

Approved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
March 10, 2020

WORK MEETING

DATE: Thursday, March 10, 2020

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 6:06 p.m.

AGENDA ITEM #2 - ROLL CALL

Town Council Members Present: Mayor Brad Gurney, RL Panek, Tyler Thomas, Hollie McKinnley, Jayson Densley

Staff Present:

Stephanie Shelley- Recorder, David Hansen - Finance Director

Others Present:

Deputy John Thomas

Councilman Densley reported that he found two bonding companies.

Mayor Gurney asked which would be better; for the Town to supply the bond or the contractor. He asked the Council if they thought the Town should have the agent come and talk to the Town Council about bonding. *Councilman Thomas* said he would like to hear more about bonding. The Council agreed it would be a good idea. *Councilman Densley* will contact the agent and make arrangements for him to come out.

AGENDA ITEM #3 - DISCUSS DESIGN STANDARDS.

The Town Council discussed the Design Standards.

Councilman Densley stated that he had some concerns about section 1303.40. He wanted to know why the Town needed to confirm that inspections were completed. In section 13.03.30, he wanted the Council to be aware that the soil in Fairfield is not compact to 95%.

Councilman Thomas stated that the Town needs to have the road and water; and that all plans should be engineered and stamped.

Councilman Densley stated that the soil is bad in Fairfield. He said it should be tested for compaction for commercial and not residential. A good contractor will make sure the soil is compacted and will bring in fill.

The Council took out section 13.006.100.

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Councilman Thomas stated that he has a concern in section 13.07.60 on protecting adjoining property. He asked how it would affect the farmers' property. He said it needs to have more teeth in this section to protect them. He gave some examples of how developers have ruined some of his fields.

Mayor Gurney assigned Councilman Thomas to work on this section and the Right to Farm Ordinance so the Town can include the protections they need. Councilman Thomas will send it to the Mayor when he has completed it.

Councilman Panek agreed that it does need to have more teeth in this area.

Councilman Thomas is still working on the water section in the Design Standards to make sure it complements the Water Ordinance.

Mayor Gurney informed the Town Council that the following Ordinance will be coming their way- Light Industrial, Cemetery, and Soil Ordinances.

Councilman Densley will get some inspectors phone numbers for water lines, roads, and soil.

AGENDA ITEM #4 - DISCUSSION ON OLD BUSINESS.

Councilman Thomas stated that the State denied the Water Source Protection Plan. He said that there are few more things the Town needs to provide the State to get this approved. Councilman Thomas was concerned since the original study was done so many years ago that we may not have the records they are looking for.

Mayor Gurney will look into the old files to see if he can find any of the old property letters they sent out with the original Water Sources Protection Plan.

AGENDA ITEM #5 - DISCUSSION ON NEW BUSINESS.

Mayor Gurney gave an update to the Council on the museum funds he requested from the State. He said that it looks like we will not be receiving any money. He will be contacting Jacob Anderegg to see what is going on. Mayor Gurney will call Utah County Commissioner Bill Lee to see if they will donate more money to the project. The Council could also put more money from the Town Budget into the project. The Mayor asked the Council for their comments.

Councilman Densley asked about getting a loan for the museum. Mayor Gurney stated the Town could do a bond.

Councilman Thomas stated he would not like to see the money taken out of the bank account. He likes the bond idea better.

Councilman Thomas and Councilman Panek both stated that if the Town does a bond, that they do it right and bond for the full amount to build the whole thing.

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Mayor Gurney stated the Town could ask Tyson , Facebook, and others to donate for programs but he said they would not donate for brick and mortar.

AGENDA #6 - ADJOURN THE TOWN COUNCIL WORK SESSION MEETING

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

The meeting adjourned at 7:03 p.m.

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REGULAR MEETING

DATE: Thursday, March 10, 2020

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 7:05 p.m.

AGENDA ITEM #2 - ROLL CALL.

TOWN COUNCIL MEMBERS PRESENT

Mayor Brad Gurney, RL Panek, Hollie McKinney, Tyler Thomas, Jayson Densley

Staff Present:

Stephanie Shelley- Recorder, David Hansen - Finance Director

Others Presents:

Deputy John Thomas

AGENDA #3 - SHERIFF'S DEPARTMENT UPDATE.

