

DATE: June 13, 2019

TIME: 7:00 p.m.

PLACE: Town Office, 17872 West 1540 North, Fairfield, Utah

MINUTES BY: Vonda Cook

AGENDA ITEM #1 - Open the Town Council Regular Meeting

Mayor Gurney called the meeting to order at 7:07 p.m.

AGENDA ITEM #2 - Roll Call

Council Members Present:

Mayor Brad Gurney, Councilmen Tyler Thomas and Jayson Densley, Councilwoman Hollie McKinney

Council Members Excused:

Councilman RL Panek

Town Employees Present:

Vonda Cook

AGENDA ITEM #3 - Approve the Minutes February 21, 2019

The Council reviewed and discussed the minutes. Mayor Gurney said he would like to see all the minutes that need to be approved tabled until next month since names and facts need to be added. Councilwoman McKinney said the minutes were hard to follow and she suggested the Council have a meeting with the Recorder to go through the minutes and help her remember names and other pertinent facts.

Mayor Gurney said she needs to listen to the tapes because the Council may not remember correctly on all points. He suggested they all read the minutes and make comments and then she can listen to the tape and make necessary changes where needed.

Councilwoman McKinney suggested the draft minutes should be finished and sent to council members for comment within 7 days after the meeting. She continued by pointing out that the Recorder is doing a good job but she is new and needs some training. Mayor Gurney said he would train her over the next two weeks.

Councilwoman McKinney made a motion to table the minutes for February, March, April and May [agenda items #3 - #7]. Councilman Thomas seconded it. Motion passed unanimously.

AGENDA ITEM #4 - Approve the Minutes March 14, 2019

Tabled in Agenda Item #3.

AGENDA ITEM #5 - Approve the Minutes April 11, 2019

Tabled in Agenda Item #3.

AGENDA ITEM #6 - Approve the Minutes April 4, 2019

Tabled in Agenda Item #3.

AGENDA ITEM #7 - Approve the Minutes May 9, 2019

Tabled in Agenda Item #3.

AGENDA ITEM #8 - Approve the Town of Fairfield Financials as of Month Ending 4/30/19

The Council reviewed the Financial Report for April.

Councilwoman McKinney made a motion to approve the financial report. Councilman Thomas seconded it.

AGENDA ITEM #9 - Approve the Town of Fairfield Financials as of Month Ending 5/31/19

The Council reviewed the Financial Report for May.

Councilwoman McKinney made a motion to approve the financial report. Councilman Thomas seconded it. Motion passed unanimously.

Councilwoman McKinney commented that there were 25 debit transactions in the last few weeks. She said they were mostly small and seemed to be for office supplies, but she was wondering why there were so many. She said that is way too many for her and Dave Hansen to have to contend with. Mayor Gurney said he would take care of it.

She also asked if anyone knew what the charge for \$2,127.00 was for. The Mayor will check on that too.

Vonda said maybe they should start getting pre approved for all purchases.

Councilman Thomas asked if the Cedar Fort Ward could get paid for road cleanup. Mayor Gurney asked if they had sent the Town an invoice for the cleanup. Councilman Thomas said to just have Dave Hansen write one up since he is over that for the Ward.

AGENDA ITEM #10 - Public Open Meeting Training

Mayor Gurney showed a video clip of David Church, lawyer for Utah League of Cities and Towns, on why we incorporate our communities. He then provided each council member with a flip chart to follow along while he explained the rules and regulations for conducting Public and Open Meetings.

AGENDA ITEM #11 - Revise the Town Fee Schedule

Mayor Gurney said they were adding fees for delinquent water payments (\$25.00), disconnect and reconnect fee (\$40.00).

Councilman Thomas and Councilwoman McKinney thought that ten (10) days to pay a water bill is not enough. They suggested 30 days. Councilman Densley said if you give them thirty (30) days, they will still go over. He

suggested leaving it at 10 and not enforcing it. More discussion followed. The Council decided to change it to 20 days.

Councilman Densley said that a \$40.00 reconnection fee is cheap. Councilman Thomas said Lehi's is \$50.00. More discussion followed. Council decided to change it to \$50.00.

Councilwoman McKinney asked if they qualified as "non-paid Town Officials" (2 plots@\$50 each) under the cemetery fees. Mayor Gurney said yes, and the "non" should come out." Councilwoman McKinney said they should take it out now. Mayor Gurney said to add in that it covers anyone who has served as a Planning Commissioner, Town Councilman/woman or Mayor for four (4) or more years. This was added to the proposed fee schedule.

The Council discussed garbage cans damaged by the garbage truck. Mayor Gurney said that he hates to say anything to the dump because the Town gets so much from them already. He said he could talk to ACE. The Council discussed buying everyone in Town every ten (10) years or so. Nothing was decided.

Councilman Thomas made a motion to pass Resolution 06-13-2019 with changes. Councilman Densley seconded it. Motion passed unanimously.

