

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

### Minutes

**Date: Wednesday, April 15, 2026**

**Location: Fairfield Town Office, 121 West Main Street, Fairfield, Utah**

**Time: 7:03 P.M.**

**Minutes By: Stephanie Shelley**

#### Call to Order

##### 1) Roll Call

Town Council Members Present:

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

Staff Present:

Recorder: Stephanie Shelley, Attorney: Brad Christopherson, Sargent Garrett Dutson.

Others Present: Jared Westhoff, Vern Carson, Kyler Fisher, David Riet, Kandice Johnson, Kole Black Jr, Krista Black, Wayne Taylor.

Others Present Via Zoom: Frank, Tal Adair, Sonny Greenwood, Jesse Wilson - Enbridge, Peggy Fisher, jim, J&H Densley, Jentry Johnson, Brent Ault, Jami Mascaro, Jim Smith

##### 2) Prayer / Pledge Of Allegiance

Richard

#### Reports and discussion

##### 1) Sheriff's Department Update.

*Note: This item was deferred at the opening of the meeting due to the Sergeant's late arrival and was addressed later in the meeting.*

Sergeant Dutson presented the Sheriff's Department report for the month of March. He reported approximately 15 general service calls and 21 traffic stops, the majority of which occurred on Main Street. Additional activity included one alcohol-related violation, one motorist assist, two informational reports, and one trauma-related call.

Mayor McKinney asked whether extra patrol hours were still being utilized. Sergeant Dutson confirmed that additional patrol hours were ongoing and remained at the Council's discretion. He noted that morning hours continue to be the most effective for traffic enforcement due to increased commuter activity.

Sergeant Dutson reported that he had recently issued a citation on the dirt road, which resulted in a complaint from a resident. He explained that many drivers assume there is no speed limit

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

once the road transitions from pavement to dirt. He suggested that the Council consider installing a speed limit sign at that transition point to improve compliance.

Councilman Cameron commented that the condition of the dirt road itself tends to discourage excessive speeds, and a brief discussion followed regarding driver behavior and enforcement. No formal action was taken.

Sergeant Dutson provided an update on the ballot box damage incident. He stated that the vehicle involved has been identified and that deputies are continuing their follow-up. Because the ballot box is county property, the county will handle repairs and reimbursement. He noted that evidence left at the scene contributed to identifying the vehicle.

Sergeant Dutson then introduced the Flock camera system. He explained that the system captures images of vehicles, including license plates, along with time and directional data, and has been successfully used in other jurisdictions to assist in criminal investigations. He referenced recent cases where the system helped identify and locate suspects.

He stated that the cost is approximately \$3,000 per camera per year, including maintenance, and suggested potential locations such as Highway 73 and Allen Ranch Road if the Town were to consider implementation.

Council discussion followed. Councilman Cameron expressed some hesitation, stating that he was not certain the system was necessary at this time. Other Council members acknowledged the potential value of the cameras for identifying and tracking criminal activity passing through the area. Mayor McKinney noted that privately owned cameras within Town had already captured footage related to several significant incidents over the past two and a half years, including the ballot box incident.

The Council agreed that additional information would be beneficial.

Mayor McKinney directed Sergeant Dutson to arrange a demonstration of the Flock camera system at a future meeting. No formal action was taken.

**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. Two minutes per person, with a total limit of 14 minutes.** Mayor McKinney opened the floor for general public comment, both in the room and for any participants online. No public comments were received. The mayor noted that some members of the public had arrived late due to the item numbering, and she offered an additional opportunity for comment after the Oquirrh Wood Ranch presentation. No one came forward at that time either.

### 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.*

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

Mayor McKinney stated that, given the nature of the consent agenda items, she preferred to address each item individually to allow for adequate discussion and consideration. The items were then addressed separately as follows.

**1) Approve the [March 25, 2026](#), minutes.**

Mayor McKinney noted that the minutes from the March 25, 2026, meeting were included for review. No corrections or changes were proposed by the Council.

