

Approved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
July 11, 2019

WORK MEETING

DATE: Thursday, July 11, 2019

LOCATION: Fairfield Town Office, 17872 W 1540 N, Fairfield, Utah

TIME: 6:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1 - OPEN THE TOWN COUNCIL WORK SESSION MEETING

Mayor Gurney called The Town Council work session meeting to order at 6:11 p.m.

AGENDA ITEM #2 - ROLL CALL

Town Council Members Present: Mayor Brad Gurney, RL Panek, Tyler Thomas, Hollie McKinley arrived at 6:21 pm.

Excused: Jaysen Densley

Staff Present: Stephanie Shelley- Recorder, David Hansen - Finance

AGENDA ITEM #3 - DISCUSSION ON DESIGN STANDARDS

Town Council discussed road ordinance, 1 acre lots, ½ roads and cost.

Mayor Gurney will print copies of Design Standards for Town Council and deliver them to the Council members.

Councilwoman McKinney suggested they have a work session on the Ordinances and Design Standards so they can get them completed. Mayor Gurney stated that the Town Council will schedule a work session as needed.

AGENDA ITEM #4 - DISCUSSION ON SUBDIVISION

Council Members reviewed the Subdivision standards.

Mayor Gurney stated that the Town Council has final approval of any subdivisions.

Councilman Thomas stated that many of the new residence of the Town wanted to be apart of the community.

AGENDA ITEM #5 - DISCUSSION ON OLD BUSINESS

Town Council talked about recent private property sales and pending sales within the Town limits.

Councilman Thomas said there is an issue that has come to his attention that does affect the Town. Lee Brown wants to expand his septic tank. Utah County said he could not because of a State law made back in 2010. The study involved how far away a septic tank needs to be placed from the Town well. (Fairfield's municipal water source).

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Councilman Thomas suggested that the Town needs to have an environmental study done. Councilman Thomas said the Town will need to pay for the study since this is something that the Town should have completed years ago.

Councilman Thomas asked the Town Council if the Town should ask Lee Brown to annex into our Town. Town Council held discussion on inviting Lee Brown to annex into Town. No decision was made.

The Town Council has heard a rumor that Eagle Mountain has approved between 2,000 - 4,000 units up Pole Canyon. Mayor Gurney will look for a map with Eagle Mountain master plan in that area that could affect Fairfield.

AGENDA ITEM #6 - DISCUSSION ON NEW BUSINESS

None.

AGENDA #7 ADJOURN THE TOWN COUNCIL WORK SESSION MEETING

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

The meeting adjourned at 7:02 p.m.

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REGULAR MEETING

DATE: Thursday, July 11, 2019

LOCATION: Fairfield Town Office 17872 W 1540 N Fairfield, Utah

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1

OPEN THE TOWN COUNCIL REGULAR MEETING

Mayor Gurney opened the Town Council Regular Meeting at 7:03 p.m.

AGENDA ITEM #2

ROLL CALL

TOWN COUNCIL MEMBERS PRESENT

Mayor Brad Gurney, RL Panek, Hollie Mckinney, Tyler Thomas

Excused: Jayson Densley

STAFF PRESENT

Stephanie Shelley- Recorder, David Hansen - Finance Director

OTHERS PRESENT

Vern Carson

AGENDA #3 PUBLIC HEARING TO RAISE MAYOR COMPENSATION

Mayor Gurney stated that he has been doing the building officials job for the last year.

Councilman Thomas asked Mayor Gurney if he was putting in more than 10 hours a week on Town business. Mayor Gurney stated yes. He also feels with the growth that is coming that number will increase. Councilman Thomas asked what the Mayor was currently being paid. Mayor Gurney stated he thought it was around \$650 a month.

Council Thomas asked if it was time again to hire a Building Official? Mayor Gurney stated no, because of all the new and upcoming changes to the Town Ordinances. A building official will be needed in the future once all the Ordinances are in place. It would be difficult for a part time building official to keep up with all the updates.