AGENDA ITEM #12 - Discussion on Telecommunication Ordinance

Mayor Gurney passed out copies of a Telecommunication Ordinance that Larry Jenkins, Town lawyer, has drafted for the Town. He asked Council Members to review it.

AGENDA ITEM #13 - Museum Update

Mayor Gurney said that even after the Town cut the size of the building down, Fran Construction, has gone from \$78.00 sq. ft. to \$120.00 sq. ft. to build the museum. They said they can't do it for the \$78.00.

Mayor Gurney said he is now looking at 2 kinds of steel buildings. He said he won't ask the Town for more money. He said he has one more person he is working with to get a bid.

Councilman Densley asked him if he had a bid from Heather Strong and her husband. Councilwoman McKinney said Heather had told her they wanted to bid on the job. Mayor Gurney said he hadn't talked to them but he would do so.

Councilman Thomas said maybe they could get some big company that is looking for a write-off to build it. The Mayor said usually they don't want to do free construction, they just want to give money.

Councilman Densley noted that when you add sheetrock to a steel building, it comes out at about the same cost as a stick built building.

AGENDA ITEM #14 - Mayor Update

Mayor Gurney said he has heard nothing from the solar company or the fiber optics guy.

He said he has had an inquiry from a man wanting to put a cannabis farm in Fairfield. It would be $\frac{3}{4}$ of a mile south of Facebook. There would be a 10, 40, and 50 sq. ft. building. They don't have water yet. Councilman Thomas said it will be expensive to get power and water down there. Mayor Gurney said it would be heavily State regulated. Councilwoman McKinney said she worries about what the cons are for the farm. She said her sister lived near one in Prescott Arizona. She said she would ask her about it. Mayor Gurney said he would talk to Larry [Jenkins] about it.

Councilman Densley asked if the cannabis farm could pressure the Town to put in a road. Mayor Gurney said they have to build the road to Town standards and then the Town would have to maintain it. Councilman Densley also stated that the Town needs some kind of agreement stating that they will clean up if they leave. Councilwoman McKinney said they might want to watch a movie called Murder Mountain which is about cannabis farms in California and what happened there. She said it is a true story.

Mayor Gurney reported the Cemetery Board is up and running. He said they wanted to move some of the old rock markers and put up some other kind of marker and preserve the old rock ones in some way. The Board consists of Vern Carson, Ronnie Wilson, Dave Hansen, Darwin Bundy and Holly Panek.

AGENDA ITEM #15 - Discussion on Change Town Address

Mayor Gurney asked the Council how they felt about changing the Town addresses. Councilwoman McKinney said that if they have to do it, it would be easier to do it now than wait until later.

Mayor Gurney said they could do it all or just change the 10 or so addresses that are wrong and keep the county assigned addresses. He said the 10 addresses that don't match the county grid need to be changed so emergency vehicles can find the houses. Councilman Thomas said in Lehi, you find old houses with old addresses next to new houses with new addresses. Mayor Gurney pointed out it would be easier if they changed everyone's address than to have them mixed like that.

Councilman Densley asked if they were to change the whole Town, would they do their own numbering system. Mayor Gurney said they are one of the few Utah cities that don't have their own system. He said only about 10 addresses are incorrect and they need to change. Councilwoman McKinney said if they do change all of the address in Town she would like to use a numbering system and not names.

The Council will discuss further.

AGENDA ITEM #16 - Discussion on Policy and Procedures on Pay Raises

Councilman Thomas said he would like to give Kaid Panek [water system maintenance] a raise. Mayor Gurney said the Town doesn't really have a process in place to give raises. He said that he thought the department heads should make that call so they could include the recommendation in their annual budget then it would be approved by the Town Council.

Councilwoman McKinney said she didn't think it hurt to discuss raises with the Town Council first. Councilman Thomas agreed. Mayor Gurney said they paid Mona a ton of money. They only realized how much they were

paying when she asked for a raise. When they reviewed her pay and benefits, and realized how much she was making they shut everything down.

Councilman Thomas said Kaid makes \$300.00/mo. and he would like to raise him to \$350.00/mo. He said he is certified as a level 2 now and is doing a good job. He said the water system has gone from being unapproved to approved.

Councilman Thomas said the Town needs to have pay raise requirements for Kaid's position. Mayor Gurney said they could break out into different categories.

Councilwoman McKinney said Vonda needs a raise. Mayor Gurney said he gave her one not long ago. Councilwoman McKinney said she needs another one.

Mayor Gurney said he would like to change the building procedure. He said he is answering most of the questions for people anyway. He said he likes the idea of a separate town manager position. Councilman Thomas asked him if he was looking to get rid of his town job. Mayor Gurney said he wasn't and he said he can do both jobs, but he would like to have them as two (2) separate positions. Councilman Thomas agreed that the Mayor is acting as Town Manager and Building Official as well as being the Mayor. He asked the Mayor how many hours he was putting in? Mayor Gurney said some days he puts in 5-7 hours and some days none, but he is constantly on the phone, talking to people, etc.

