
Councilman Thomas - Yes

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Councilman Cameron - Yes

Agenda Item #15 - Discussion on the budget.

The Council reviewed the budget.

Agenda Item #16 - Update on the Fairfield Town Cemetery.

Nothing was discussed.

Agenda Item #17 - Update on the Town website.

Mayor Gurney informed the Council that the new website should go live soon.

Agenda Item #18 - Discussion on Possible Flooding.

The Council held a discussion on possible flooding in Fairfield.

Agenda Item #19 - Discuss Fairfield Town Historic Site (if time allows).

This agenda item was not discussed.

Agenda Item #20 - Vote to Approve the Minutes Work/Regular Session December 13, 2022.

Councilman Panek motioned to approve the minutes for the December 13, 2022 Work/Regular Session.

Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Agenda Item #21 - Vote to Approve the Fairfield Town Financials as of the Month ending February 28, 2023.

Councilwoman McKinney motioned to approve the Financials ending February 28, 2023.

Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Agenda Item #22 - Discussion on Upcoming agenda items.

Nothing discussion.

Agenda Item #23 - Discussion on Old Business.

No discussion.

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Agenda Item #24 - Discussion on New Business.

Moving forward with Cedar Fort Fire Department and Emergency Chair Richard Cameron in the near future, buying a brush truck, and working on Emergency Everbridge phone calls.

Agenda Item 25# - Adjourn the Town Council Regular Meeting.

Councilman Panek motioned to adjourn the meeting. Councilman Cameron seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:08 p.m.

February 8, 2024

Stephanie Shelley

Minutes approval date

Stephanie Shelley Town Recorder/Clerk