

## MAYFIELD TOWN COUNCIL MINUTES

Work Meeting  
June 2, 2021 6:00 PM  
Mayfield Town Hall

|                                  |                                                                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Councilmen attending:</b>     | Steve Anderson, Eric Peterson, Mike Bennett, Jake Dyreng, Adam Peterson, Eric Peterson, Jim Carey, Dennis Faatz, Doug Bjerregaard |
| <b>Councilmen excused:</b>       | Aaron Peterson                                                                                                                    |
| <b>Administration attending:</b> | Amanda Bennett, Garrick Willden                                                                                                   |
| <b>Others attending:</b>         |                                                                                                                                   |
| <b>Conducting:</b>               | Steve Anderson, Mayor                                                                                                             |

| Agenda Item                                              | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Discussion Items</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| Possibility of requiring irrigation water with every lot | Mayor indicates the irrigation company provided a list of shareholders in town. He reads notes from Attorney Chamberlain that indicate other towns require a share given over to the town, then the town leases the water shares out. Discussion ensues about our water rights and the amount of acreage vs shares and the percentage of coverage. The town currently has 3.25 second feet of water rights, the issue is the sources to get that much water. Garrick states he can propose to the irrigation company that the property owners transfer water share to the town and the town leases out the shares. He is also monitoring our usage and creating a fee structure to adjust our culinary water rates. | None   |
| Agreement with Mayfield Estates                          | Mayor reads a note from the attorney, which says the agreement from 2003 is binding. Discussion ensues if the agreement approved the entire subdivision or if it's approved phase at a time. The agreement is reviewed. The council are concerned about costs to the town to maintain another park. Questions are: Is the park a requirement by the State Code? Plat for Phase III is reviewed. Mayor asks all to come to the next meeting with a list of questions in preparation of signing off on the plat.                                                                                                                                                                                                      | None   |

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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Potential road development | Mayor displays a map of the town with roads that are blocked. He describes potential future roadways to be designated. The road map in the general plan is reviewed. Garrick recommends sticking to the map approved with the general plan and if it's not a feasible road for the developer, that the burden is on them to present another roadway plan to the town for approval. Mayor questions if we need an ordinance in place that requires legal access to every lot, and denies building on back lots without legal access. | None                                            |
| Impact Fee analysis        | Data of impact fees from communities surrounding and close in population are reviewed. Our impact fees are lower than most. The council will review our costs and identify what the impact fee should be for each area i.e. parks & recreation, streets, water, drainage. An impact fee facilities analysis is not required as we are under 5,000 in population.                                                                                                                                                                    | None                                            |
| <b>Unfinished Business</b> | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                 |
|                            | Motion to adjourn is made at 8:01 pm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Motion: Mike<br>Second: Jake<br>Vote: Unanimous |

### Minutes Approval

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Steve N. Anderson, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Amanda Bennett, Clerk/Recorder