Councilwoman McKinney asked the Mayor where he was going with this. Mayor Gurney said he would like a raise. He said he needs more money for what he is doing. He said he makes \$600.00/mo. now. Councilman Thomas said if they break in out into Mayor, Town Manager and Building, then if someone came along that could do one of the jobs, the rates and the job would already in place. Mayor Gurney said the Town Manager should be the one going to Town Council meetings and Planning Commission meetings. Councilman Densley asked if he had a dollar amount in mind. Mayor Gurney said he would like to get between \$800.00-\$1,000.00/mo. He said they can break it down anyway they want. He said he is getting busier and it is not slowing down.

Councilwoman McKinney asked the Mayor what he thought about the new candidates [that are running for office]. Mayor Gurney said he had no clue they were going to run. He said he was very happy with the Council he has now and thinks they work well together.

Councilman Thomas noted that the nature of politics is that someone always hates what you do and ends up hating you. Councilwoman McKinney said the reason she was asking was that it will open up more positions on Planning and Zoning. Councilman Gurney said that it could just make his job that much harder. Councilwoman McKinney said if she is not on the Council, she won't keep her job as Treasurer. Mayor Gurney said that Councilwoman McKinney has done a fantastic job as Treasurer. Councilman Thomas said if he wasn't on the Council, he would not do the water job for \$200.00/month. Councilman Densley said they should decide now on the raise. Mayor Gurney said he thinks they have to have a public hearing. The Council said they need to get the process started.

The Council discussed ways to split the job up and decided that the Town Manager position should be \$650.00/mo., the Building position should be \$200.00/mo., and the [Manager] would get \$50.00/meeting for up to 4 meetings/mo.

The Council will move forward to put positions and wages into place.

AGENDA ITEM #17 - Discussion on Town Dinner and Upcoming Events

Discussed at the end of meeting.

AGENDA ITEM #18 - Assignments from the Mayor for the Council Members

Councilwoman McKinney reported that she is still waiting to get the road document from Joe Tanner. He said he lost it.

Councilman Thomas said that he heard that Facebook is looking for an off site fueling station to provide fuel for the trucks coming and going at Facebook. Mayor Gurney said he heard they are also wanting to put in a trailer court for their workers.

Councilman Thomas also said that Brent Ault sold his sod farm. It borders Facebook on the east side and he got more for the water than he did for the land.

Mayor Gurney said there is a guy that is going to build a home on Keith Johnsons' property.

Councilman Thomas said Kent Withers is still working of the Fisher easement. The original was wrong and the Town is waiting for Kent to get the corrected deed back to them.

Mayor Gurney had maps for Councilman Thomas and Kaid showing Town water lines. He asked Councilman Thomas if he and Kaid would fill in any missing lines, valves, pipe sizes, etc.

Councilman Thomas also said that the fire department was supposed to test all of the fire hydrants to see which ones work but they haven't done it yet. Mayor Gurney will check on that.

Councilman McKinney said she is holding a check for \$500.00 for the fire department. She wanted to know if the payment had been approved. Mayor Gurney said they put \$30,000.00 in the budget and only paid out \$20,000.00 so it's already been approved.

Councilman Densley reported that he talked to Lee Brown and Sheila McKinney and they are ok with putting up a "Welcome to Fairfield" sign on their property. The Town will need a lease agreement or easement from them. Mayor Gurney will talk to the lawyer and have him draw something up.

AGENDA ITEM #19 - Discuss Old Business

There was no old business.

AGENDA ITEM #20 - Discuss New Business

Councilwoman McKinney and Councilman Thomas both said they are getting too many emails forwarded to them from the Recorder. Councilman Densley said he gets a lot too but he just deletes them. Mayor Gurney will talk to her.

Councilman Thomas asked if they could have a dumpster in Town all of the time. He wondered if it would be cheaper to buy their own. The Council discussed the cost. Councilman Densley said it may be cheaper to rent. He said he rented a 10 yd. dumpster for \$75.00/mo. The Council discussed only having the dumpster during the summer months instead of having it all year and renting smaller ones. Councilwoman McKinney will look in to it.

AGENDA ITEM #17 - Discussion on Town Dinner and Events

Councilwoman McKinney said maybe people just don't want to get together. She also commented that if they have it again, they should just have it catered except for maybe the desserts. Councilman Thomas said it might be the weather that keeps people away. Mayor Gurney said probably the weather and the fact that the people in Fairfield tend to be a bit reclusive are probably both to blame. It was also on the same day as seminary graduation this year.

Mayor Gurney told the Council to be thinking about Halloween and Christmas.

AGENDA ITEM #21 - Adjourn the Town Council Regular Meeting

Councilwoman McKinney made a motion to adjourn the meeting. Councilman Thomas seconded it. Motion passed unanimously.

Meeting adjourned at 10.00 p.m.

Minutes Approved July 11, 2019