

Approved Meeting Minutes

Fairfield Town Council

Regular Meeting

November 20, 2024

Regular Session

Date: Wednesday, November 20, 2024

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

Time: 7:00 P.M.

Minutes By: Stephanie Shelley

Call to Order

1) Roll Call

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron, Michael Weber

Staff Present:

Stephanie Shelley- Recorder, Todd Sheeran - Town Attorney (Via-Zoom)

Others Present:

Tal Adair, Wayne Taylor, Vern Carson, Darwin Bundy, Eco point Scott, Alina Pringle

Others Present Via Zoom:

JHamatake, Jim

2) Prayer / Pledge Of Allegiance

Prayer: Councilman Cameron

3) General Public Comment (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application.

The floor was open for public comment, and attendees had the opportunity to express their thoughts. No public comments were made.

Reports

1) Sheriff's Department Update.

Sergeant Garrett Dutson shared the October summary, reporting ten calls, including an animal call, patrols, and theft reports. Since no property was stolen, no cases were filed. No questions were asked.

2) Planning Commission Update: Review the timeline and process for the ADU, Subdivision, Soil Ordinance, and General Plan.

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Commissioner Taylor shared the agenda for a December 4 public hearing, focusing on the subdivision and soil ordinances, which need review before the next council meeting. Taylor also announced a December 2 open house to gather input on the General Plan, including presentations for community feedback.

Consent Items

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

- 1) Vote to approve the Public Hearing/Regular Session minutes on October 16, 2024.
- 2) Vote to approve the Joint City Session minutes on October 29, 2024.
- 3) Vote to approve the Work Session minutes on October 30, 2024.
- 4) Vote to approve the Fairfield Town financials for the month ending August 31, 2024
- 5) Vote to approve the Fairfield Town financials for the month ending September 30, 2024.
- 6) Vote to approve the Fairfield Town financials for the month ending October 31, 2024
- 7) Review next year's Town Council meeting schedule.

Councilman Thomas made a motion to approve all seven consent items. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes and abstained on the ones he was not present for.

Councilman Cameron - Yes

Councilman Weber - Yes

Resolution

- 1) Vote to approve R2024-24 A Resolution Of The Town Council (The "Council") Of Fairfield Town, Utah (The "Town") Declaring The Town's Intention To Reimburse Itself For Expenditures Incurred In Connection With Financing All Or A Portion Of The Costs Of The Acquisition, Construction, Installation, And Equipping Of Improvements To The Town's Water System, Including A Waterline, And All Related Improvements, With Proceeds Of Bonds That It Intends To Issue; And Related Matters.

Councilman Thomas made a motion to approve R2024-24 A Resolution Of The Town Council (The "Council") Of Fairfield Town, Utah (The "Town") Declaring The Town's Intention To Reimburse Itself For Expenditures Incurred In Connection With Financing All Or A Portion Of The Costs Of The Acquisition, Construction, Installation, And Equipping Of Improvements To The Town's Water System, Including A Waterline, And All Related Improvements, With Proceeds Of Bonds That It Intends To Issue; And Related Matters. Councilman Cameron seconded the motion. The motion passed unanimously.

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Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Business Items

The Council will discuss (without public comment) and may approve the following items:

- 1) Barrick Mercur Mine presentation (10 minutes)

A representative from Barrick Mercur Mine delivered a comprehensive presentation detailing the history and ongoing management of their operations, including the handling of tailings facilities. The mine, which has been operational for over a century, started modern mining in 1983. Although mining has ceased for 20 years, the focus remains on water management and reclamation efforts.

The presentation highlighted the geographical location of the mine, situated beyond a yellow gate at the top of the canyon, which partly falls within Utah County. It included visual elements showing the facility and historical images, such as the old campsite from the 1870s. The representative shared insights into past and current projects, mentioning a buttress built in 2022 for the tailings facility to ensure stability. The mine also focuses on preventing water from pooling and addressing potential environmental risks, including extreme weather events and seismic activity.

Key points of the presentation were the potential risks associated with the tailings facility, such as extreme rainfall, seismic events, and design defects, and how these are mitigated through rigorous planning, construction, operation, and decommissioning standards. The representative also mentioned adherence to the global industry standard on tailings management (GISPM), which was launched in 2020 and emphasized transparency and accountability.

In discussing the potential impacts on Fairfield, the representative assured the town that there have been no significant groundwater issues and that extensive monitoring is in place. They detailed the use of technical and geotechnical evaluations to ensure the dam's stability and management of water seepage. Furthermore, plans are in place for emergency preparedness in cooperation with local authorities.

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The representative emphasized a newfound commitment to transparency with Fairfield Town, acknowledging that engagement with the town has been minimal historically but is now seen as essential. In their closing remarks, they conveyed a willingness to keep Fairfield informed of any relevant developments or changes to operations, aiming to address any environmental concerns and future community safety effectively.

- 2) Discussion with Darwin Bundy regarding the greenhouses being built on his property. (10min)

The discussion focused on operations at Mr. Bundy's property, specifically the issuance of permits and approvals for constructing greenhouses and operating what was deemed a commercial business. Mr. Bundy explained the nature of the operations and a short-term leasing agreement. The council deliberated on resolving accessibility issues, including public and private road boundaries, as well as infrastructure and logistics concerns related to the business.

The matter was tabled for further review, pending input from legal counsel and engineering experts to address compliance and accessibility solutions.

- 3) Discuss and vote on the width of Allen's Ranch Road.

The council discussed potential road width requirements for Allen's Ranch Road, focusing on future accessibility and infrastructure improvements. The conversation considered anticipated growth and the need for thoroughfare upgrades, while addressing challenges like historical and federal restrictions related to the road's current alignment.

Key concerns included the difficulty of acquiring additional land, especially near the Camp Floyd State Park Cemetery, due to agreements between the State of Utah and the U.S. government. Expanding beyond the existing 66-foot easement could require compensating property owners for the extra land.

The council also considered the impact on existing infrastructure, such as newly installed water lines, and debated whether to purchase additional land now or address growth impacts later. Legal and engineering input was reviewed to ensure any decisions comply with regulations and practical considerations.

Alternative solutions were discussed, such as requiring larger setbacks for future development to allow for eventual road widening without immediate land purchases.

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Ultimately, the council voted to maintain the road's width at 66 feet, balancing historical constraints with current needs. They emphasized the importance of long-term planning to address growth and infrastructure development in the area.

4) Discussion on the Christmas Event.

There was a thorough preparation discussion regarding an upcoming Christmas event, focusing on the alignment of logistics, charges, public and visitor accessibility, and essential personnel for smooth event execution. Details regarding the road closures and additional logistical contacts were deliberated to ensure sourced flows and professional management of the event.

5) Ordinance No. 2024-10, An Ordinance Of Fairfield Town, Utah, Enacting Fairfield Town Code § 5.4 Relating To The Town's Land Disturbance Ordinance.

Todd Sheeran delivered a presentation on Ordinance 2024-10, which aims to regulate land disturbances within Fairfield Town. The ordinance is designed to manage soil erosion, control sedimentation, and preserve the environment while ensuring public health and safety. It also addresses flood risk mitigation by establishing permit requirements for activities that involve significant land grading or disturb areas exceeding 5,000 square feet. Such activities will require a land disturbance permit.

Exceptions to the ordinance include routine landscaping, typical agricultural activities, and minor home improvement projects, such as installing irrigation channels, which do not require a permit. Applicants for a land disturbance permit must submit detailed plans, including drainage mapping, stormwater protection strategies, erosion control measures, and environmental assessments, such as soils reports. These submissions will provide the town with comprehensive information about the proposed activities, enabling the town engineer to review and make recommendations for approval.

The ordinance stipulates that projects must be completed within 18 months. If a project is not finished within this timeframe, a new application will be required. Applicants must also notify Fairfield Town at least 10 days before starting any work to allow for proper monitoring. Additionally, the ordinance includes provisions for bonding when deemed necessary by the town engineer to ensure incomplete projects do not compromise safety or environmental standards.

For enforcement, failure to obtain a permit may result in the immediate suspension of activities. Continued violations could lead to civil penalties, with offenders subject to

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Class C misdemeanor charges for each day of non-compliance. This underscores Fairfield Town's commitment to orderly development and environmental protection.

Councilman Thomas motion to approve Ordinance No. 2024-10, An Ordinance Of Fairfield Town, Utah, Enacting Fairfield Town Code § 5.4 Relating To The Town's Land Disturbance Ordinance. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

6) Old or New Business

The council reviewed ongoing and upcoming projects, including the sewer and water study nearing completion. The sewer study is expected to wrap up this week, after which a meeting will be arranged with key stakeholders to explore potential collaborations with local entities like Eagle Mountain for sewer connections.

The discussion also touched on town management, particularly the enforcement of codes and regulations. Due to the growing number of ordinances and complaints, the council considered outsourcing code enforcement. Hiring an external code enforcement officer, ideally someone from outside the town, was suggested to ensure fairness and effectiveness. The council also discussed the possibility of collaborating with neighboring towns facing similar challenges to share enforcement resources.

The council plans to further consider these issues and set goals for the upcoming year, focusing on priorities such as improving water system operations, enhancing code compliance, and advancing town development projects.

Adjournment

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

The meeting adjourned at 9:07 p.m.

December 18, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder