

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

WORK MEETING

DATE: Tuesday, October 11, 2022

LOCATION: Fairfield Town Office, 103 East Main Street, 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 6:05 p.m.

AGENDA ITEM #2 - ROLL CALL.

Town Council Members Present: Mayor Brad Gurney, RL Panek, Tyler Thomas, Hollie McKinnley, Richard Cameron

Staff Present: Stephanie Shelley - Recorder

Others Present: Heather Strong, Clay Shelley - Camp Floyd Park Manger

Others Present via Zoom: Larry Jenkins - Town Lawyer

AGENDA ITEM #3- DISCUSSION ON HALLOWEEN AND CHRISTMAS WITH CLAY SHELLEY, CAMP FLOYD STATE PARK MANAGER.

Councilwoman McKinney asked Clay if October 29th was still available. Brittney Bird wanted to do the Trunk or Treat that night instead of the 31st. Clay informed the Council that an event was already booked for that night. That event is sold out.

The Council discussed whether to proceed with plans to hold the trunk or treat on October 31. They decided to proceed, and each took assignments in preparation for the event.

The Council discussed the Christmas event. Councilwoman Mckinney said they would use the semi-truck flatbed trailer from Clark Palmer, and she would have the buses park in her lane. She also reported that she has four food trucks coming that night, and one will be doing the hot chocolate for the event. The Town will reimburse the food truck for the cost of those treats. She said that she would like more no-parking signs around the park. She will ask Natalie McKinney to take the money for vehicles coming to that event.

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

Councilman Panek and Councilman Cameron are working on preparing the field for parking for the event, and Councilman Cameron will get road signs.

AGENDA ITEM #4- DISCUSS WITH LARRY JENKINS ON THE PROPOSED FAIRFIELD TOWN CODEBOOK.

Mayor Gurney briefly explained what the Development Review Committee (DRC) does. He said they are to make sure the policies and ordinances are being followed for plats and have corrections made and recommendations for the Planning Commission. The DRC is not a public entity unless the Town Council makes it public.

Larry Jenkins reported on the issue of having three council members on the DRC. The following code was read.

52-4-103(6)(c) "Meeting" does not mean the convening of a public body that has both legislative and executive responsibilities if:

(i) no public funds are appropriated for expenditure during the time the public body is convened;

And

(ii) the public body is convened solely for the discussion or implementation of administrative or operational matters:

(A) for which no formal action by the public body is required; or

(B) that would not come before the public body for discussion or action.

Councilman Thomas talked about having the meetings treated like a public meeting with posting/minutes and audio as long as there are three council members in the DRC.

Councilman Thomas made a motion to leave the DRC in the Codebook. Councilman Panek seconded the motion. The motion was passed.

Mayor Gurney - Yes

Councilwoman McKinney - No

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Councilman Panek made a motion to treat the DRC as an open public with notes as long as there are three Council members on the DRC. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

Councilman Cameron - Yes

AGENDA ITEM #5 - DISCUSSION ON OLD BUSINESS.

No time left to discuss this agenda item.

AGENDA ITEM #6 - DISCUSSION ON NEW BUSINESS.

No time left to discuss this agenda item.

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

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

The meeting adjourned at 7:06 p.m.

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

REGULAR MEETING

DATE: Tuesday, October 11, 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 7:10 p.m.

AGENDA ITEM #2 - ROLL CALL.

Town Council Members Present: Mayor Brad Gurney, RL Panek, Hollie Mckinney, Tyler Thomas, Richard Cameron

Staff Present: Stephanie Shelley- Recorder

Others Present: Rob Ricardson - President of IRL, Gordon Jones - Hansen Allen & Luce, Sheri - office IRL, Heather Strong.

Others Present via Zoom: Larry Jenkins - Town Lawyer

AGENDA ITEM #3- PRAYER / PLEDGE OF ALLEGIANCE.

Councilman Cameron offered the prayer. Mayor Gurney led the Pledge of Allegiance.

AGENDA ITEM #4 - DISCUSSION WITH INTERMOUNTAIN REGIONAL LANDFILL CONDITIONAL USE PERMIT.

Rob Richardson, President of IRL, introduced himself, Gordon Jones - Hansen Allen & Luce, and Sheri - office.

Rob talked to the Council about possibly increasing the grade by another hundred feet. Gordon presented a PowerPoint presentation about the changes they would like to see.

Councilman Cameron talked about gas collection and how much gas is used. Rob stated that they have a "Title 5 Air permit". They will have the gas enclosed in the sack flame, and in a few months, they will be ready to light the flame.

Councilman Cameron asked why they requested it since they have not made any significant changes to the CUP. Rob replied that it would be more economical and they would be ready to have a new liner next

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

year, which would cost one million dollars. He explained that if they are granted the changes to their CUP, it will go to the State for approval, increasing the life of the landfill and the profit.

The Council members asked Rob a variety of questions. The Council asked about the revegetation of natural plants and the life left in the landfill and explained that they are revegetating as they go. As of right now, the landfill has thirty years left. If they are approved with the changes, it will add another twenty years.

Mayor Gurney will need to check on the process of the CUP insert. If it will need to go to the Planning Commission or need a Public Hearing.

Larry Jenkins asked if Rob Richardson had considered the Airpark. Rob stated that there is a certain distance at the end of the runway they need to be. They need to be ten thousand feet from the runway, and they are twelve thousand feet from it. If they were going to have an impact on the Airpark, he would talk to Alina.

Larry stated that every CUP is treated as a new CUP. Mayor Gurney will get with Larry to verify the process.

They will sign the existing CUP, then do an amendment to the CUP or have a whole new one drafted.

AGENDA ITEM #5 - SHERIFF'S DEPARTMENT UPDATE.

The Deputy Sheriff was not in attendance.

AGENDA ITEM #6 - PLANNING COMMISSION UPDATE.

Co-chair Commissioner Strong stated that they did not hold a meeting this month due to a lack of quorum.

AGENDA ITEM #7 - VOTE TO APPROVE THE MINUTES OF THE WORK SESSION ON AUGUST 23, 2022.

Councilwoman McKinney motioned to approve the minutes for the August 23, 2022, Work/Regular Session. Councilman Panek seconded the motion. The motion was approved.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

AGENDA ITEM #8 - VOTE TO APPROVE THE MINUTES OF THE WORK/REGULAR SESSION ON SEPTEMBER 13, 2022.

Councilwoman McKinney motioned to approve the minutes for the September 13, 2022, Work/Regular Session. Councilman Thomas seconded the motion. The motion was approved unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #9 -VOTE TO APPROVE THE MINUTES OF THE WORK SESSION ON SEPTEMBER 27, 2022.

Councilwoman McKinney motioned to approve the minutes for the September 27, 2022, Work/Regular Session. Councilman Thomas seconded the motion. The motion was approved.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Abstend

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #10 -VOTE TO APPROVE THE TOWN OF FAIRFIELD FINANCIALS AS OF THE MONTH ENDING JULY 31, 2022.

Councilwoman McKinney motioned to approve the Financials ending July 31, 2022.

Councilman Panek seconded the motion. The motion was approved.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

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

Councilwoman McKinney motioned to approve the Financials ending August 30, 2022.

Councilman Panek seconded the motion. The motion was approved.

Mayor Gurney - Abstained

Councilwoman McKinney - yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #12 - VOTE TO APPROVE THE FAIRFIELD TOWN ZONING MAP RESOLUTION.

This agenda item was tabled until Stephanie and Vonda could find the previous ordinance.

Mayor Gurney will ask Alina to find out how many septic systems they can have in the water protection area before they need a sewer system.

AGENDA ITEM #13 - DISCUSSION AND VOTE TO APPROVE THE PRE-DISASTER MITIGATION PLAN RESOLUTION.

The Council had received an electronic copy emailed to them. They had reviewed this on their own over the last month. The mitigation plan is close to four hundred pages.

Councilman Thomas motioned for a resolution to adopting the 2022 MAG Pre-Disaster Mitigation Plan. Number 10-11-2022, dated October 11, 2022. Councilwoman McKinney seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #14 - DISCUSSION AND VOTE TO APPROVE THE CHRISTMAS LIGHT CONTRACT.

The Council reviewed the two bids, one from Petes and the other from Hawk LLC. Pete's pricing was a lot higher than Hawk LLC's. The Council decided to go with Hawk LLC.

Councilman Panek motioned to accept the bid for Hawk LLC - Tristan McKinney to continue doing our install and removal of Christmas lights as per the price quote he submitted. Councilman Thomas seconded the motion. Motion passed with 4 yeses and 1 abstention.

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

Mayor Gurney - Yes

Councilwoman McKinney - Abstained

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #15 - DISCUSSION ON THE FAIRFIELD TOWN WEBSITE.

Mayor Gurney talked about the three websites. Stephanie Shelley shared what she had learned from fellow recorders.

Councilman Panek motioned to let Stephanie test drive those programs that she would like to test drive be the deciding factor on which one we choose to adopt. Councilwoman McKinney seconded the motion.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

AGENDA ITEM #16 - DISCUSSION ON IDEAS FOR THE FAIRFIELD TOWN PARK.

Councilman Thomas stated that Jason Hall runs the Eagle Mountain Recreation Program. He will talk to him about what park information the Town should look into.

Councilman Thomas wants a baseball field, pickleball, and a basketball court. These would require dirt to be put down to build on, which would work for the arsenic.

Councilman Panek will get a quote from KC Morris on how much it would cost for the cover fill on the Town property.

Mayor Gurney showed the council a map of the Town property, where the parking lot would be, and the Town Hall. Everything behind that is where things should be placed.

The Council talked about restrooms, a pavilion, and a playground. They would like to have a walking trail. The Council looked at a starting cost of \$500,000.

Councilman Cameron will do a rendering or find someone to do one of what the park would look like.

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

AGENDA ITEM #17 - DISCUSS FAIRFIELD TOWN PRIORITIES.

Councilman Thomas stated that the Town needs to start looking for a water booster pump and a spring gas chlorination system.

Mayor Gurney would like to look into natural gas and fiber optics.

The Council wants the priority to be a Town Park, Fiber optics, then natural gas.

AGENDA ITEM #18 - DISCUSSION ON SALARIES

The Council discussed salaries. None of them felt comfortable saying what their job should be paid.

Councilman Thomas looked into hiring someone to work for less than \$1000 a month. He was not able to find anyone qualified to work for that amount of money.

Councilman Panek noted that the water department is more going on than the road department.

Councilwoman McKinney stated that it is hard to put a price on what they do.

Councilman Thomas said that he is to do both jobs for now.

AGENDA ITEM #19 - REVIEW AND DISCUSS THE PROPOSED FAIRFIELD TOWN CODEBOOK.

The Council reviewed and discussed the Codebook. The Council will hold a Work Session at 6 pm on October 25th.

AGENDA ITEM #20 - DISCUSS UPCOMING AGENDA ITEMS

Councilman Thomas would like the Town to pursue an agreement with Eagle Mountain on annexing Fairfield property. Mayor Gurney stated that it seems they are not interested in residential. If the Town can do this, it would be an Interlocal Agreement.

Councilwoman McKinney would like to hire someone to clean the office. She stated that Stephanie Shelley had other things to do. Mayor Gurney asked for the Council to look into the cost.

Councilwoman McKinney would like to know what is happening at Manseau's home. There are different vehicles parked out in front of the house that they are selling.

Unapproved Meeting Minutes
Fairfield Town Council
Work Session/Regular Meeting
October 11, 2022

AGENDA ITEM #21 - DISCUSS OLD BUSINESS

Nothing was discussed.

AGENDA ITEM #22 - DISCUSS NEW BUSINESS

Nothing was discussed.

AGENDA ITEM #23 - ADJOURN THE TOWN COUNCIL REGULAR SESSION MEETING:

Councilwoman McKinney motioned *to adjourn the meeting*. Councilman Thomas seconded the motion.
The motion passed unanimously.

The meeting adjourned at 9:06 p.m.

November 8, 2022

Stephanie Shelley

Minutes approval date

Stephanie Shelley Town Recorder/Clerk