

Approved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
December 8, 2020

WORK MEETING

DATE: Tuesday, December 8, 2020

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

TIME: 6:00 p.m.

MINUTES BY: Vonda Cook

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

Mayor Gurney called the Town Council work meeting to order at 6:10 p.m.

AGENDA ITEM #2 - ROLL CALL.

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

Staff Present: Vonda Cook, Deputy Recorder

Others Present: Alina Pringle, Mark Pringle, Rob Richards-IRL, Neil Schwendiman - North Pointe SW, Deputy Sheriff Peterson

Zoom attendees - Heidi Brunner

AGENDA ITEM #3 - DISCUSS AIRPARK ADDRESSES.

Mark and Alina Pringle petitioned the Town to change the name of the road that leads into the Airpark, to Aviators Way. The Council discussed the request and agreed that they would keep the numbered address and add Aviators Way to it. Councilwoman McKinney will contact Kent Withers to see if it is too late to change the name. If it's not too late they will make the change.

AGENDA ITEM #4 - DISCUSS CEMETERY.

Mayor Gurney said the Cemetery Board is proposing that the Town give past residents of Fairfield six months from the time the new ordinance is passed, to purchase a Certificate of Burial at a discounted rate of about \$750.00. Mayor Gurney didn't have the cemetery fee schedule but he said that a non-resident rate will be about \$2,000.00-\$2,500.00 and a resident rate will be about \$350.00. He said they have also suggested that anyone who has served or will serve the Town [by appointment] without pay will receive a free burial plot. He also noted that plots can be transferred but if a person transfers a plot to a relative or other person, they cannot come back and buy another one at the resident rate.

AGENDA ITEM #5 - DISCUSS ROAD ORDINANCE.

Council discussed various aspects of the road ordinance. The Council discussed changing the standard road width in Fairfield from 55 ft. to 56 ft. Council members agreed this having an even number would make sense and be easier to work with.

The Council discussed private lanes and what the length and width should be. They also discussed providing standards for emergency vehicle traffic as well as private lanes. They will discuss at a later date.

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The Council also discussed impact fees on roads, and trading impact fees for roads. Council agreed that they need a paper trail if they trade. Mayor Gurney will contact the ombudsman for clarification.

AGENDA ITEM #6 - DISCUSSION ON OLD BUSINESS.

No discussion.

AGENDA ITEM #7 - DISCUSSION ON NEW BUSINESS.

No discussion.

AGENDA #8 - ADJOURN THE TOWN COUNCIL WORK SESSION MEETING.

Councilman Panek made a motion to adjourn the meeting. Councilman Densley seconded the motion. The motion passed unanimously. The meeting adjourned at 7:07 p.m.

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REGULAR MEETING

DATE: Tuesday, December 8, 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 called the meeting to order at 7:07 p.m.

AGENDA ITEM #2 - ROLL CALL.

TOWN COUNCIL MEMBERS PRESENT: Mayor Brad Gurney, RL Panek, Hollie McKinney, Tyler Thomas, Jayson Densley

Staff Present: Vonda Cook - Deputy Recorder

Others Present: Alina Pringle, Mark Pringle, Rob Richards - IRL, Neil Schwendiman - North Pointe, Deputy Sheriff Peterson

Zoom attendees - Heidi Brunner, Ronnie Wilson, ML, Christine McKell,

AGENDA #3 - PRAYER / PLEDGE OF ALLEGIANCE.

The prayer was offered by Councilman Thomas. The Pledge of Allegiance was led by Mayor Gurney.

AGENDA #4 - SHERIFF'S DEPARTMENT UPDATE.

Officer Peterson said he is the new Deputy for Woodland Hills, Goshen, Cedar Fort, and Fairfield. He gave his report and also said that there is too much garbage and speeding on highway 73. He said he is going to spend more time out here and write some tickets.

AGENDA ITEM #5 - DISCUSS GARBAGE.

The Council, Mr. Rob Richards - IRL and Neil Schwendiman - North Pointe, discussed the trash on the highway and other areas of Fairfield that is reportedly coming from vehicles and trucks hauling garbage and construction waste to the landfills and also flying out of the trucks after they leave the landfill. Mr. Richards said he would be happy to sponsor cleanups and Mr. Schwendiman agreed but said that at this time with the Covid Virus, it is almost impossible to find groups that can come out and pick up trash.

Some suggestions they discussed are: making sure all trucks are tarped [which is already a requirement], requiring truck drivers to clean out the back of trucks better before they leave the landfill, Adopt a Highway Program, contact landscaping businesses to see if they do trash removal on roads, contact sheriffs' office to see when they can send prisoners out again.

