

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Regular Session

Date: Thursday, March 14, 2024

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.

Mayor McKinney opened the Town Council Regular Session at 7:00 p.m.

Agenda Item #2- Roll Call

Town Council Members Present: Mayor Hollie Mckinney, RI Panek, Tyler Thomas, Richard Cameron, Michael Weber

Staff Present: Stephanie Shelley- Recorder

Others Present: Tal Adair (Kamas), Martin Coon & Leann (Sandy), Jane Lancaster, Teb Morten (Draper), Matthew Kalm (Eagle Mountain), Christine Mikell.

Others Present Via Zoom: Alina Pringle, Amy Walker, Jim Baker, iPad,

Agenda Item #3 - Prayer / Pledge Of Allegiance.

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

Agenda Item #4 - Public comments (2-minute limit per person) Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the town. Comments should focus on issues concerning the Town. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)

Alina Pringle thanked the Council for the flowers.

Agenda Item #5 - Motion to approve the joint meeting minutes with other municipalities on January 30, 2024.

Councilman Panek motioned to approve the minutes for January 30, 2024, as written. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Agenda Item # 6 - Motion to approve the regular session minutes on February 8, 2024.

Councilman Thomas motioned to approve the minutes for the February 8, 2024 regular session.

Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #7 - Motion to approve the Fairfield Town financials for the month ending February 29, 2024.

Councilman Thomas made a motion to approve the financials ending February 29, 2024

Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #8 - Discuss and motion to approve updating the town website and town logo.

Mayor McKinney stated that the Council has been focusing on updating the town website. He explained the importance of ensuring everything is accessible online.

Mayor McKinney discussed the Town Logo with the Council, highlighting the need for a redesign to enhance its ease of attachment to documents. It was noted that excessive detail could complicate future applications, such as embroidery. The council favored the simplicity of the school's design and expressed interest in exploring additional variations of the schoolhouse motif. A decision will be reached at a subsequent meeting.

Agenda Item #9 - Motion to approve the Silverlake amendment contract and give an update on improvements.

Mayor McKinney stated that Brett was able to obtain more fiber optics and he intends to extend a fiber optic line down Main Street, which would be at no extra cost, however, the challenge lies in the significant cost increase for trench digging along Main Street, from \$3.00 to \$30.00. Joel McKinney offered to dig the trench.

The Council would like more information about the benefits and the amount of fiber going in before it makes a decision.

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Agenda Item #10 - Motion to invest the Town's funds with Moreton Asset Management.

Councilman Weber motioned that we will invest the town's funds with Morton asset management based on the recommendation as previously discussed with our rep from Morton. Councilman Thomas seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #11 - Motion to approve proposal for the engineering design for a waterline on Allens Ranch Road.

Councilman Thomas motioned to approve the proposed engineering design for the waterline coming down Allen Ranch Road. Council Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #12 - Discuss possible zone change to the east side of town.

Mayor McKinney talked to the Council about starting to look into changing the zoning on the east side of the Town (by the light industrial east zone). Mayor McKinney stated that there is a lot of interest down on the east side of town. She said that the Council has talked about a possible rezoning, and the Council needs to think about how they want the east side of town to look. She noted that there are a couple of large landowners who own a lot of land down there, and the Town is getting questions all the time about people wanting to annex out because it is not zoned for property owners to do what they would like to do. She said that there was also no water in that area. She suggested that the Council should start to be proactive versus just sitting back and waiting for a developer to come in and tell the Town what they want to do.

Agenda Item #13 - Discuss possible financing of water lines through town.

The Council discussed different options for financing a waterline down Allen Ranch Road. Mayor McKinney stated that the Town did not get the grant for a new water line because it did not have the political backing.

The Council also discussed expanding the utilities' footprint throughout the Town. One suggestion was drilling other wells throughout the Town.

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Agenda Item #14 - Planning commission update.

Commissioner Lancaster said the Commissioners would like to be involved in the discussion of land use changes since it should come through them first. She presented the following update from the Planning Commission:

- a. Airpark zone map amendment & preliminary plat,
No one had any comments on the Zone Map amendment during the Public Hearing. The Commissioners asked Larry for clarification on the preliminary plat since it was unclear to them whether it had already passed or not. He told them it could not be approved until the Zone Change was approved.

Mayor McKinney and Commissioner Lancaster discussed the approval process for the final plat. Mayor McKinney stated that the plat needs to go back to the Commissioners and follow the process. Commissioner Lancaster said there should be an exception since they had followed the code and the Council wanted them to make the changes. Commissioners stated that they did not sign the preliminary plat. Which they still need to do.

- b. Hape Properties presented their concept plan to the Commission. The Commissioners sent them a list of what would be needed on the preliminary plat and informed them they would need to have a water share. Hape Properties said they planned to match the storage unit fence when they fenced their property.
- c. Large Battery Storage
The Commissioners sent the ordinance of the large battery storage to the Council with their recommendation for approval.

Agenda Item #15 - Discussion and motion to approve the West Desert Airpark Rezone application for 6.3 acres and update the Fairfield Town Zoning Map.

Councilman Thomas motioned to approve West Desert Airpark rezone application of 6.3 acres and update the Fairfield Town Zoning Map. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Agenda Item #16 - Motion to approve Airpark Preliminary plat showing changes required from February 8, 2024.

The Council discussed the preliminary plat with the Pringles, who informed the Council that this is an undeveloped subdivision. Mayor McKinney asked the Pringle Alina Prigled stated that she did not want to pass their master site plan.

Councilman Thomas motioned to approve the airport preliminary plat showing the changes required from the Town Council from the February 8, 2024, meeting. Councilman Weber seconded the motion. The motion was passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #17 - Discuss and pick a date to review the large battery storage ordinance.

The Council set March 21st at 7 pm. as the date to review the ordinance.

Agenda Item #18 - Update from Councilman Cameron on Town Park.

Councilman Cameron informed the council that the Town had received a proposal from VCBO for the park development. He stated that it requires an additional \$650 to meet with McNeil and incorporate their AutoCAD base map for precise measurements. We plan to make some minor adjustments to the park layout, such as relocating the pickleball courts. VCBO and McNeil are scheduled to meet the following week. McNeil's immediate task is to provide the site grading plan. He said that once the Town have the grading plan, they will hire a contractor to prepare the site for construction. He also reported that they were optimistic about our grant application and expect to hear back by June. However, the lack of a water source concerns him regarding dust control during construction. Cameron is actively working on resolving this issue.

Councilman Cameron stated that he is considering building a storage shed for various equipment and tools for the town park. He said the shed would provide a secure place for items like a generator, tools, and equipment. He asked the Council for suggestions for options such as a temporary solution like a Connex box or a more permanent structure like a Tuff Shed. He said he would like input on the size and design, aiming for something durable and low-maintenance, possibly in dimensions like 16 x 16, 16 x 20, or 12 x 12. The exact location and specifications are yet to be determined.

Agenda Item #19 - Discuss and motion to approve the purchase or building of a town shed.

Councilman Thomas motioned to approve for Richard to acquire a convex box, whether for free whether it costs us money for storage while we build the park. Councilman Panek seconded the motion.

Mayor McKinney - Yes

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #20 - Discuss and motion to approve playground equipment.

The Council reviewed five options for playground equipment. The Council liked parts of the different playgrounds. No decision or vote was taken.

Agenda Item #21 -Discuss and motion to approve Sprinklers for the park.

Councilman Cameron highlighted to the council the importance of installing a sprinkler system in the park as one of the initial tasks. Specifically, he emphasized that installing sprinklers when the soil is laid down for reclamation can effectively keep the soil moist and prevent it from being blown away.

Councilman Cameron informed them that they must wait for the completion of the park's grading plan before proceeding with the sprinkler installation.

Councilman Thomas requested that the list of parts needed for meters be provided to him so that he can order them.

Councilman Cameron will gather information on the recently passed bill that would benefit the Town. Additionally, under the new legislation, we are authorized to self-perform projects costing less than \$195,000.

Agenda Item #22 - Discuss access trail from Main Street to the park and vacating the road on Town park property.

Agenda Item #23 - Discuss and approve purchasing or leasing a backhoe for town use.

The Council talked about the pros and cons of leasing a backhoe for one to three years. They asked Councilman Cameron to get a quote for a one-year lease.

Agenda Item #24 - Discussion On Upcoming Agenda Items- Budget amendment and new budget

Mayor McKinney asked the Council to review the budget for next month.

Council Thomas is waiting for the numbers to rebuild the chlorinator at the spring.

Agenda Item #25 - Discuss and motion to approve the proposed Town Fee Schedule.

Stephanie Shelley asked the Council to review and make comments on the proposed fee schedule. No vote was taken.

**Approved Meeting Minutes
Fairfield Town Council
Regular Meeting
March 14, 2024**

Agenda Item #26 - Discussion On Old and New Business.

Councilman Panek held a meeting with Alex, the contractor developing the old Utah Valley turf property, to discuss sewer and water matters. During the discussion on Tuesday, they aimed to clarify the

procedure for accessing the road. Councilman Panek emphasized the importance of collaboration between parties; however, Alex failed to attend the meeting.

Councilman Panek also reported that he has received bids to pave the road on Petes and Strongs Road this spring. Partial paving is also planned for near Chances Place.

Mayor McKinney will ask the State Park to remove their truck from the garage.

Mayor McKinney informed the Council about plans for two gravel pits planning to be located in Fairfield., stressing that denying the permit is not an option as it is deemed necessary. Councilman Thomas emphasized the importance of ensuring that the town receives appropriate fees from the gravel pits.

Agenda Item #27 - Adjourn The Town Council Regular Meeting

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

The meeting adjourned at 9:27 p.m.

April 11, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder