

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
July 12, 2022

WORK

DATE: Tuesday, July 12, 2022

LOCATION: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

TIME: 6:00 p.m.

MINUTES BY: Stephanie Shelley, Recorder

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

Mayor Gurney called The Town Council Work Session Meeting to order at 6:07 p.m.

AGENDA ITEM #2 - ROLL CALL.

Town Council Members Present: Mayor Brad Gurney, RL Panek, Tyler Thomas, Hollie McKinney, Heidi Brunner

Staff Present: Stephanie Shelley, Recorder

Others Present: Alina Pringle, McKay Ozuna- **representative for Jameson Capital Investment & Development, Larry Jenkins-Fairfield Town Lawyer.**

AGENDA ITEM #3 - DISCUSS THE DISCONNECTION.

McKay Ozuna, representative for Jameson Capital Investment & Development, addressed the Town Council. He explained that they are based in North Dakota and they are wanting to do a large development of 1600 units for Cresthill. He said they had come to the meeting tonight to discuss their petition for a disconnection from Fairfield.

Larry Jenkins, lawyer for Fairfield, informed the Council that they must provide a notice to the Town Council for a public hearing. (State Code 10-2-501) Once the notice is given, the Town Council will hold a public hearing. He explained that the petition must look at the viability of the disconnect, cause of burden, and economics. Larry continued to give examples of what is needed and what the Town will need to look at.

Larry informed Mr. Ozuna that the petition they submitted was bare bones and had no facts in it. He said this case can go both ways and if the Town Council denies the petition, it goes to the District Court.

Councilman Panek asked for a time frame if they denied the petition. Larry stated that it would go pretty quickly to the District Court - probably by the end of the year.

Mayor Gurney wanted to know who needed to be notified for the public hearing. Larry informed them that they would need to **be notify** the property owners.

AGENDA ITEM #4 - DISCUSSION AND VOTE TO APPROVE CHANGES TO THE FAIRFIELD TOWN WATER ORDINANCE.

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Mayor Gurney told the Council that whatever changes they make to the ordinances, they need to make sure they make those same changes in all the ordinances that deal with water.

- a. **WATER SHARES REQUIRES FOR BUILDING.** Councilman Thomas gave a breakdown of the State for water use. They require .45 acre feet for home and landscaping, .028 acre-feet per large animal, .0056 acre-feet for smaller animals, and for irrigation, it is four acre-feet water per acre of land.

Councilman Thomas gave the example that the State has: 1 domestic unit home plus ten stock, plus a quarter acre of pasture that would need 1.738-acre feet of water.

The Council discussed various uses of acres and the water used for each. The Council would like examples of the water used for different services in the zoning.

The Council made changes to the working water ordinance document.-They decided that a 2-acre lot will now require one-acre foot of water and anything larger will require 1.25 acre feet of water.

- b. **CONVEYANCE ON WATER RIGHTS.**

Mayor Gurney sent out Larry Jenkin's letter regarding the conveyance of water rights. We need to distinguish between water rights and well rights. The Town needs to show what should be done.

Councilman Thomas wanted to ensure there is a difference between water shares and the Fairfield Irrigation Company shares. The Town can not own the Fairfield Irrigation Company shares.

The Council updated this part of the working water ordinance document.

- c. **WATER IMPACT FEES.**

Nothing was discussed.

- d. **DISCUSS WATER ORDINANCES IN GENERAL.**

Nothing was discussed.

The Council discussed water lines, wells, and who should connect to the Fairfield water system.

Mayor Gurney asked the Council if they should have the Durrants and Wilkinsons put in the water line.

Mayor Gurney - yes

Councilwoman McKinney - Abstained

Councilwoman Brunner - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #5 - DISCUSSION ON OLD BUSINESS.

Nothing was discussed.

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AGENDA ITEM #6 - DISCUSSION ON NEW BUSINESS.

Nothing was discussed.

AGENDA ITEM #7 - ADJOURN THE TOWN COUNCIL WORK SESSION MEETING.

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

The meeting adjourned at 7:01 p.m.

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REGULAR MEETING

DATE: Tuesday, July 12, 2022

LOCATION: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1- OPEN THE TOWN COUNCIL REGULAR MEETING.

Mayor Gurney called the Town Council Regular Meeting to order at 7:04 p.m.

AGENDA ITEM #2 - ROLL CALL.

Town Council members present: Mayor Brad Gurney, RL Panek, Hollie McKinney, Tyler Thomas, Heidi Brunner

Staff Present: Stephanie Shelley, Recorder

Others Present: Alina Pringle, McKay Ozuna-representative for Jameson Capital Investment & Development, Dee Stanley, Natalie McKinney, Vern Carson, Keylee McKinney, Kyle Wilkerson, Mark Pringle, Unreadle name, Keven Stenerson, David R. Spjult, Ryan & Camille Durrant, Larry Jenkins- FairfieldTown Lawyer, Michelle.

AGENDA ITEM #3- PRAYER / PLEDGE OF ALLEGIANCE

Councilman Thomas gave the prayer. Mayor Gurney led the Pledge of Allegiance.

AGENDA ITEM #4- DISCUSSION WITH CRESTHILL INVESTMENT AND JAMIESON CAPITAL REGARDING PETITION FOR DISCONNECTION.

McKay Ozuna, the representative for Jameson Capital investment & development, said they are under contract with Cresthill Investment. He explained that they are looking into building a large development of 1600 units on that property, and they came tonight to discuss and answer questions regarding their petition for disconnection.

Councilman Thomas asked them for more specifics on the utilities. Mr. Ozuna Stated that they are in the early stages of development and will prepare more for a formal presentation.

Mayor Gurney asked what the use would be. A gentleman stated that it would be mixed-use and went on to say that he talked to Brad in April about septic and water shares, and it would not work out. He said he would like to move here and be the town's neighbor. They would like to disconnect because Eagle Mountain can handle their utility needs.

Councilman Thomas stated that with sewer, even with Eagle Mountain or us, you would need to tie into the DSD sewer line, and we have a water line right at your property, and the power is Rocky Mountain power no matter what city you are in. This issue could be worked out. The Gentleman stated that they would like to sit down and work with the Town on this if that is the case. He said that, honestly, he did not want to go through the process(disconnect).

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The Gentleman stated that they would do it in phases, and there would be 1597 units. Councilwoman McKinney asked if they have a more detailed plan.” The gentleman said yes. He said that he could lay out a plat and show the Council. He also said that he wants the Council's blessing and does not want to be a bully about this. He informed the Council that he is a small-town guy and just wants to make a living and he plans to move to Utah.

Councilman Thomas asked if he planned to move into his development with 1600 units on 300 acres. He said he would like to live here in Fairfield. Councilman Thomas pointed out to the gentleman that it is great that he wants to live here, but he is building a development of this size, and he doesn't live here. He continued by further pointing out that it will ruin the small town [of Fairfield]. He said that utility issues could be solved, and he either needed to change the zoning and acreage or go to Eagle Mountain. The Gentleman said he came here to make it work and that he comes in peace. He said he was trying to make it work.

Councilwoman Brunner said that since he is looking at high density housing, you would have looked in Salt County or Eagle Mountain. She pointed out he was looking in Fairfield, which is not even close to being zoned for high density. She also pointed out that high-density pricing comes with a price.

Mayor Gurney told them that they would work with a lower density but he said the density they are asking for is too much. Mayor Gurney said that the Town would like to work with them on the density issue, but he said it needs to be smaller than what they are asking for.

Michelle asked if Fairfield could provide utilities for that project. Councilman Thomas stated that the same thing would need to be done with Eagle Mountain. He explained that the Town's waterline goes right to that property which is 2 ½ miles closer than Eagle Mountain's water line, which is close to White Hills. It is a septic tank. Fairfield does not have a sewer line. Michelle asked if the water source was the same as Eagle Mountain. Councilman Tomas stated no. Michelle asked what the water source for Fairfield was. Councilman Thomas said that it is a well and spring. She then asked what the water source for Eagle Mountain was. Councilman Thomas noted that it is a well. Councilman Thomas said that he does not have all the Eagle Mountain water source information. Michelle asked about the sewer. Councilman Thomas informed her that the sewer line is on the east side of the valley. Mayor Gurney stated that the rumor is that Cedar Valley will be working on getting the sewer. Councilman Thomas said that the sewer system would be the same process. He stated that those homes in Eagle Mountain are on septic systems.

Mr. Ozuna asked what the Council would like to see at the Public Hearing. Councilman Thomas stated that drawings would be excellent.

Realtor asked what density would be appropriate. Councilwoman McKinney said that not one person in Town would give you the same answer.

Mayor Gurney said that if you drive around Town, you would see what lifestyle we like.

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AGENDA ITEM #5 - DISCUSS WATER REQUIREMENTS FOR THE BUILDING WITH RESIDENTS.

Mayor Gurney stated that this is easy to discuss or make decisions about. Mayor Gurney said that those within 1000 feet of a water line would need to hook onto the waterline.

The Council held discussions with McKinneys and Durrants regarding the difference between a well and a water line. The costs that are involved for both. The well is cheaper to build than the water line.

Councilman Thomas asked if the Town could help cover the cost of the water line. Mayor Gurney said the Council needs to come up with standards for situations like this.

Mayor Gurney stated that the Town might need to do an impact study in this part of the Town.

AGENDA ITEM #6 - VOTE TO APPROVE THE SHERIFF'S DEPARTMENT'S CONTRACT.

The Council reviewed the new contract for the Sheriff's Department. Councilwoman Brunner wanted to know when the last contract expired. Stephanie Shelley said she asked Larry when the last contract ended, and Larry stated that it was on June 30th.

Councilman Thomas motioned to approve the 2022-486 Interlocal Cooperation Agreement with the Town of Fairfield for Law Enforcement Services. Councilwoman McKinney seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilwoman Brunner - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #7 - PLANNING COMMISSION UPDATE.

Commissioner Pringle gave her report from the Planning Commission. She reported that they were holding a Public Hearing tomorrow night regarding the Zone change. She explained that the map was wrong; she had gone back through the minutes and had not seen where it was initially AR-5 to AR-1 or vice versa. Councilwoman McKinney stated that it has always been AR-5. Commissioner Pringle said she could not find anything about that.

The Commissioners are working on the General Plan. They are working with MAG. They are looking for someone to help them. She asked for the name the Council talked about to contact them.

Commissioner Pringle informed the Council that she and Commissioner Lancaster went on a tour of the CVW. She reported that they also went to an Ogden farmers' field where they spread the biosolids. She said it was stinky when they spread it. She also said that the Planning Commission is willing to work with them either to re-zone or re-write the zone of their properties.

The Commissioners are looking into creating an RV park ordinance as they have had several people interested in this, and the Commissioners would also like to know if they should look into infrastructure grants for the Town.

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The Council asked Larry if he knew anyone who wrote grants. Larry said he would ask around his office.

Councilman Thomas made a motion to move Agenda Item#14 to now. Councilman Panek seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilwoman Brunner - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #14 - DISCUSSION ON THE STALEYS INVOICE FOR THE MUSEUM.

The Council held a brief discussion on the invoice for the museum. Some were concerned about certain costs on the invoice. Larry Jenkins stated that the Council can still honor the invoice and pay it.

Councilman Panek stated that when the bids went out, one of those who bid asked for \$10,000 upfront to cover any costs.

Mayor Gurney stated that the Council was under the impression that Staley would be the builder. Councilwoman Brunner feels like friendship was involved in the pricing.

Councilman Thomas made a motion to approve the Staleys' invoice. Councilman Panek seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - No

Councilwoman Brunner - No

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #8 - DISCUSS AND APPROVE THE AIRPARK ZONE.

The Planning Commission voted to pass the airport zone on to the Town Council with a vote of 3 yeses, and one abstained. One Commissioner was absent.

The Council held a discussion with Alina and Mark Pringle regarding the Airport Zone. The Council did have a heated discussion during parts of the discussion.

The Council decided to hold more discussions on the Airport Zone.

AGENDA ITEM #9 - DISCUSS STATE PARK REQUESTS FOR SIGNS AND CAMPGROUNDS.

The Council discussed the State Parks plan for a campground by the cemetery. The Council wanted detailed plans for the temporary phase of the campground.

The Council asked for details of where the sign would be placed and how far from the utilities it would be.

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Clay Shelley stated that he had those who would be camping for Day of the Cowboy sign a release stating that they were aware of the arsenic.

AGENDA ITEM #10 - VOTE TO APPROVE THE MINUTES OF THE REGULAR SESSION ON MAY 10, 2022.

Councilwoman McKinney made a motion to approve the minutes for May 10, 2022, Regular Session. Councilman Thomas seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilwoman Brunner - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #11- VOTE TO APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF THE MONTH ENDING APRIL 30, 2022.

Councilwoman McKinney motioned to approve the Financials ending April 30, 2022. Councilman Thomas seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilwoman Brunner Abstained

Councilman Panek - Yes

Councilman Thomas - Yes

AGENDA ITEM #12- VOTE TO APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF THE MONTH ENDING MAY 31, 2022.

Tabled

AGENDA ITEM #13 - DISCUSSION ON WAGES FOR PERMANENT EMPLOYEES.

Tabled

AGENDA ITEM #15 - IF TIME PERMITS. DISCUSS TOWN PRIORITIES.

Tabled

AGENDA ITEM #16 - DISCUSS UPCOMING AGENDA ITEMS.

The Council discussed how the Mayor could have access to Stephanie's drive. Mayor Gurney asked Heidi to look into it and asked Heidi to get with Stephanie and work on it.

AGENDA ITEM #17 - DISCUSS OLD BUSINESS.

Councilwoman McKinney stated that the rumor is that Brittany Bird wants the Trunk or Treat moved to Cedar Fort.

The Council will need to get bids for the Christmas lights.

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AGENDA ITEM #18 - DISCUSS NEW BUSINESS.

The Council talked about the designs of homes being built in Fairfield.

AGENDA ITEM # 19 - ADJOURN THE TOWN COUNCIL REGULAR SESSION MEETING.

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

The meeting adjourned at 10:00 p.m.

August 9, 2022

Stephanie Shelley

Minutes approval date

Stephanie Shelley Town Recorder/Clerk