*Councilman Thomas made a motion to approve the March 25, 2026. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

**2) Approve the [February 2026](#) financials.**

Mayor McKinney presented the February 2026 financial reports for approval. No questions or concerns were raised by the Council regarding the financials.

*Councilman Panek motioned to approve the February 2026 financials. Councilman Cameron seconded the motion. The Motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

**3) [Resolution No. R2026-03](#) A Resolution Of The Fairfield Town Council Authorizing The Mayor To Enter Into An Agreement With Strong Solutions For The Continued Work On The Park.**

Mayor McKinney introduced Resolution No. R2026-03, explaining that it pertains to continued work on the town park project that had previously been discussed by the Council.

Attorney Christopherson clarified for the record that the Council had previously granted the Mayor authority to continue working with Strong Solutions under the existing contractual relationship. He explained that the Town's procurement policy allows continuation of an existing relationship under those circumstances, provided the Council gives formal consent. He stated that the purpose of the resolution was to formally ratify that prior authorization.

Attorney Christopherson further explained that this approach allows the Town to continue working under the same pricing structure previously established while still maintaining the

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

Council's authority to review and reject any future work or bids if necessary. He emphasized that the resolution does not eliminate oversight or initiate a new procurement process, but rather confirms continuation of the existing arrangement.

*Councilman Thomas motion to approve Resolution number R2026-03. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

#### 4) **Resolution No. R2026-04 A Resolution Authorizing The Execution Of A Franchise Agreement With Questar Gas Company, Dba Enbridge Gas Utah, Inc. To Provide Natural And Manufactured Gas Services In Fairfield.**

Mayor McKinney turned the time over to Attorney Christopherson to present Resolution No. R2026-04. He explained that he had been working with Enbridge's legal counsel to resolve outstanding differences and that both parties had reached an agreement on the terms.

Attorney Christopherson described the benefit of the agreement, noting that the State of Utah has established a funding mechanism that allows Enbridge to expand natural gas infrastructure into smaller communities without requiring those communities to bear the full upfront capital cost. Instead, the cost is distributed statewide, reducing the financial burden on Fairfield.

He emphasized that the agreement does not require residents to connect to natural gas service but provides the option for those who wish to do so once infrastructure is installed. He stated that this provides a meaningful benefit by increasing utility options for residents.

Mayor McKinney invited Jesse Wilson, representing Enbridge, to comment. Mr. Wilson stated that Enbridge was excited to move forward and expressed appreciation for the opportunity to work with Fairfield.

No additional questions were raised by the Council.

*Councilman Thomas motioned to approve resolution number R2026-04. 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 Session

April 15, 2026

### 5) **Resolution No. R2026-05 A Resolution Of The Fairfield Town Council Authorizing The Mayor To Enter Into An Agreement With Utah Division of Finance.**

Mayor McKinney introduced Resolution No. R2026-05, explaining that it authorizes the Mayor to enter into an agreement with the Utah Division of Finance related to the AIB loan the town has been working on through the Inland Port Authority.

She stated that once the agreement documents are finalized and executed, the Division of Finance indicated that reimbursement funds for the previously completed waterline project will be deposited into the town's account within approximately 2 to 4 weeks.

Mayor McKinney acknowledged that Attorney Christopherson had identified some concerns with the wording of the agreement documents. She explained that the resolution authorizes the Mayor and the Town Recorder to sign the agreement and any related financial documents, such as tax forms, while allowing final clerical corrections.

Attorney Christopherson clarified that the issues identified were not substantive but rather related to incorrect or unclear descriptions. He provided an example in which the agreement incorrectly stated that the waterline served a specific property, when in fact it runs along Allen Ranch Road and serves multiple properties. He confirmed that the overall terms of the agreement would not change, only the accuracy of the documentation.

*Councilman Thomas motioned to approve resolution number R2026-05. Councilman Cameron seconded the motion. The motion passed unanimously.*

*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) Discuss the proposed project with Oquirrh Wood Ranch, LLC**

Mayor McKinney introduced Jared Westhoff of Oquirrh Wood Ranch, LLC, noting that this was not the first time the company had appeared before the Council. She stated that earlier proposals had included discussions of higher-density housing and deannexation, both of which the Council had previously indicated were not acceptable. She explained that the current proposal reflects several revisions based on prior feedback.

Mr. Westhoff presented an updated concept plan and explained that the proposal had undergone multiple versions to better align with Fairfield's rural character and the Council's expectations. He acknowledged that the Council had clearly communicated that higher-density

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

residential development would not be supported and stated that the current concept intentionally avoids that approach.

He explained that the proposal centers on three primary components: a business park area, agricultural-style ranchette lots, and future commercial development. The business park area, identified on the map presentation, is intended to accommodate uses such as data centers, manufacturing, light industrial operations, and service-based businesses. Mr. Westhoff noted that similar uses already exist in nearby areas, including data centers and facilities associated with Tyson Foods, and stated that the goal is to create a viable economic base while remaining consistent with the surrounding area's character.

Mr. Westhoff addressed the existing homes located within the proposed business park area. He explained that rather than leaving those homes surrounded by industrial development, the company has approached those property owners with the option to sell or exchange their properties for parcels within the proposed ranchette area. He stated that the intent is to allow those residents to remain in the community while relocating to properties better suited to maintaining an agricultural lifestyle.

Mr. Westhoff then presented the conceptual layout for the ranchette lots. He explained that the lots are approximately 3 to 3.33 acres in size and intended to serve as usable agricultural properties. He described features including horse arenas, barns, hay storage, covered stalls, accessory dwelling units, and sufficient space for equipment and livestock. He stated that the lots were intentionally designed to maximize functionality rather than follow a traditional subdivision layout and noted that fencing, access, and lot configuration were planned to support agricultural use. He further explained that only a limited number of ranchette lots are proposed initially, primarily to accommodate existing residents and a small number of additional users rather than create a large subdivision.

Mr. Westhoff also stated that he personally intends to acquire one of the ranchette lots, noting that he frequently travels from St. George and would like a place to stay locally while working in the area.

Discussion then turned to transportation and traffic planning. Mr. Westhoff explained that the proposal includes the development of a 900 North corridor intended to serve as a major collector road to direct traffic associated with the business park away from Main Street and the historic center of Town. He also noted that the Lehi-Fairfield Road alignment would be adjusted to improve traffic flow and intersection safety.

Mr. Westhoff addressed concerns about truck traffic, stating that the business park would be designed so that commercial truck traffic enters directly from major roads and does not travel through residential or ranchette areas.

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

He then discussed infrastructure planning, explaining that the company has been evaluating water and sewer solutions with a broader, long-term approach. He stated that the proposal includes the development of independent water wells in order to avoid impacting the Town's existing spring system. He also noted that a potential water tank location has been identified in coordination with engineers and nearby property owners, which could benefit not only the project area but also other portions of the Town.

Regarding sewer infrastructure, Mr. Westhoff explained that options under consideration include working with Eagle Mountain for treatment or identifying an appropriate location for sewer lagoons. He emphasized that the intent is to plan infrastructure in a way that could support broader future growth rather than serving only the project itself.

Mr. Westhoff also discussed the possibility of a future fire station site within the project area, noting that a location near the proposed collector road had been identified for accessibility purposes, although the company remains open to additional input from the Town.

He explained that the proposal would likely require multiple zone changes and a development agreement. He stated that the business park area would utilize the Town's existing technology overlay zone, while the ranchette area may require a site-specific development zone in order to establish customized standards not intended for broad application elsewhere in Town. He further stated that a development agreement would be used to clearly define expectations and ensure the project is developed as presented.

Council discussion followed.

Councilman Weber expressed concern about the project's long-term implications, particularly the potential for continued land acquisition and future expansion within the community. He acknowledged that the proposal had improved significantly from earlier versions but remained concerned about what future development could look like.

Mr. Westhoff responded that the company does anticipate purchasing additional land if it becomes available, but emphasized that they have heard the Town's concerns regarding density and are committed to working within those expectations. He stated that future proposals would continue to follow the same collaborative approach and consideration for Fairfield's character.

Councilman Thomas noted that much of the surrounding agricultural land will likely be developed over time, regardless of ownership, and stated that working with a known entity willing to cooperate with the Town may be preferable to an unknown future developer.

Council members generally agreed that the proposal had progressed significantly from earlier concepts and reflected a willingness to work with the Town. Discussion also included the need for parks and open space within the project area. Mr. Westhoff acknowledged that those

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

elements had not yet been fully developed and stated that the company is open to working with the Town regarding trails, recreational features, and park opportunities.

Mayor McKinney asked for clarification regarding water rights. Mr. Westhoff stated that the company holds significant water rights and understands that development is limited to available water resources.

The Council discussed next steps, including formal zoning applications, development agreements, and review through the Planning Commission process. There was a general consensus that the proposal was within an acceptable range to move forward for additional review and consideration.

Mayor McKinney thanked Mr. Westhoff for his presentation.

### 2) **Update on North Water Line Extension.**

Mayor McKinney provided an update on the North Water Line Extension project. She reported that approximately 20 to 25 contractors attended the mandatory pre-bid meeting and walkthrough of the project area. Bids were submitted through the state bidding system and forwarded to Bowen Collins & Associates, the Town's engineering firm, for review and analysis.

Bowen Collins prepared a comparative bid analysis to ensure consistency among submissions and assisted the Town with evaluating bids, issuing the letter of award, and verifying that all required bonding and project documentation were in place. The project was awarded to Strong Solutions. Mayor McKinney noted that the project came in under budget, which she described as a positive outcome for the Town.

Mayor McKinney explained that arsenic testing was conducted prior to the bidding process so contractors would have accurate information regarding potential remediation and disposal requirements. She stated that this resulted in more accurate bid pricing and will become standard practice for future waterline projects. She also noted that the testing will help the Town develop a more comprehensive understanding of arsenic locations within the system.

Mayor McKinney reported that construction is already underway and that the contractor was in the process of tying the new line into the existing system, including connections near Bradshaw's property.

Councilman Thomas asked whether the project would improve water pressure for residents on the north end of Town. Mayor McKinney explained that the extension is expected to improve flow rates more than static pressure at this time. She noted that long-term pressure improvements will depend on continued system upgrades and additional looping of water lines, as portions of the Town's system currently operate on dead-end lines.

No formal action was taken.

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

### 3) Discussion on [Water and Sewer Impact Fees](#).

Mayor McKinney informed the Council that updated water and sewer impact fee studies had been completed and returned to the Town as part of the previously funded water and sewer master plan.

She stated that she did not intend to have an in-depth discussion during this meeting but wanted to make the Council aware that the studies had been received and would need to be reviewed. Mayor McKinney noted that while the sewer impact fee study had been completed, the Town does not currently operate a sewer system, making it uncertain how those fees would be applied in the near future.

Mayor McKinney emphasized that the Town's water impact fees will need to be reviewed and updated to reflect current conditions and anticipated growth. She encouraged Council members to review the studies prior to a future meeting where the matter could be discussed further and possible action considered.

Council members acknowledged that they had not yet had an opportunity to review the studies.

No formal action was taken.

### 4) Discuss and approve the [Town Park Phase 2](#)

Mayor McKinney presented the proposed budget and construction schedule for Town Park Phase 2, prepared by Strong Solutions and included in the Council packets.

Mayor McKinney explained that she had met with Sean Strong to discuss a phased approach for continuing work on the park. She stated that the goal of the proposed schedule is to allow work to continue without unnecessary delays or expenses while maintaining completed areas and avoiding the need to redo work later. She noted that the plan focuses on keeping disturbed ground stabilized and irrigation systems functioning while postponing improvements that are not immediately necessary.

Councilman Cameron, who has been involved in overseeing the park project, was asked for his input regarding the proposed schedule. He stated that the phased approach was practical and consistent with the Town's preference to complete the project incrementally rather than committing large amounts of funding at one time. He also noted that the proposal avoids unnecessary rework and reflects careful consideration of timing and cost.

Councilman Thomas referenced line items within the proposed budget and asked whether the sequencing and oversight structure appeared appropriate. Councilman Cameron responded that the overall structure of the plan was sound and represented the most effective approach given the Town's current resources and priorities.

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

Council members generally agreed that the proposal was well thought out and appropriate to move forward.

*Councilman Panek made a motion to approve the Town Park Phase 2 budget schedule. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### 5) Budget discussion

Mayor McKinney opened a general discussion regarding the upcoming budget and asked Council members to provide input on anticipated needs.

Councilman Panek noted that Main Street has experienced increased traffic and is beginning to show signs of wear. He stated that he is in the process of obtaining estimates for potential repairs and improvements and will provide those figures once available.

Councilman Thomas stated that he did not anticipate significant changes to the water department budget at this time and suggested maintaining a similar budget to the previous year. He noted that while the Town continues to complete water infrastructure projects annually, it is difficult to budget for specific projects without knowing which improvements will be prioritized by engineers.

Mayor McKinney agreed, noting that while additional water projects are likely in the near future, the scope and timing remain uncertain.

Councilman Weber raised the topic of the Town's investment accounts, noting that while statements have been received, the Council has not had a recent direct update or presentation from the investment advisor. He expressed interest in receiving recommendations regarding the Town's current investment strategy.

Mayor McKinney stated that Treasurer Codi has been in regular communication with the investment firm and has managed necessary transfers, but agreed that a formal update would be beneficial. She indicated she would work to schedule a presentation at an upcoming meeting.

Discussion then turned to staffing and administrative needs. Attorney Christopherson recommended that the Town consider hiring a contract planner to assist with upcoming development projects. He explained that a planner would help prepare staff reports, guide the Planning Commission, and provide professional analysis on land use matters. He noted that the

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

complexity of potential projects, including development agreements and site-specific zoning, would benefit from professional planning expertise.

Mayor McKinney acknowledged the need for additional support but emphasized that the Town's codebook must be updated and adopted before bringing in a planner, as they will need current regulations to work from. She urged Council members to review the updated codebook, noting that while much of it includes previously adopted ordinances, there are sections that require careful review.

Mayor McKinney also noted that the Town will need to update its fee schedule, as some existing fees are outdated and do not reflect current conditions or anticipated growth. She indicated that this would likely be addressed in conjunction with the budget.

Additionally, Mayor McKinney stated that the Town still needs to identify a qualified individual to perform fire code inspections for business licenses. She explained that all business licenses expire at the end of June and renewal notices must be sent out in May. She noted that a previous candidate was not available and asked Council members for suggestions.

Councilman Cameron offered to reach out to contacts in American Fork, including a deputy fire marshal who performs similar inspections. Council members also discussed the possibility of coordinating with Cedar Fort, though no determination was made.

Mayor McKinney concluded that, given the number of unknowns, including potential development and staffing needs, the Town may need to adopt a baseline budget and amend it as circumstances become clearer.

### Closed Session

*Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.*

*Councilman Weber motioned to temporarily recess the Council meeting to go into a closed meeting for the following purpose(s): Strategy sessions to discuss pending or reasonably imminent litigation.*

*Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

The Council went into closed session at 8:24 pm.

## Approved Meeting Minutes

Fairfield Town Council

Regular Session

April 15, 2026

*Councilman Weber motioned to reopen the meeting on April 15th at 9:19 pm. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

Attorney Christopherson informed those present that there had been a break between the closed session and the reconvened meeting. During that time, Smash Burgers came to the Town Office to receive payment for services provided at the Town event.

### Adjournment

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

The meeting adjourned at 9:20 p.m.

**May 13, 2026**

*Stephanie Shelley*

---

Minutes Approval Date

Stephanie Shelley Town Recorder