There were no other comments from the public.

It was decided that the Mayors' compensation would be \$700 a month as the Mayor, \$50 per meeting up to 4 meetings a month and he would get an additional \$200 a month as the Director of Building.

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Councilman Thomas made a motion to approve the Mayor's compensation wages for \$700 - Mayor, \$200 - Building , and \$50 - up to four meetings a month.

Councilwoman McKinney seconded the motion.

Motion passed with four yeses and 1 abstention. Mayor abstained from vote due to conflict of interest.

Councilman Thomas asked Vern Carson if he can give details on Keith Johnson's well. Keith Johnson is looking to sell his property to Lovenduhl. Vern Carson stated that they could either use the well for their primary source of culinary water, or they could cap the well and use Town culinary water.

AGENDA #4 APPROVE THE MINUTES FEBRUARY 21 2019

Councilman Thomas motioned to approve February 21 2019 meeting minutes.

Councilman Panek seconded motion.

All approved minutes. Councilwoman McKinney abstained from the vote.

AGENDA #5 APPROVE THE MINUTES MARCH 14 2019

Councilman Panek motioned to approve March 14 2019 meeting minutes.

Councilman Thomas seconded the motion.

All approved minutes. Councilwoman McKinney abstained from the vote.

AGENDA #6 APPROVE THE MINUTES APRIL 11 2019

Councilman Thomas motioned to approve April 11 2019 meeting minutes.

Councilman Panek seconded motion.

All Approved

Councilwoman McKinney made a motion to retract approval of April 11 2019 meeting minutes upon further review on the PTIF accounts.

Councilman Thomas seconded the motion.

All approved.

AGENDA #7 APPROVE THE MINUTES APRIL 4 2019

Councilman Panek motioned to approve April 4 2019 meeting minutes.

Councilman Thomas seconded the motion.

All approved minutes. Councilwoman McKinney abstained from the vote.

AGENDA #8 APPROVE THE MINUTES APRIL 16 2019

Councilwoman McKinney motioned to approve April 16 2019 meeting minutes.

Councilman Thomas seconded the motion.

All Approved

AGENDA #9 APPROVE THE MINUTES APRIL 17 2019

Councilwoman McKinney motioned to approve April 17 2019 meeting minutes.

Councilman Panek seconded the motion.

All approved minutes. Councilman Thomas abstained from the vote.

AGENDA #10 APPROVE THE MINUTES JUNE 13 2019

Councilwoman McKinney motioned to approve April 17 2019 meeting minutes.

Councilman Thomas seconded the motion.

All approved minutes. Councilman Panek abstained from the vote.

AGENDA #11 APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF MONTH ENDING 4/30/19

Approved in a previous meeting.

AGENDA #12 APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF MONTH ENDING 5/31/19

Approved in a previous meeting.

AGENDA #13 DISCUSS AND APPROVE FINANCING AN ENVIRONMENTAL STUDY AND PROTECTION PLAN FOR THE TOWN WELL

Councilman Thomas stated the Lee Brown was shut down by Utah County. Utah County said the he was within the source protection zone for his septic tank. His place is in zone 3 which is the very edge. Utah County gave a list of engineers that can do the study. Council Thomas will be meeting with an engineer tomorrow. The State told Councilman Thomas the Town needed to do a study (for the Hydraulic Study) for the source protection zone.

Vern Carson is okay with the engineering study as far as the Lehi Irrigation Company is concerned.

AGENDA #14 DISCUSS AND APPROVE ON TELECOMMUNICATION ORDINANCE

Will table until August Meeting

AGENDA #15 MAYOR UPDATE

a. TYSON MEAT

- Mayor Gurney informed the Town Council that Tyson Meats would like to meet with the Town Officials either on July 25th or July 26th. Mayor Gurney asked the Town Council to inform Stephanie Shelley if they will be able to attend.

b. SOLAR FARM GOOGLE DOCS

- Mayor Gurney stated that he has sent an email out with Google Docs attachment to the Town Council and Planning & Zoning. So they may enter questions and information that they may have on the solar farm. The Solar Farm has put a test site up.

c. PLANNING & ZONING

- Mark and Alina Pringle would like to add storage units to the Light Industrial Zone. Planning & Zoning is looking into adding storage units as a conditional use. The Town Council should see the Light Industrial Zone next month for possible approval. Planning & Zoning has completed the Nuisance Ordinance, Road Ordinance and Water Ordinance. They are ready to be approved by the Town Council.

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Mayor Gurney stated that the Cemetery Board talked to the Sonar Company. The Company added a grid like GPS system to the Cemetery.

Cemetery Board would like to invest in a high end GPS system rather than a zero turn lawn mower.

Mayor Gurney stated that the company sent him the information on the GPS units. Councilman Thomas stated they are difficult to use, but they are worth it. Councilman Thomas said should look for the least complicated version of GPS system.

AGENDA #16 DISCUSSION ON CHANGE TOWN ADDRESS

Mayor Gurney stated that he has done some research on how to implement a grid system and update the addresses for Fairfield Town to have their own address system.

Councilman Panek asked if he should look into the process of changing the Town addresses system to their own. Mayor Gurney stated that Councilman Panek will need to get into contact with David Church to see how to begin the process. Councilman Panek also stated he would check in with MaryJane at Utah County.

AGENDA #17 ASSIGNMENTS FROM THE MAYOR FOR THE COUNCIL MEMBERS

Mayor Gurney asked Councilman Thomas about the water dedication deeds. Councilman Thomas stated he has not gotten them back from Kent Withers from McNeil Engineering. Mayor Gurney stated he will check in with Kent.

Councilman Panek asked if his road dedication deed was recorded. Mayor Gurney stated that it has been recorded.

Mayor Gurney stated that Councilman Densley did get permission to put welcome signs on Sheila McKinney and Joe Brown properties.

Councilwoman McKinney reported that she is still waiting to receive information on her road dedication. She has been in contact with Joe Tanner.

Councilwoman McKinney stated that Rob Richards has put \$150,000 into the Allen Ranch Road. Over the July 24th he will put down chloride on the road. Rob will also begin digging the well soon on his property to control the dust. Councilwoman McKinney believes we should receive \$105,000 on the next check from Intermountain Regional Landfill.

Councilman Panek asked for an update on the Museum. Mayor Gurney stated that he has a meeting with a contractor tomorrow. Mayor Gurney stated he has received two other bids which are \$110,000 over the budget. Town Council held a discussion on possibly creating a committee to bid out each part of the Museum project.

Mayor Gurney stated that the Pony Express Association has offered to help with labor on the museum.

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Councilman Panek noted that going cheaper is not always better. He asked if the Town has looked into the Utah State Prison construction crew. Mayor Gurney said he has not looked into them yet. They are on the list to contact.

Councilman Panek asked Mayor Gurney to email the plans for the museum to him.

AGENDA #18 DISCUSS OLD BUSINESS

Mayor Gurney asked Councilwoman McKinney to contact Ben McKinney about mowing the field behind the Camp Floyd Commissary.

Councilwoman McKinney asked Councilman Panek if Intermountain Regional Landfill was willing to help grade some of Fairfield's roads. Councilman Panek stated that he had been in contact with them.

Councilman Panek stated Wayne Taylor requested a Dead End sign on his street. Council agreed to put sign up.

Mayor Gurney asked if it was possible to put a turn around down by his property and KC property. Council would look into possibly doing that.

AGENDA #19 DISCUSS NEW BUSINESS

Nothing was brought up.

AGENDA ITEM #20 ADJOURN THE TOWN COUNCIL REGULAR SESSION MEETING

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

The meeting adjourned at 8:29 p.m.

August 8, 2019
Minutes approval date

Stephanie Shelley
Stephanie Shelley Town Recorder