Mr. Richards said IRL has a website that people can go to and report abuse. The website is irlutah.com. All present agreed that the best solution, for now, is to pick up the trash on a regular basis.

Mayor Gurney asked if either of the landfills accepted solar panels and electronics in their facilities. They said if they did it would just be for personal dumping. They were not really familiar with

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commercial dumping and had no issues with it to date, but they will do some research and report back to the Town.

AGENDA ITEM #6 - PLANNING & ZONING DEPARTMENT.

Commission Chairman Pringle reported that the Planning Commission is in the process of wrapping up Title 10 of the Code. She said the Planning Commission thinks that in the meantime, it's a good idea to pass some of the ordinances that are needed now.

AGENDA ITEM #7- DISCUSS AND APPROVE LIGHT INDUSTRIAL WEST ZONE ORDINANCE.

Mayor Gurney presented some minor changes to the ordinance. He said the ordinance was only temporary [until they get the Code completed] but the Town needs to have something in place for now. The Council also discussed the noticing of ordinances and meetings and a timetable for receiving ordinances for review.

Councilman Thomas made a motion to approve Ordinance #12082020-1, Light Industrial West Zone. Councilman McKinney seconded it. Motion passed unanimously.

AGENDA ITEM #8 - DISCUSS AND APPROVE SUBDIVISION ORDINANCE.

Councilman Thomas made a motion to approve Ordinance #12082020-2, Subdivision Ordinance. Councilwoman McKinney seconded it. Motion passed unanimously.

AGENDA ITEM #9 - DISCUSS AND APPROVE SOIL ORDINANCE.

Councilman Thomas made a motion to approve Ordinance #12082020-3, Soil Ordinance. Councilman Densley seconded it. Motion passed unanimously.

AGENDA ITEM #10 - DISCUSS AND APPROVE NEW ZONING MAP.

Tabled until after Agenda Item #11.

AGENDA ITEM #11 - DISCUSS AND APPROVE LIGHT INDUSTRIAL EAST ZONE ORDINANCE.

The Council discussed deannexation, the taking of roads, road standards and the General Plan. They also discussed whether to leave solar in the ordinance or not. Mayor Gurney said David Church said to pass the ordinance [so they have something in place] then come back and make changes as necessary. Mayor Gurney suggested that one thing the Town could do is add a section that gives themselves 60 days to make changes to the ordinance if someone comes with an application. Councilman Thomas suggested they have a meeting with the Church, the DNR, and the Town to discuss the solar farms and their impact on the area.

Mayor Gurney asked Christine McKell if she had anything to add. She said they have several locations pending. She said they couldn't do anything with the Fairfield location until the Town approved solar.

Mayor Gurney stated that the three additions to this ordinance would be:

1. 300 acres max for solar.
2. Town will have sixty days after receiving an application to complete the solar ordinance.
3. The Town doesn't approve building [of solar farm] until the applicant can prove they have purchasers

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for the power they produce.

Councilman Thomas made a motion to approve Light Industrial East Zone-1 Ordinance #12082020-4 with changes inclusive that the Mayor had just stated. The motion was seconded by Councilman Panek. Mayor Gurney called for a vote. Mayor Gurney - yes, Councilwoman McKinney - yes, Councilman Thomas - yes, Councilman Panek - yes, Councilman Densley - yes. Motion passed unanimously.

AGENDA ITEM #10 - DISCUSS AND APPROVE NEW ZONING MAP.

The Council viewed the map.

Councilman Thomas made a motion to approve the new zoning map #12082020-5. Councilman Panek seconded the motion. Motion passed unanimously.

Alina said there is a problem with the farmers dumping whey on the property on Fairfield's north boundary. She said the migratory birds are causing a problem there because there are so many of them. She said she talked to Andrew, the property manager and he said they would have it tilled under to see if that helps.

AGENDA ITEM #12 - APPROVE THE MINUTES JOINT WORK SESSION AUGUST 18, 2020.

The Council discussed briefly why they are getting the minutes five months late and they have incorrect information in them. Mayor Gurney told the Council to call him if they don't have the minutes within a week of the meeting. Councilman McKinney said the minutes need to be a priority. Mayor Gurney said he will work on it.

Councilman Thomas made a motion to approve the minutes for the joint meeting for August 18, 2020, and pass them on to the Planning Commission for approval. There was a discussion on who is supposed to approve the joint meetings. Councilman Thomas made a motion to retract his motion.

Councilman Panek made a motion to approve the Joint Work Session, August 18, 2020, as written. Councilman Thomas seconded the motion. Motion passed unanimously.

AGENDA ITEM #13 - APPROVE THE MINUTES FOR THE SPECIAL MEETING AUGUST 19, 2020.

Councilman Panek made a motion to pass the minutes for the special meeting held August 19, 2020, and to pass on to the Planning Commission for approval. Councilman Thomas seconded the motion. The motion passed unanimously.

AGENDA ITEM #14 - APPROVE THE MINUTES WORK/REGULAR SESSION SEPTEMBER 8, 2020.

Councilman Thomas made a motion to approve the meeting minutes for the work/reg meetings held September 8, 2020. Councilman Densley seconded the motion. The motion passed unanimously.

AGENDA ITEM #15 - APPROVE THE MINUTES WORK SESSION SEPTEMBER 23, 2020.

Councilwoman McKinney made a motion to approve the minutes for the September 23, 2020 Work/Regular meetings. Councilman Panek seconded the motion. The motion passed unanimously.

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AGENDA ITEM #16 - APPROVE THE MINUTES JOINT WORK SESSION SEPTEMBER 30, 2020.

Councilwoman McKinney made a motion to approve the minutes for the September 30, 2020 Work/Regular Meetings. Councilman Panek seconded the motion. The motion passed unanimously.

AGENDA ITEM #17 - APPROVE THE MINUTES WORK/REGULAR SESSION OCTOBER 13, 2020.

Councilwoman McKinney made a motion to approve the minutes for the October 13, 2020 Work/Regular Meeting. Councilman Thomas seconded the motion. The motion passed unanimously.

AGENDA ITEM #18 - APPROVE THE MINUTES FOR THE JOINT WORK SESSION OCTOBER 27, 2020.

Councilwoman McKinney made a motion to table the minutes for the October 27, 2020 Work/Regular Meetings. Councilman Thomas seconded the motion. The motion passed unanimously.

AGENDA ITEM #19 - DISCUSS OLD BUSINESS.

Councilman Panek said he talked to Brent Ault about the trash being dumped on his property. He said Brent told him that it was a friend or relative or something that was doing the dumping and he was going to get the access to the dumping site blocked. Councilman Panek said he will wait until something else happens and then readdress it.

Councilman Densley said he rides his bike up by the dumping site and he said there was more dumped there last week. He volunteered to talk to Brent about it.

AGENDA ITEM #20 - DISCUSS PRELIMINARY AUDIT

Councilwoman McKinney and Mayor Gurney reported that the Town got dinged for a couple of things on the audit [that was held in November] for the following items:

1. The Town Council approved the purchase of water shares and also awarded a contract in a work meeting;
2. some minutes were not posted on time;
3. there was a discrepancy on a financial report [which they fixed];
4. not having proper disclosure when hiring relatives [kids], or Town Council members.

Council members discussed briefly. Mayor Gurney said they will discuss the matters in depth after the audit is complete.

Mayor Gurney also noted that there is a risk assessment report that was due in September but they have till December 31 to get it turned in. Councilwoman McKinney will do the report.

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

Mayor Gurney opened the closed meeting to discuss personnel issues at approximately 10:05 p.m.

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Those present were Mayor Brad Gurney, Councilwoman Hollie McKinney, Councilmen RL Panek, Tyler Thomas and Jayson Densley and Deputy Recorder Vonda Cook.

Mayor Gurney reopened the regular meeting at approximately 10:20.

AGENDA ITEM #21 -ASSIGNMENTS REPORT FROM COUNCIL MEMBERS.

There were no reports.

AGENDA ITEM #22 - DISCUSS OLD BUSINESS.

Councilwoman McKinney said she had sent the new addresses to Councilman Thomas to aid in updating the Church records if needed. She also said the new addresses are done except for Chans Carson, Lorraine Carson, and the McDonalds. She said residents should be able to start using their new addresses by January 1, 2021.

Mayor Gurney reported that Sunrise Engineering sent him a message that Kranendonks had received their occupancy permit.

AGENDA ITEM #23 - NEW BUSINESS.

There was no new business.

AGENDA ITEM #24 - ADJOURN THE TOWN COUNCIL REGULAR SESSION MEETING.

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

The meeting adjourned at 10:25 p.m.

January 12, 2021

Stephanie Shelley

Minutes approval date

Stephanie Shelley Town Recorder