Deputy Thomas reviewed last month's report. He stated that he has more of the deputies logging in with reports. He talked about the incident with the YouTube channel people out on Terry Messersmiths property. Mayor Gurney asked about the incident that happened at Camp Floyd the previous week. Deputy Thomas explained that 2 people were unconscious in a vehicle parked next the commissary. Two officers responded. One person was arrested, and he wasn't sure about the other person. He said the car was towed and drugs were found in the vehicle. He said the people were from Mona.

Councilman Thomas informed Deputy Thomas about the illegal dumping on the 1540 North road. He asked if the people who are dumping can be prosecuted or fined if they are caught. He said they did find some mail with a name on it and they called the Sheriff's department. He said the people did get a ticket but they did not clean up the garbage. Mayor Gurney asked if they could have someone come on Saturday mornings and watch along that road.

Councilman Thomas also said the Town was having issues with people who are driving to Facebook. He said they are speeding through town at 6 a.m. He also stated that Deputies could pull into his feedlot and be well hidden from speeding drivers.

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AGENDA #4 - APPROVE THE MINUTES WORK/REGULAR SESSION FEBRUARY 11, 2020.

Councilwoman McKinney made a motion to approve the minutes for the February 11, 2020 Work/Regular Session. Councilman Panek seconded the motion. The motion passed unanimously.

AGENDA #5 - APPROVE THE PUBLIC HEARING MINUTES FEBRUARY 20, 2020.

Councilwoman McKinney made a motion to approve the minutes for the February 20, 2020 Public Hearing. Councilman Panek seconded the motion. Motion passed unanimously with Mayor Gurney, Councilman Densley, Councilman Panek and Councilwoman McKinney voting yes. Councilman Thomas abstained.

AGENDA #6 - APPROVE THE MINUTES WORK SESSION FEBRUARY 25, 2020.

Councilman Thomas made a motion to approve the minutes for the February 11, 2020 Work Session. Councilman Panek seconded the motion. The motion passed unanimously.

AGENDA #7 - APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF MONTH ENDING JANUARY 31, 2020.

Councilwoman McKinney made a motion to approve the Financials ending January 31, 2020. Councilman Densley seconded the motion. The motion passed unanimously.

AGENDA #8 - DISCUSS BUDGET.

Mayor Gurney informed the Town Council that they need to start getting the items for the budget together. Mayor asked Councilman Thomas & Panek to prepare budgets for the Water and Roads Departments.

Councilman Thomas said he would like to look into possibly purchasing two generators for the Water Department in case of an emergency. Mayor Gurney told him to add those to his budget proposal for the Water Department.

Councilwoman McKinney stated generators would be good for the Town to have in case of an emergency.

Councilman Thomas stated that the Town could handle a lot as long as the water pump was still working.

Councilman Panek asked where the money for the address change will be coming from. Mayor Gurney stated it will come from the General Budget [Fund].

Councilman Panek is concerned about the Town road that leads down to the sod farms. He said the first time the Town works on it will be expensive, but the second time will cost less. Councilman Densley said if the Town brings in fill before it is graded, it will make a good crown on the road. Councilman Panek asked Councilman Densley what it would cost to do the road.

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Councilman Panek will need to ask Rob Richards about grading the road.

Councilwoman McKinney asked Councilman Densley about a price for the road stating that if it goes over \$10,000 it has to go out for bid.

Mayor Gurney asked that the road be put into the budget.

Mayor Gurney asked each department to come up with their own budget and turn it in to him. He stated to make sure the events are also added to the budget.

Mayor Gurney would like to send the budget to an accountant for review before the Council passes it. It will need to be approved in May and turned in to the State by the middle of June.

AGENDA #9 - REPORT OF ASSIGNMENTS FROM COUNCIL MEMBERS.

a. ROADS -

i. NEW TOWN ADDRESSES SYSTEM.

Mayor Gurney has not contacted the person who deals with Zip Codes.

Councilman Panek will send the information to Kent Withers to start the process for the address change.

C. WATER -

ii. EASEMENTS.

Councilman Thomas is still waiting on signatures.

iii. MAPPING OF WATER LINES.

Councilman Thomas is waiting on the weather to warm up to do the GPS mapping of the water lines, hook-ups and hydrants.

iv. WATER SOURCE PROTECTION PLAN / HAS STATE APPROVED IT.

This was talked about in the Work Session in tonight's meeting.

D. BANK ACCOUNTS -

Mayor Gurney would like the water and road impact fees placed into an interest bearing account.

Councilwoman McKinney would like to sit down with the Mayor, Stephanie Shelley, and David Hansen in two weeks to work on a time schedule for invoices and other reports.

Councilwoman McKinney and Mayor Gurney both received a new bank card.

b. WELCOME SIGN -

Councilwoman McKinney stated that Sheila McKinney would like to do a lease for the Town Sign on her property (20x30 sq. ft.). She will only be in Town for the next

2months.

Councilman Densley has not contacted Lee about his property yet. He will contact

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him soon. He wants \$50,000 an acre, which would be about \$650 for a 20 x 30 sq. ft. piece.

Councilman Panek will ask Kent Withers to survey the land where the signs will be placed. He will also have him look at Sheila's property.

AGENDA #11 - DISCUSS OLD BUSINESS.

Councilman Thomas stated that once the ground is thawed, he will put the light in for Camp Floyd's flag pole. Mayor Gurney asked Councilman Thomas to let Park Ranger, Clay Shelley, know the name of the tool he needs to purchase to tighten the wires on the flag pole.

AGENDA #10 - UPCOMING AGENDA ITEMS

Councilwoman McKinney stated that Rob Richards will come to the April Meeting for his annual report to the Town.

Mayor Gurney would like to have Brett Mansfield, from Silverlake Internet, come to the next meeting to discuss the Towns' internet services with his company. Councilwoman McKinney will ask Brett to attend the next meeting. Mayor Gurney would like these companies to come in annually and report to the Town Council.

Councilman Panek is going to ask UDOT to do a new road study for Fairfield. He said they are currently using the study from 2017.

AGENDA #12 - DISCUSS NEW BUSINESS.

Mayor Gurney updated the Town Council on what Planning & Zoning is working on.

Mayor Gurney updated the Town Council on the progress of those who are currently in the process of building in Fairfield.

- Greenwoods - house is going up fast.
- Krandendock- are building when they have time.
- Lovendahls - is close to having the final inspection completed.
- Bradshaw - waiting on him to sign the water easement.
- Lovendhal - also needs to re-sign the road dedication as it was missing the dates on the one that was recorded.
- Airpark - they are fighting the fee's. Once they pay, they will receive their building permit. Councilwoman McKinney asked what fees they disagree with. Mayor Gurney stated that they believe the fees are too high for the type of building they are putting in. Councilman Densley stated this might be his fault. He said they called him about building a garage. He told them he thought \$10,000 was a lot for a garage permit fee. He stated that he is usually charged \$1500 for a garage building permit. Mayor Gurney explained that they are not building a garage, they are building an airplane hanger. Mayor Gurney explained how the fees are set. He said the evaluation is based upon the use of the building. It is also based on the 1997 National Evaluation Table. The Mayor received information from Alina Pringle comparing fees from 4 other cities to

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Fairfields fees. Mayor Gurney says she is trying to show that our fees are higher than everyone else, but he said she did not add in all the multipliers. Mayor Gurney said that when he went back and added them all together, Fairfields fees were second to the lowest on the list of comparables that she sent to him. The Mayor is hoping to have this resolved soon as their building permit was approved in October, 2019, but they have not paid their fees yet.

- Michael Bixler - has paid for the reservation permit. He has not completed lworqs yet.
- Travis Ramler - is still in the process of being approved for the site plan for his 5,000 square foot storage building. Councilman Densley stated he was supposed to dig the foundation for Travis next week but if it has not been approved yet ,they will have to put the digging on hold. He asked the Mayor how long he thinks it will be before Travis has his permit. Mayor Gurney said at least 3 weeks.

Councilwoman McKinney asked if they had filled the vacant position on the Planning and Zoning Commission. Mayor Gurney stated that they have asked many people and they have all said no. Councilwoman McKinney asked when their meetings were held. Mayor Gurney stated they hold their regular meeting on the first Wednesday of the month and they have at least one work session a month which they schedule when everyone can meet.

Mayor Gurney asked David Hansen to report on the Cemetery Board. David stated that they completed the staking of the cemetery for plots with 8 graves per 20 ft. x 20 ft. lot.

AGENDA ITEM #13 - ADJOURN THE TOWN COUNCIL REGULAR SESSION MEETING

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

The meeting adjourned at 8:17 p.m.

April 14, 2020

Stephanie Shelley

Minutes approval date

Stephanie Shelley Town Recorder