

Mayfield Town Council Public Hearing and Regular Meeting Minutes
October 8, 2025 7:00 PM
Mayfield Town Hall

Council Members Attending	Mayor Steve Anderson, Jack Wilber, Catherine Bartholomew
Council Members Excused	Catherine Medler, Keston Christiansen
Administration Attending	Amanda Bennett, Krista Dutton, Jake Nielson
Others Attending	Travis Good, Mitzi Fuller, Mike Bennett, Markell Barclay, Keith Larsen, Cade Penney w/R6, Vearl & Becky Christiansen, John Glauser
Conducting	Mayor Steve Anderson

<u>Agenda Items</u>	<u>Discussion</u>	<u>Vote</u>
1. Public hearing to provide information and receive public comments on the reauthorization of the Recreation, Arts, and Parks (RAP) Tax	Mayor Anderson opened the public hearing by explaining that the RAP Tax must be reauthorized by voter approval on the upcoming ballot and that the voter information pamphlet had been reviewed. Markell Barclay, representing the Gunnison Valley Recreation Board, provided an overview of how RAP Tax funds have been used to date. Questions from the public were then addressed.	
2. Public Comments <ul style="list-style-type: none"> a. Time set aside for the council to receive public comments on matters not listed on the agenda- See Notes 	No public comments were received at this time.	
3. Discussion and Action Items <ul style="list-style-type: none"> a. Approval of paying UDOT for Safe Path Connect Project 	Mayor Anderson provided an overview of the budget for the Safe Path Connect Project. He reviewed the UDOT invoice and noted that the necessary agreements have been signed and the project is moving forward.	

<ul style="list-style-type: none"> b. Approval to pay Gunnison Valley PD for School Resource Officer c. Discussion and possible acceptance of Vearl Albert Christiansen annexation request d. Review of Lion's projects and Town's Capital Improvements list 	<p>Keith Larsen expressed concern regarding the portion of the project running along his property. He requested the installation of both a guardrail and a chain-link fence between his property and the highway. He also suggested that the sidewalk be placed on the opposite side of the highway.</p> <p>Jack questioned whether, if the Town pays its portion now and later makes changes, additional costs may be incurred. Discussion followed regarding safety considerations and the potential addition of a guardrail. Cade reminded those present that this agenda item was not a public hearing.</p> <p>A motion was made to approve payment of the UDOT invoice in the amount of \$210,000.00.</p> <p>The invoice from Gunnison Valley PD is reviewed. The contribution from Mayfield is \$6,215.00. Motion is made to approve payment to Gunnison Valley PD as invoiced.</p> <p>Mayor Anderson explained that this matter was before the Council again due to an error in the original petition; however, the annexation request itself has not changed. He noted that the required signatures have now been obtained. Amanda confirmed that Vearl has completed all necessary steps to reach this stage of the process.</p> <p>Catherine B. expressed concern regarding whether the road is wide enough to accommodate the annexation. Mayor Anderson responded that any necessary widening would need to occur along the south side of the road. A motion to approve the annexation petition move forward was made.</p> <p>Mayor Anderson reported that during the recent Lions Club meeting, he provided the group with a list of the Town's capital improvement projects. Copies of the project list were distributed to the Council for review. John</p>	<p>Motion: Catherine B Second: Jack Vote: Unanimous 'Aye'</p> <p>Motion: Jack Second: Catherine B Vote: Unanimous 'Aye'</p> <p>Motion: Jack Second: Catherine B Vote: Unanimous 'Aye'</p>
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	<p>Glauser stated that the Lions Club is interested in partnering with the Town on park-related projects. He noted that the first project will be improvements to the baseball diamond, which the Lions Club plans to fund, with Krista heading the effort. Additionally, the Lions are interested in assisting with landscaping around the pickleball courts, including the possibility of adding a foliage-based sound barrier. Travis is helping with the landscaping design. Mitzi and John also discussed the Lions' interest in contributing to upgrades to the parking area.</p> <p>This matter was tabled, and no action was taken. The Council expressed concern that the Town may need to seek additional legal representation, noting that the issue has been pending for six months without receiving the necessary information from the current attorney.</p> <p>The Planning Commission requested feedback from the Council regarding the development of an Accessory Dwelling Unit (ADU) ordinance. Sample ordinances for both internal and external ADUs, as well as short-term rentals, were reviewed. Jack expressed concern that the examples did not address limiting ADUs to family members and noted that allowing ADUs could conflict with the Town's $\frac{1}{2}$-acre minimum lot size requirement.</p> <p>The Council discussed potential regulations for ADUs and reviewed requirements used by other municipalities. Cade noted that he commonly sees requirements such as a minimum $\frac{1}{2}$-acre lot, one septic tank, one water meter, and a requirement that the property owner reside in one of the dwellings.</p> <p>The Council discussed that establishing a short-term rental ordinance would allow the Town to require owners to obtain a business license. The Mayor noted that municipalities may also require short-term rental owners</p>	
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<p>g. Approval of Fiscal Year 2026 Fraud Risk Assessment</p> <p>h. Approval of Ordinance 2025-5 An Ordinance Amending Impact Fees</p>	<p>to provide a local contact person for communication and to ensure adequate parking is available.</p> <p>Amanda asked whether the Council wished to take any action regarding the existing Airbnb in Town. The Council stated that no action would be taken at this time and acknowledged that, because the rental is already operating, the Town cannot impose retroactive requirements. However, if the business license ordinance is amended to require a license for short-term rentals, the Town could require compliance moving forward.</p> <p>Amanda presented the annual Fraud Risk Assessment, noting a score of 345 out of 395, which places the Town in the low-risk category. The assessment was signed during the meeting and will be submitted to the State Auditor's Office.</p> <p>The ordinance amending impact fees was reviewed. No changes were made from the final draft. Ordinance 2025-5 was read into the record. A motion was made to approve the ordinance as presented.</p>	<p>Motion: Catherine B Second: Jack Vote: Unanimous 'Aye'</p>
<p>4. Council Business</p> <p>a. Department Reports</p> <p>i. Mayor Anderson-Gunnison Hospital Annual Report</p> <p>ii. Review and approval of Claims- Invoices from the register dated 9/11/25 thru 10/8/25</p> <p>iii. Review and approval of Minutes- Regular meeting September 10, 2025</p> <p>iv. Upcoming Calendar Items:</p>	<p>Mayor Anderson who is also a Gunnison Valley Hospital Board Member presented the annual hospital report and distributed copies.</p> <p>Invoice register dated September 11 thru October 8 are reviewed. A motion to approve payment of those claims was made.</p> <p>Minutes from September 10 meeting are tabled.</p> <p>Upcoming calendar items are mentioned. Lions Club Bake Sale- October 16th-17th , Planning Commission- October 27th , Rural Online Work Initiative by USU- October 28th , Town Christmas Activity- December 18th</p>	<p>Motion: Catherine B Second: Jack Roll Call Vote: Steve 'Aye' Jack 'Aye' Catherine B 'Aye'</p>

1. Unfinished Business	Amanda asked the Council to authorize moving the late day on utility bills to the 25 th instead of the 20 th due to longer mailing times with the postal service. Motion was made to change the monthly late day to the 25 th .	Motion: Jack Second: Catherine B Vote: Unanimous 'Aye'
2. Adjourn	Motion to adjourn was made at 8:49 PM.	Motion: Jack Second: Catherine B Vote: Unanimous 'Aye'

Minutes Approval

Date: 11/12/2025

By: Steve Andon

, Mayor

Attest: G. Bennett, Recorder

