

Approved Meeting Minutes

Fairfield Town Council

Special Session

July 2, 2025

Minutes

Date: Wednesday, July 2, 2025

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

Time: 6:34 P.M.

Minutes By: Stephanie Shelley

Call to Order

1) Roll Call

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas (via Zoom), Richard Cameron, Michael Weber

Staff Present:

Recorder: Stephanie Shelley, Sgt Dutson

Others Present: Tal Adair

Business Items

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

1) Purchase agreement for the Goodwin property

The Town Council discussed the real estate purchase contract for the property located at 121 West Main Street. Mayor McKinney reported that an inspection had been conducted earlier that day, and the results were generally positive. The inspector expressed satisfaction with the overall condition of the home, especially considering its age. It was noted that radon and mold testing were not included in the inspection due to the additional cost of approximately \$600.

Mayor McKinney provided a summary of the inspection findings. The attic was reported to be in good condition with no visible issues. In the basement, one area showed signs of water damage, which appeared to be connected to the kitchen sink. The house is equipped with an on-demand water system and has been upgraded with new tubing throughout the property. Additionally, both the furnace and air conditioning units are newly installed. The roof was replaced within the last five years, and the structural integrity of the home was described as sound. However, there were a few areas that needed attention: the front steps and back porch required repairs, and the exposed wires near the back porch needed to be enclosed in conduit. The septic system was also inspected and found to be functioning well.

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Councilmember Cameron inquired about the last time the Town had purchased land. Mayor McKinney responded that it had been approximately seven years since the last land acquisition.

The Council proceeded to discuss potential uses for the property. Mayor McKinney suggested the possibility of adding a large room to the back of the house and renovating the existing structure to create a professional office space. Councilmember Weber raised concerns regarding emergency exits and compliance with ADA standards, but stated that these issues could likely be addressed with the proposed improvements.

Councilmember Thomas stated that he had no objections to the purchase. However, he mentioned he was unable to review the contract due to limited email access.

The final agreed-upon purchase price was confirmed to be \$665,000.

Councilman Weber made a motion to approve the real estate purchase contract for the property at 121 West Main Street. Councilman Cameron seconded the motion.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

The motion passed unanimously.

Adjournment

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

The meeting adjourned at 6:45 p.m.

July 16, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder