

## **Approved Meeting Minutes**

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

### **Minutes**

**Date: Wednesday, August 12, 2026**

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

**Time: 7:00 P.M.**

**Minutes By: Stephanie Shelley**

#### **Call to Order**

#### **Roll Call**

Town Council Members Present:

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

Staff Present: Recorder: Stephanie Shelley, Treasurer: Codi Butterfield, Attorney: Brad Christopherson, Planner: Jim Spung, Sergeant Dutson.

Others Present: Wayne Taylor, Travis Ramiler, Vern Carson, Holly Panek.

Online: Alina, Tal Adair, Lori Haslem (UIPA), Ronnie, Lori Howells, Brenda, Michael Miller, Josh Leigh, Amberly Judy

#### **Prayer / Pledge Of Allegiance**

Councilman Cameron offered the prayer, followed by the Pledge of Allegiance.

**General Public Comment: Public comments are limited to matters not listed on the agenda and not related to a pending land use application (2-minute limit per person; 14-minute total).**

Mayor McKinney opened the general public comment period for matters not listed on the agenda.

Vern Carson shared information he had received from a natural gas company representative regarding the anticipated connection timeline. He stated that residents had been told they would have two years to sign up for service and, once signed up, two years to connect.

The Council discussion followed regarding when the initial two-year period begins, as different information had been provided regarding whether it began when the project started in Fairfield or when an individual signed a contract. The Council agreed that the timing should be clarified with the natural gas company. Residents were also advised that natural gas service would not necessarily be available immediately and discussed maintaining adequate propane supplies in the meantime.

The Council discussed the installation of natural gas service lines to individual properties and concerns regarding the location of existing underground utilities. It was noted that while the Town can identify main utility lines, it does not have complete information showing the location of private sewer and water

## **Approved Meeting Minutes**

Fairfield Town Council

Public Hearing and Session

August 12, 2026

service lines, field drains, and other utilities extending to individual homes. Concern was expressed about ensuring these utilities are identified before excavation occurs on private property.

Mayor McKinney explained that the Town had developed an application process for individual natural gas connections. Property owners requesting service would be required to provide a map identifying existing utilities, easements, and other required information before a service line could be installed on the property. The Town would review the application and forward it to Sunrise Engineering for applicable technical review, including gas pressure requirements. Discussion emphasized that connection work should not proceed onto private property until the required information had been provided and the Town's approval process completed. Property owners were encouraged to identify the locations of their private utilities as accurately as possible and coordinate with the Town and contractors before excavation.

Alina Pringle began to comment regarding the proposed compensation changes. Mayor McKinney clarified that general public comment was limited to matters not listed on the agenda and that comments regarding compensation could be made during the applicable public hearing.

Mayor McKinney read a written public comment submitted by Jami Mascaro regarding continued aircraft traffic over her properties. Ms. Mascaro stated that flight radar information identified aircraft associated with West Desert Flight as continuing to fly over her properties. She expressed concern because the Town had previously been told that West Desert Flight was willing to work with the Town and make efforts to avoid flying over the properties. She stated that the continued aircraft activity was difficult to reconcile with those representations.

## **PUBLIC HEARINGS**

### **1. Fairfield Consolidated Fee Schedule**

- **Staff review, presentation, and discussion of the proposed amendments to the Fairfield Consolidated Fee Schedule.**

Treasurer Codi Butterfield reviewed the proposed amendments to the Fairfield Consolidated Fee Schedule. The proposed additions included fees associated with Site-Specific Development applications, caretaker dwellings, natural gas connections, water main installations, encroachment permits, temporary right-of-way occupancy permits, utility infrastructure applications, inspections, reinspections, and miscellaneous applications.

Treasurer Butterfield explained that several inspection, engineering, and technical review fees were listed as the Town's actual cost. This would allow the Town to pass costs incurred for outside professional review or inspection on to the applicant rather than having Fairfield taxpayers pay those expenses. She also explained that the miscellaneous application fee was intended to address applications for matters the Town had not previously processed.

## Approved Meeting Minutes

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

- **Open the Public Hearing.**

Mayor McKinney opened the public hearing at 7:12 p.m

- **Receive public comment (two minutes per person).**

No public comments were received.

- **Close the Public Hearing.**

Mayor McKinney closed the public hearing at 7:12 p.m.

- **Council discussion and consideration.**

Councilman Weber noted that the fee schedule would be an ongoing process and would likely require continued adjustments as the Town encounters new applications and circumstances. Mayor McKinney agreed, noting that additional revisions would likely be necessary as the Town continues to develop its processes.

- **Consider and adopt R2026-15, A Resolution Amending the Consolidated Fairfield Fee Schedule.**

*Councilman Thomas moved to approve R2026-15, A Resolution Amending the Consolidated Fairfield Fee 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*

## **2. Town Manager/Chief Administrative Officer Compensation**

- **Staff review, presentation, and discussion of the proposed ordinance establishing the salary and compensation for the Fairfield Town Manager/Chief Administrative Officer.**

Councilman Thomas reviewed the proposed compensation for the Town Manager/Chief Administrative Officer. He explained that the Council had discussed fair compensation several times as Fairfield's workload had increased significantly and noted that compensation had not kept pace with the amount of work being performed. The Council obtained a third-party compensation study to evaluate the duties of the position and comparable compensation levels. The study identified a median salary of approximately \$134,000 for a city administrator. Councilman Thomas acknowledged that Fairfield's small population made direct comparisons

## **Approved Meeting Minutes**

Fairfield Town Council

Public Hearing and Session

August 12, 2026

difficult but stated that population alone did not reflect the amount or complexity of work currently facing the Town.

Councilman Thomas explained that the Council had considered several alternatives, including maintaining the existing compensation, hiring an outside administrator, and continuing with Mayor McKinney in the administrative role. He stated that the Council had also met in closed session without Mayor McKinney present to discuss the matter. After considering the alternatives, the Council determined that retaining Mayor McKinney as Town Manager/Chief Administrative Officer was the best option at this time because of her familiarity with ongoing matters, including litigation and significant development projects. The proposed compensation was \$96,000 annually under a two-year contract.

Councilman Thomas explained that the two-year term was intended to provide continuity while allowing the Council to reassess the arrangement. He noted that Mayor McKinney's elected term would expire about six months before the proposed contract, providing time for transition and knowledge transfer if the Mayor's office changed.

Mayor McKinney stated that the administrative responsibilities required a significant amount of her time and involved considerable work and stress. She stated that staff turnover at this time could be disruptive and that replacing personnel would require time for recruitment and transition, particularly given the matters currently facing the Town.

- **Open the Public Hearing.**

Mayor McKinney opened the public hearing at 7:24 p.m.

- **Receive public comment (two minutes per person).**

Holly Panek stated that she understood the difficulty of replacing employees and acknowledged the amount of work being performed. She questioned whether the compensation study provided an appropriate comparison because Fairfield's population, staffing structure, and combination of responsibilities differed substantially from the municipalities included in the study. She also expressed concern about combining the roles of Mayor, administrator, and building official and questioned whether adequate separation and oversight existed when those responsibilities were held by one individual. She emphasized that her concerns related to the structure of the position rather than Mayor McKinney personally.

Josh Leigh, participating remotely, stated that he did not question the amount of work being performed but was concerned about how the proposed increases would be funded. He noted the significant population difference between Fairfield and the municipalities included in the compensation comparison and asked whether the increases would result in higher property taxes.

## **Approved Meeting Minutes**

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

Alina Pringle, a Fairfield resident and business owner, expressed concerns regarding the proposed compensation and the Town's administrative structure. She questioned having one individual simultaneously serve as Mayor, Town Administrator, Building Official, and a voting member of the body responsible for overseeing the administrator position, stating that she believed the structure lacked appropriate checks and balances. She also questioned the proposed compensation increases in relation to the Town's size and existing contracted services. Pringle stated that if the Town Administrator position was intended to be full-time, she believed the Town Office should also maintain full-time hours. She further raised concerns regarding the Council's ability to independently oversee the administrator and the Town's increased legal expenses. She requested that the Council table the ordinance until the structural and financial concerns she identified were addressed.

Amberly Judy spoke in support of the proposed compensation. She stated that developers working with the Town see a substantial amount of work that may not be visible to the public, including meetings and coordination with engineers and attorneys. She expressed appreciation for the efforts of the Mayor and staff to manage development responsibly while protecting Fairfield's history, character, and residents' interests. She stated that, in her opinion, staff had been underpaid for the amount of work being performed.

Travis Ramiler commented in support of fair compensation for Town officials. He stated that Fairfield is unique because of the amount of work facing the Town despite its small population. He cautioned against relying solely on population data when evaluating compensation and stated that officials should be fairly compensated for the amount of work they perform.

Stephanie Shelley read Jaren Hancock's written comment. I support the Town Council's adjusted compensation wages.

- **Close the Public Hearing.**

Mayor McKinney closed the public hearing at 7:36 p.m.

- **Council discussion and consideration.**

Mayor McKinney responded to concerns raised during the public hearing. She stated that the compensation information and job descriptions had been made publicly available and that the third-party consultant had reviewed the duties, qualifications, and time associated with the positions. She noted that the Town Council provides oversight of the Town Manager/Chief Administrative Officer and that the position would be subject to an annual review.

In response to concerns regarding funding, Mayor McKinney stated that the Town did not plan to increase property taxes to fund the proposed compensation. She explained that the Town was working to recover development-related expenses through appropriate fees so developers, rather than Fairfield taxpayers, would bear those costs.

## **Approved Meeting Minutes**

Fairfield Town Council

Public Hearing and Session

August 12, 2026

Mayor McKinney also clarified that Fairfield had approximately 60 households and stated that the Town office was regularly open from 9:00 a.m. to 3:00 p.m., Monday through Thursday, and frequently remained open until 5:00 p.m. She stated that Town staff did not screen Council members' emails. Regarding legal expenses, she stated that the Town had ongoing litigation and needed to continue protecting its legal interests.

Council members discussed the amount of work currently being performed, the potential cost of hiring separate personnel for the administrative and building department, and the importance of retaining institutional knowledge during ongoing litigation and development matters. Council Members acknowledged differing perspectives on compensation but noted that the work would still need to be performed and paid for, regardless of whether it was performed by existing staff or outside employees or contractors.

Councilman Panek stated that he was not opposed to the proposed compensation but wanted to ensure that the Town followed proper due process. He stated that, given the scrutiny facing the Town, he wanted to ensure that the Council properly documented and followed its procedures.

The Council further discussed accountability under the proposed arrangement, including the defined two-year term and review process. Mayor McKinney clarified that she had not proposed a specific salary amount and that the Council developed the compensation figure through its review and deliberation process.

### **3. Annual Compensation Schedule**

- **Staff review, presentation, and discussion of the proposed ordinance adopting the annual compensation schedule for Fairfield's elected officials, appointed officials, and town employees.**

The Council reviewed the proposed Annual Compensation Schedule for Fairfield's elected and statutory officers. Discussion included proposed compensation for Town Council members, the Recorder, and the Treasurer, as well as the information used to evaluate the positions.

- **Open the Public Hearing.**

Mayor McKinney opened the public hearing at 7:56 p.m.

- **Receive public comment (two minutes per person).**

Holly Panek stated that she was not suggesting that any current employee should leave their position but encouraged the Town to establish clearly documented qualifications and requirements for its positions, including education, experience, and other applicable qualifications. She said establishing those requirements would provide consistency and facilitate future transitions as the Town grows.

## **Approved Meeting Minutes**

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

Josh Leigh, participating remotely, said the earlier discussion helped him better understand Fairfield's development direction. He asked whether the Town could provide residents and property owners with greater visibility into anticipated development and the Town's long-term direction.

Mayor McKinney responded to Josh Leigh's comments regarding the Town's future development direction. She stated that the Town is actively preparing for anticipated development and encouraged residents and property owners to attend Town Council and Planning Commission meetings to stay informed. She noted that Fairfield's General Plan, available on the Town website, provides guidance regarding the Town's long-term vision and that meeting agendas and minutes are also available online.

Attorney Brad Christopherson discussed the Town's efforts to prepare for future development and protect Fairfield's long-term interests. He referenced previous efforts by the Town to protect its boundaries and stated that the Council's planning and preparation had helped position Fairfield for development now being considered. He noted developer interest in the Town's Technology Overlay Zone and potential energy-generation uses, as well as significant pending real estate transactions. Attorney Brad Christopherson emphasized the need to follow the applicable land-use process, noting that formal applications for some anticipated projects had not yet been filed.

- **Close the Public Hearing.**

Mayor McKinney closed the public hearing at 7:59 p.m.

- **Council discussion and consideration.**

The Council discussed how the proposed compensation would be reflected in the Town's budget. Mayor McKinney requested that wage and compensation expenses be separated into individual budget line items to provide greater clarity and transparency. The Council addressed the specific budget adjustments under the subsequent Fiscal Year 2026–2027 Budget Amendment.

- **Consider and adopt Ordinance No. 2026-06, An Ordinance Amending the Compensation for Fairfield Executive Officers and Elected Officials.**

Councilman Panek stated that he was not opposed to the proposed compensation but wanted to ensure that the proper process was followed, including whether the Town Administrator position should be opened for applications. Attorney Brad Christopherson clarified that the Town Administrator position already existed and Mayor McKinney was currently serving in that role. He explained that the ordinance before the Council did not create or fill a new position but amended the compensation for existing positions. If the Council wished to separate the Town Administrator position from the Mayor and open the position for applications, that would require separate action by the Council. Attorney Brad Christopherson also noted that the proposed

## Approved Meeting Minutes

Fairfield Town Council

Public Hearing and Session

August 12, 2026

contract would allow the Council to establish expectations, conduct reviews, and periodically reevaluate the arrangement.

Mayor McKinney stated that she would abstain from voting because the ordinance included compensation for her position. Councilman Panek also abstained.

*Councilman Thomas moved to adopt Ordinance No. 2026-06, An Ordinance Amending the Compensation for Fairfield Executive Officers and Elected Officials. Councilman Cameron seconded the motion. The motion passed with three yes votes and two abstentions.*

*Mayor McKinney - abstained*

*Councilman Thomas - Yes*

*Councilman Panek - abstained*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### 4. Fiscal Year 2026–2027 Budget Amendment

- **Staff review, presentation, and discussion of the proposed amendment to the Fairfield Budget for Fiscal Year 2026–2027.**

Treasurer Butterfield reviewed the proposed amendments to the Fairfield Town Budget for Fiscal Year 2026–2027. Discussion included separating certain wage and compensation expenses into individual line items to provide greater clarity and transparency within the budget.

The Council also discussed funding for anticipated Main Street repairs. It was noted that construction activity had contributed to increased road wear and that discussions had taken place about whether contractors or companies operating in the area could contribute toward repair costs. The Council discussed establishing an appropriate budget line item for the anticipated road improvements while continuing to determine the extent of the repairs and potential outside contributions.

- **Open the Public Hearing.**

Mayor McKinney opened the public hearing at 8:25 p.m.

- **Receive public comment (two minutes per person).**

No public comments were received.

- **Close the Public Hearing.**

Mayor McKinney closed the public hearing at 8:25 p.m.

- **Council discussion and consideration.**

## Approved Meeting Minutes

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

There was no additional Council discussion.

- **Consider and adopt a R2026-16 A Resolution Amending The Fairfield Budget For Fiscal Year 2026-2027.**

*Councilman Thomas made a motion to approve R2026-16, A Resolution Amending the Fairfield Budget for Fiscal Year 2026-2027. Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

## REPORTS

- **Sheriff's Department Update.**

Sergeant Dutson presented the July report and reported one traffic accident involving injuries. He explained that a semi-truck attempting a detour became high-centered, causing traffic to stop on the roadway. A pickup truck subsequently struck one of the stopped vehicles, and three occupants were transported to the hospital. The roadway was temporarily closed as a result of the accident.

The Council discussed the Town's contract with the Utah County Sheriff's Office and the additional patrol hours currently provided in Fairfield. Sergeant Dutson recommended beginning discussions regarding future contract costs well in advance of the contract renewal so the Council would have adequate time to review its options.

Sergeant Dutson also discussed continued speeding concerns within the Town and reported observing vehicles traveling at excessive speeds on local roads. He noted the limited number of posted 25 mph speed limit signs and suggested that additional signage could assist with enforcement and driver awareness.

The Council discussed maintaining the additional patrol hours and the need for continued attention to speeding within the Town.

- **Planning Commission Update.**

Wayne Taylor provided an update on recent Planning Commission activity. He reported that the Planning Commission held a public hearing regarding proposed amendments to the AR-1 through AR-40 zoning standards addressing setbacks on corner lots. The amendment clarifies that the required front setback applies to both street-facing sides of a corner lot. No adverse

## **Approved Meeting Minutes**

Fairfield Town Council

Public Hearing and Session

August 12, 2026

comments were received during the public hearing, and the Planning Commission forwarded the amendment to the Town Council with a positive recommendation.

Taylor also reported that the Planning Commission held a public hearing regarding the Town's road regulations, which were renumbered through the Town Code codification process as Title 15, Chapter 152, Roads, Highways and Rights-of-Way. The Planning Commission reviewed a public comment concerning cul-de-sacs and determined that the issue could be addressed through the Site-Specific Development process rather than through an additional amendment to the proposed road regulations. The Planning Commission forwarded the ordinance to the Town Council with a positive recommendation.

The Planning Commission also approved the Darwin Bundy site plan, allowing the applicant to proceed with the building permit process. Because the property is located within a water source protection area, the septic system required approval from Utah County. Taylor reported that the County had approved the septic system with specific restrictions and requirements that must be followed during construction.

Taylor further reported that the Planning Commission received a request for an agricultural protection zone, for existing agricultural operations when neighboring properties raise concerns regarding normal agricultural activities, including activities such as baling. The Planning Commission agreed to research the matter further.

Taylor concluded his report by noting that the Planning Commission had received two packets of materials related to the Gold Mine development. Due to the volume of information and the timing of the submissions, the Planning Commission had not completed its review and would continue reviewing the materials.

### **BUSINESS ITEMS**

#### **1. Presentation by Jim Spung regarding the proposed Site-Specific Development Zone.**

Planner Jim Spung presented the proposed Site-Specific Development (SSD) Zone. He explained that the Town's General Plan establishes the community's long-term vision, while the zoning code and zoning map provide tools to implement that vision. After reviewing Fairfield's General Plan and existing zoning regulations, Planner Spung identified a need for a process to accommodate large-scale or unique development proposals that may not fit within the Town's existing zoning districts.

The proposed SSD Zone would provide a project-specific zoning process for complex developments, mixed or unique land uses, and projects requiring standards that differ from conventional zoning. It was explained that the SSD process would not replace the Town's existing zoning districts but would provide an additional tool for projects that could not otherwise be appropriately accommodated.

The proposed process would consist of preliminary and final reviews. During the preliminary stage, an applicant would present the overall project concept to the Planning Commission and

## Approved Meeting Minutes

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

Town Council, allowing the Town to provide initial direction before the applicant incurs the expense of preparing detailed engineering and development documents. If the proposal moved forward, the final review would include project-specific development standards, exhibits, proposed improvements, and other applicable requirements.

The proposed ordinance also established review criteria addressing consistency with the Town's General Plan, applicable zoning purposes, proposed improvements, prior approvals, and other Town goals and requirements. It was emphasized that the SSD process would remain discretionary and that meeting the minimum application requirements would not guarantee approval.

The Council discussed the proposed minimum acreage requirement. A 50-acre minimum had been recommended, with discussion regarding whether that threshold was appropriate given the size of properties within Fairfield. Council members expressed concern that setting the acreage too low could allow the SSD process to be used to avoid requirements that would otherwise apply under conventional zoning.

Discussion also addressed Fairfield residents who own larger parcels and whether the acreage requirement could unnecessarily prevent legitimate proposals. It was clarified that adjoining property owners could apply jointly as part of a unified development proposal.

After further discussion, the Council agreed to increase the minimum acreage from 50 acres to 100 acres to ensure the SSD process is reserved for substantial development projects.

- **Consider and adopt Ordinance 2026-07 adopting the Site-Specific Development Zone.**

*Councilman Weber moved to adopt Ordinance 2026-07, adopting the Site-Specific Development Zone, with the minimum acreage requirement amended to 100 acres. Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

## 2. **Presentation by Jim Spung regarding proposed amendments to Section 154.105(E) of the Fairfield Town Code.**

Planner Jim Spung reviewed the proposed amendment to Section 154.105(E) of the Fairfield Town Code regarding setback requirements for corner lots. The amendment clarifies that the required front setback applies to both street-facing sides of a corner lot for primary structures

## Approved Meeting Minutes

Fairfield Town Council

Public Hearing and Session

August 12, 2026

and accessory buildings. The amendment is intended to maintain appropriate setbacks from roadways and address visibility and safety concerns.

- **Consider and adopt Ordinance 2026-08 amending Section 154.105(E) of the Fairfield Town Code.**

*Councilman Weber made a motion to adopt Ordinance 2026-08, amending Section 154.105(E) of the Fairfield Town Code. Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

3. **Consider and adopt Ordinance 2026-09 adopting the Road Regulations previously codified as Title 6, Chapter 3, and renumbered through the Town Code codification process as Title 15, Chapter 152, Roads, Highways and Rights-of-Way.**

The Council reviewed Ordinance 2026-09 adopting the Town's Road Regulations, previously codified as Title 6, Chapter 3 and renumbered through the Town Code codification process as Title 15, Chapter 152, Roads, Highways and Rights-of-Way. The Planning Commission had previously conducted the required public hearing and forwarded the ordinance to the Town Council with a positive recommendation.

The Council discussed a public comment received during the Planning Commission's review regarding cul-de-sacs. It was determined that the concern could be addressed through the Site-Specific Development process rather than by amending the Road Regulations.

*Councilman Panek moved to adopt Ordinance 2026-09, adopting the Road Regulations previously codified as Title 6, Chapter 3 and renumbered as Title 15, Chapter 152, Roads, Highways and Rights-of-Way. Councilman Weber seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

4. **Consider and adopt R2026-17, A Resolution Supporting the Drafting Of An Amended Project Area Plan To Add Property Into The Pony Express Utah Inland Port Authority Project Area.**

## **Approved Meeting Minutes**

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

Mayor McKinney recommended tabling Resolution R2026-17, a resolution supporting the drafting of an amended project area plan to add property into the Pony Express Utah Inland Port Authority Project Area, to allow additional revisions to be completed.

Attorney Brad Christopherson explained that minor modifications were needed before the resolution was ready for adoption. He stated that certain properties within the proposed project area had recently changed ownership or were anticipated to change ownership, and the resolution needed to accurately reflect the applicable parcels and newly acquired property.

Attorney Brad Christopherson also provided a brief explanation of the Inland Port Authority's tax increment financing mechanism. He explained that the process is based on increases in property tax revenue resulting from new development and that the incremental revenue can be used toward infrastructure associated with the project area.

Lori Haslem, representing the Utah Inland Port Authority, introduced herself and discussed her previous involvement with Fairfield through the Governor's Office of Economic Development. She expressed support for the Town's efforts and noted that the Inland Port Authority has various funding mechanisms that may be available to assist with infrastructure projects.

### **5. Discussion and approval of Bowen and Collins' Scope of Work and Fee for the new Industrial Park Well.**

The Council reviewed Bowen Collins & Associates' proposed scope of work and fee for the design and engineering of the new Fairfield Industrial Park Well.

Mayor McKinney raised concerns regarding the availability of power at the proposed well location and questioned whether the Town should proceed with the full design before three-phase power was available.

Council members discussed proceeding with the design while continuing to address the power requirements. It was noted that temporary power solutions could potentially be utilized if necessary while permanent infrastructure was being developed.

Tal Adair discussed ongoing efforts to secure adequate power for the area, including coordination with the Utah Inland Port Authority, Rocky Mountain Power, and other applicable entities. He stated that several potential solutions were being explored and emphasized the importance of identifying a cost-effective approach for future development and Fairfield residents.

The Council discussed the challenges of extending power infrastructure when utility providers seek committed users before making infrastructure investments, while prospective users need assurance that adequate power will be available before committing to a project. The Council also discussed the potential role of the Utah Inland Port Authority in assisting with infrastructure.

## Approved Meeting Minutes

Fairfield Town Council

Public Hearing and Session

August 12, 2026

It was also noted that the \$600,000 already committed to the well project would be applied toward this scope of work.

The Council agreed that proceeding with the design phase would allow the well project to continue moving forward while power options were further evaluated.

*Councilman Cameron made a motion to approve Bowen Collins & Associates' Scope of Work and Fee for the new Industrial Park Well. Councilman Weber seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### **6. Discussion on maintenance and repairs of Fairfield Roads**

The Council discussed the condition of Main Street and damage associated with increased construction and heavy truck traffic. Mayor McKinney reported that she contacted Enbridge about road damage associated with its construction activities and was informed that the company may be willing to contribute toward a portion of the repair costs.

Councilman Panek reported that he had been in regular contact with a company representative and was working to arrange a meeting to discuss potential participation in the repairs. He expressed concern that delaying those discussions could affect the availability of potential contributions toward the repairs. The Council also discussed seeking contributions from other companies whose construction activities and heavy vehicles have contributed to roadway wear.

The Council discussed the volume and speed of semi-trucks and other vehicles traveling on Town roads. Council members expressed concern regarding speeding, compliance with weight restrictions, and the difficulty large trucks have passing one another on narrower portions of the roadway. The Council discussed whether additional or alternative signage could improve compliance with existing restrictions.

The Council also discussed restricting through traffic on certain roads and expressed concern that improving a roadway could attract additional traffic. Discussion included the potential widening of portions of the roadway as part of future improvements to better accommodate the safe movement and passing of large vehicles.

The Council agreed to continue discussions with the natural gas company, Enbridge, and other applicable parties regarding potential contributions toward road repairs before committing to a specific repair project. The Council will further evaluate the scope of the needed improvements and available cost-sharing opportunities before proceeding.

## Approved Meeting Minutes

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

### CONSENT AGENDA

The following items may be approved by one motion. Any Council Member may remove an item for separate discussion and consideration.

- **Approval of Minutes:**
  - June 24, 2026
  - July 7, 2026
  - July 29, 2026
- **Approval of Financial Statements dated June 30, 2026.**

*Councilman Thomas moved to approve all consent agenda items. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes  
Councilman Thomas - Yes  
Councilman Panek - Yes  
Councilman Cameron - Yes  
Councilman Weber - Yes*

### CLOSED SESSION

Possible motion to enter into a Closed Session pursuant to Utah Code § 52-4-205 for the purpose of discussing the purchase, exchange, or lease of real property; pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

*Councilman Weber moved to temporarily recess the Council meeting to go into closed meeting for the following purpose(s): Strategy sessions to discuss pending or reasonably imminent litigation at 9:20 pm. Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes  
Councilman Thomas - Yes  
Councilman Panek - Yes  
Councilman Cameron - Yes  
Councilman Weber - Yes*

*Mayor McKinney reconvened the regular session at 9:38 pm. Councilman Weber seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes  
Councilman Thomas - Yes  
Councilman Panek - Yes  
Councilman Cameron - Yes*

**Approved Meeting Minutes**

Fairfield Town Council  
Public Hearing and Session  
August 12, 2026

*Councilman Weber - Yes*

**ADJOURNMENT**

*Councilman Weber made a motion to adjourn the meeting.*

The meeting adjourned at 9:38 p.m.

*September 9, 2026*

Minutes Approval Date

*Stephanie Shelley*

Stephanie Shelley, Town Recorder



# Fairfield

Utah County, Utah

## Recorders Office

### Sign-In Sheet

Date: **August 12, 2026**

Event: **Town Council**

| <u>Name</u>   | <u>Town / City</u> |
|---------------|--------------------|
| WAYNE TAYLOR  | FAIRFIELD          |
| TRAVIS RAMLER | Fairfield.         |
| Vern Carson   | Fairfield          |
| Holly Panek   | Fairfield          |
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# Fairfield

Utah County, Utah



**Please sign in to make a public comment**

Date August 12, 2026

**General Public Comment (2-minute limit per person):**

- Comments are for any matter not on the agenda
- Comments not related to a pending land use application.
- Two minutes per person
- Fourteen minutes total

- 1) Name Vern Carson Topic Enbridge
- 2) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 3) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 4) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 5) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 6) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 7) Name \_\_\_\_\_ Topic \_\_\_\_\_



# Fairfield

Utah County, Utah



**Please sign in to make a public comment**

Date August 12, 2026

**Public Hearing Public Comment (2-minute limit per person):**

- Comments must relate to the ordinance currently under public hearing.
- Speakers are asked to state their name for the record.
- Two minutes per person.

- 1) Name Holly Panek Topic compensation
- 2) Name Josh Leigh Topic Compensation
- 3) Name Alina Pringle Topic Compensation
- 4) Name Amberly Judy Topic compensation
- 5) Name Travis R Topic Compensation
- 6) Name Holly Panek Topic compensation
- 7) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 8) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 9) Name \_\_\_\_\_ Topic \_\_\_\_\_
- 10) Name \_\_\_\_\_ Topic \_\_\_\_\_





Stephanie Shelley <sshelley@fairfieldtown-ut.gov>

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## Fairfield Public Hearing Comment

1 message

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**Josh Leigh** [REDACTED]  
To: Stephanie Shelley <sshelley@fairfieldtown-ut.gov>

Tue, Aug 11, 2026 at 10:33 AM

Hi Stephanie,

Thanks for taking my call a few minutes ago. As discussed, I'd like the following added to tomorrow's public hearing minutes.

My wife Brielle and I own property on Lehi Fairfield Rd. Regarding Ordinance No. 2026-06 (compensation for Fairfield officers and elected officials), several positions, including the Administrator/Building Official and Treasurer/Office Asst. Mgr, are proposed to receive 100%+ pay increases. How will these increases be funded? What is the tax justification, and if passed, what developmental regulations will need to be adjusted to support them?

I don't doubt these roles are demanding or that the increases are deserved. My concern is the impact on property taxes.

The salary comparison table included in the justification documents sent yesterday lists other Utah cities, the smallest of which (Riverdale) has a population of 9,000 to 10,000. Fairfield's population is roughly 150. A comparison that looks reasonable city to city doesn't hold up from a tax burden standpoint at that scale. Unless there's another funding source I'm not aware of, this could place a significant burden on Fairfield residents and property owners.

Separately, Resolution R2026-15 (Fairfield Consolidated Fee Schedule) also draws its comparison data from Utah cities. Since Fairfield is a town, not a city, these comparisons don't reflect our population or funding realities.

Thank you for including this in the record.

Best,  
Josh Leigh





Stephanie Shelley <sshelley@fairfieldtown-ut.gov>

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## Public comment

1 message

**Alina Pringle** [REDACTED]

Wed, Aug 12, 2026 at 7:38 PM

To: Hollie McKinney <holliemc.fairfield@gmail.com>, Michael Weber <michaelweber.fairfield@gmail.com>, Richard Cameron <1234richard.cameron@gmail.com>, RL Panek <rlfairfieldtown@gmail.com>, Stephanie Shelley <sshelley@fairfieldtown-ut.gov>

Stephanie,

Here is a copy of my public comment for your records.

**First, I don't believe it's appropriate for one person to simultaneously serve as Mayor, Town Administrator/Building Official, and a voting member of the body that is supposed to supervise that same administrator position. That structure removes the checks and balances residents rely on.**

**Second, the dollar amounts are hard to justify for a town of roughly 44 households. The Administrator/Building Official position is proposed to jump from \$43,200 to \$95,680 a year — a 121% increase — on top of contracted planning, accounting, and other outsourced staff the town already pays for. The Treasurer/Office Manager position is proposed to more than double as well, and Town Council stipends nearly triple. Together these increases push the town's base wage budget up roughly \$100,000 in a single year.**

**Third, if this is meant to be a full-time Administrator position, the Town Office should be open full-time. Right now it's only open part-time, which doesn't match a full-time salary.**

**Fourth, if the Town Council is meant to supervise the Administrator, then Council members' emails shouldn't be reviewed by the Town Recorder, who reports to that same Administrator. That arrangement concentrates too much control in one office and undermines the Council's independent oversight role.**

**Finally, I'd ask the Council to weigh this against the town's legal costs, which have grown from about \$70,000 to well over \$270,000 this year — driven substantially by litigation that residents believe was avoidable.**

Alina

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## Public Comment - Continued Concern regarding Aircraft Overflights

1 message

**Jami Mascaro** <[REDACTED]> Wed, Aug 12, 2026 at 4:16 PM  
 To: Stephanie Shelley <sshelley@fairfieldtown-ut.gov>, Hollie McKinney <hmckinney@fairfieldtown-ut.gov>, RL Panek <rlpanek@fairfieldtown-ut.gov>, Richard Cameron <rcameron@fairfieldtown-ut.gov>, Tyler Thomas <tthomas@fairfieldtown-ut.gov>, Michael Weber <mweber@fairfieldtown-ut.gov>

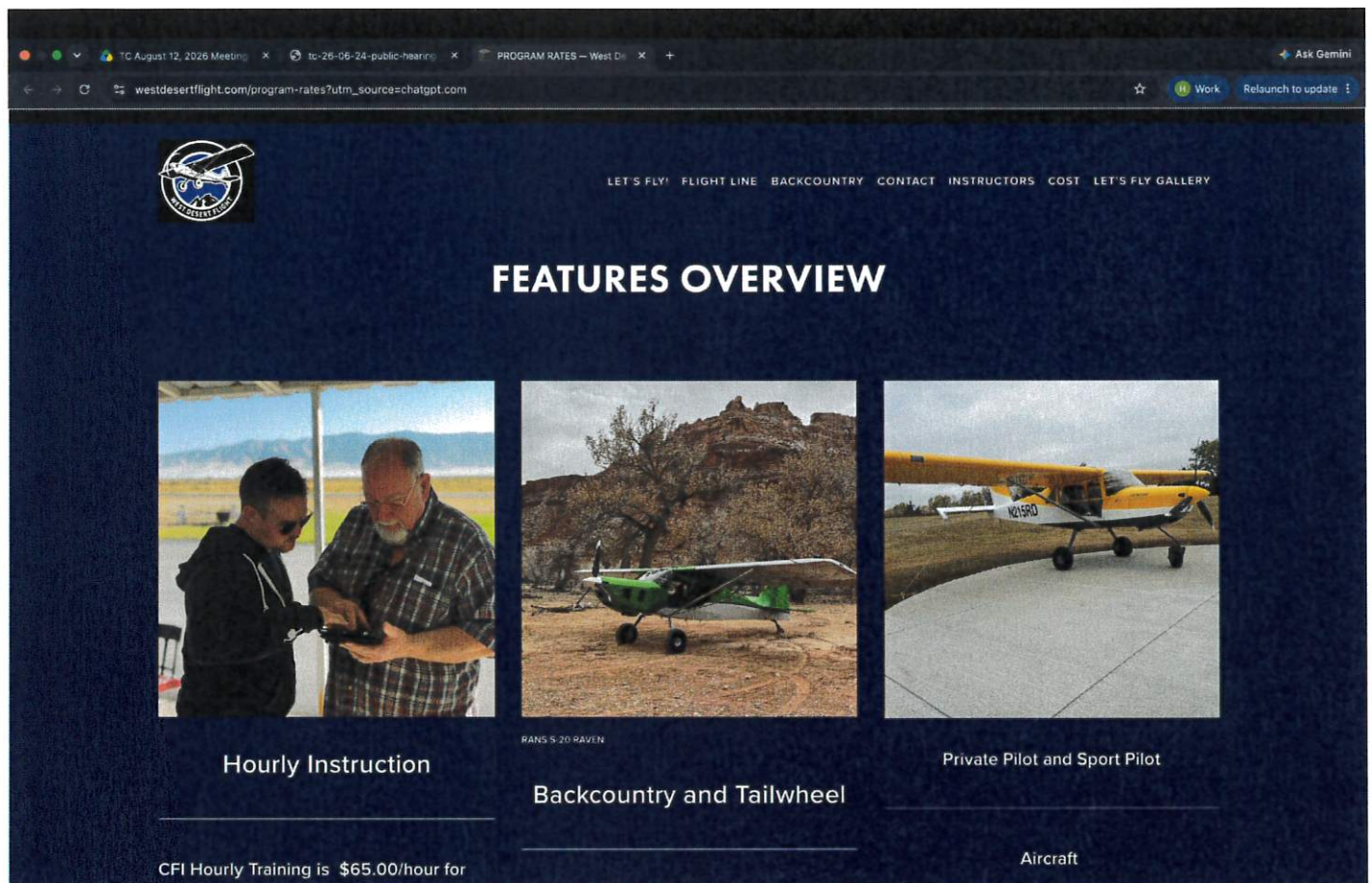
I would like to continue to express my concern regarding the ongoing aircraft traffic over my property.

As of today, the planes continue to fly over my property on a frequent and seemingly constant basis. After checking the flight radar, I was able to identify one of the aircraft (N215RD) involved today as associated with West Desert Flight. (see attached photos)

This is particularly concerning because we have repeatedly been told that they are willing to work with the Town and make an effort to keep aircraft from flying over our properties. I find that difficult to reconcile with what occurred today when an aircraft associated with the owner of West Desert Flight was, in fact, flying over my property.

Thank you for your attention to this matter.

Jami Mascaro, Fairfield resident



The screenshot shows a web browser window with the URL [westdesertflight.com/program-rates?utm\\_source=chatgpt.com](http://westdesertflight.com/program-rates?utm_source=chatgpt.com). The website has a dark blue background and a navigation bar with links: LET'S FLY!, FLIGHT LINE, BACKCOUNTRY, CONTACT, INSTRUCTORS, COST, LET'S FLY GALLERY. The main heading is 'FEATURES OVERVIEW'. Below it are three images with captions:

- Hourly Instruction**: A photo of two men, one in a plaid shirt and one in a black jacket, looking at a device. Below the image, it says 'CFI Hourly Training is \$65.00/hour for'.
- Backcountry and Tailwheel**: A photo of a small green and white aircraft on a dirt field. Below the image, it says 'RANS S-20 RAVEN'.
- Private Pilot and Sport Pilot**: A photo of a yellow and white aircraft on a tarmac. Below the image, it says 'Aircraft'.

8:11



98



flightradar24

Fairfield



West Desert  
Airport

C  
E  
D  
A  
R

**N215RD** RS21

Private owner



© Michael Rodeback

**N/A**

NOT AVAILABLE



**N/A**

NOT AVAILABLE

Departed 01:00 ago

Arriving in N/A

BAROMETRIC ALT.  
**4,725 ft**

GROUND SPEED  
**36 kts**

Rans S-21LS Outbound

REG. N215RD



Tracked via satellite by



**Aireon.**



3D view



Route



More info



Follow



Share

Sent from Yahoo Mail for iPhone

# Fairfield Town

Utah County, Utah



ORIGINAL

## Fairfield Town Council Closed Meeting Sworn Statement (Required by UCA 52-4-206(6)(a))

I, **Hollie McKinney**, swear, as the person presiding at this closed meeting, that the sole purpose for closing the meeting was to discuss the following:

*Strategy sessions to discuss pending or reasonably imminent litigation.*

Sworn to and executed this **12th day of August 2026**.

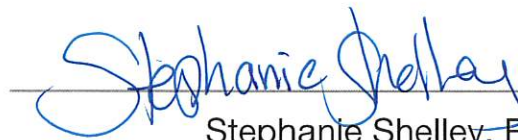


Hollie McKinney, Mayor

STATE OF UTAH     )  
                                  ) ss.  
COUNTY OF UTAH )

Subscribed and sworn to this **12th day of August 2026**, by **Hollie McKinney**, Presiding Officer.





Stephanie Shelley, Recorder/Clerk

