

**Approved Meeting Minutes
Fairfield Town Council
Special Session
March 28, 2024**

Special Session

Date: Tuesday, March 28, 2024

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 Special Session.

Mayor McKinney called the Town Council Special Session to order at 7:00 p.m.

Agenda Item #2 - Roll Call.

Town Council Members Present: Mayor Hollie Mckinney, RI Panek, Tyler Thomas, Richard Cameron, Michael Weber

Staff Present: Stephanie Shelley- Recorder

Others Present: Jacob (Salt Lake)-[last name illegible], Brett Mansfield (Eagle Mountain), Alina Pringle, and Mark Pringle.

Others Present Via Zoom: ipad, Adrienne Bell, Jane Lancaster, Tal Adair, Robert

Agenda Item #3 - Discuss and approve updates with Silverlake Internet.

The Council and Brett Mansfield held a discussion on updates to the internet service in town with an emphasis on upgrading existing infrastructure, particularly fiber optic lines, to enhance bandwidth accessibility. They also discussed the placement of fiber lines along Main Street, where concerns arose regarding depth requirements and potential challenges. Despite Town ordinances suggesting a 36-inch depth, it was debated whether a shallower depth, like 24 inches, could suffice without compromising functionality.

Further discussion ensued regarding the purpose and benefits of connecting fiber lines across town, aiming to enhance bandwidth distribution. Cost considerations were addressed, with assurances that the project would be absorbed within the existing budget, though efforts to minimize expenses, such as community assistance with trench digging, were encouraged. The potential impact on internet quality, particularly for remote work, was highlighted, with distinctions drawn between immediate improvements in wireless connectivity versus long-term reliability gains with fiber.

Concerns were raised about trenching logistics and adherence to regulations, with a consensus that all work must align with existing licenses and insurance coverage. Attention was also given to future expansion plans, including extending fiber optics to the north side of town, albeit with considerations for road boring costs and infrastructure compatibility.

**Approved Meeting Minutes
Fairfield Town Council
Special Session
March 28, 2024**

The meeting concluded with a directive to explore further options for infrastructure expansion, with a focus on cost-effectiveness and minimal disruption to residents. Plans were outlined to assess the feasibility of various routes and ensure alignment with safety and regulatory standards. Overall, the discussion emphasized the importance of strategic infrastructure development to meet growing bandwidth demands and enhance connectivity for the community.

Agenda Item #4 - Discussion on the Battery Energy Storage Systems Ordinance.

The Council reviewed the proposed ordinance and identified two additional components to include before its passage. Larry Jenkins was asked to incorporate the necessary language into the amendment.

Councilman Thomas addressed the Council and attendees, highlighting concerns regarding the agricultural viability of many acres in Fairfield due to overgrazing. He emphasized the presence of sensitive ecosystems in Fairfield and advocated for the protection of agricultural land and sensitive areas. Additionally, he noted that the area designated for battery storage cannot be utilized for agricultural purposes.

The Council expressed a collective interest in safeguarding the remaining agricultural land within the jurisdiction.

Agenda Item #5 - Motion to Approve the Ordinance #2024-01 Title 10.00. An Ordinance Adopting Amendments to Title 10.11.00. Light Industrial Zone East., adding #9. Battery Energy Storage Systems to the list of Conditional Uses in Section 10.11.210.L., and also amending Title 10.17.00. Conditional Uses., adding #10. Battery Energy Storage Systems to the list in Section 10.17.100.A; and adding K. Minimum Standards for Battery Energy Storage Systems to Section 10.17.100.

The motion to approve the ordinance was tabled until the next meeting.

Agenda Item #6 - Discuss and approve purchasing or leasing a backhoe for town use.

The Council will hold off on a decision to lease a backhoe until they hear whether or not they have received the grant for the Town Park.

Agenda Item #7- Discussion on the Subdivision Ordinance.

Mayor McKinney addressed the Council regarding the need to clarify and streamline the subdivision ordinance. She talked about the availability of grants from the ULCT (Utah League of Cities and Towns) to assist towns in writing and updating subdivision ordinances to align with the new State Code requirements. Compliance with the new state requirements is mandatory by December of this year. Mayor McKinney announced her intention to schedule a meeting with ULCT representatives to initiate the process of revising the ordinance.

**Approved Meeting Minutes
Fairfield Town Council
Special Session
March 28, 2024**

Agenda Item #8 - If time allows, discussion on the West Desert Airpark Preliminary Plat and Final Plat.

The Council discussed different aspects of the West Desert Airpark Subdivision, mainly focusing on the preliminary and final plat approvals. The Council found the idea of completing the project in phases to be a good way to move forward. As the Airpark acquires more water shares, it can take on another phase of development. They felt that this could be done without facing so many obstacles. The Council stressed the importance of clearly outlining the phasing plan in the preliminary plat approval to match the subdivision's developmental stages.

The Council asked for clarification on the preliminary plat, especially regarding the designation of undeveloped areas. Therefore, the Council decided to remove any undeveloped designation from the notes before final approval. The Council also requested specifics for the available water shares and how they'd be allocated in the initial phase to prevent overcommitment and ensure compliance with regulations.

The Council also expressed concerns regarding the water rights transfer process and the need to clarify our procedures and amend them to be similar to those in Eagle Mountain. They discussed the importance of managing water resources wisely to avoid issues related to overcommitment or inadequate availability.

The Council revisited the concept of phasing, with a focus on its potential benefits in managing infrastructure development and financial resources. They acknowledged the need for comprehensive planning and coordination to ensure the project's success while adhering to regulatory standards.

The Council discussed the feasibility of proceeding with subdivision development while adhering to master plan agreements and regulatory requirements.

The Council discussed the potential risks associated with inadequate water rights transfer and infrastructure development. The Pringles sought clarification on the specific risks posed to the town and stressed the importance of compliance with regulatory standards to mitigate such risks effectively.

Discussions also touched on the potential financial implications of infrastructure development and the importance of balancing project feasibility with long-term sustainability. The Pringles emphasized the need for prudent financial management and strategic planning to ensure success.

The Pringles expressed optimism about the project's potential while highlighting the importance of diligent planning and adherence to regulatory requirements to mitigate risks effectively.

**Approved Meeting Minutes
Fairfield Town Council
Special Session
March 28, 2024**

Agenda Item #9 - Discussion On Old Business.

Councilman Weber brought up the idea of merging the council's bank accounts with the Council. However, Councilman Weber will wait until all checks are cleared and any debit card transactions are completed before merging the accounts. It was agreed that two new bank cards should be issued to Councilman Panek and Councilman Thomas for use.

Mayor McKinney instructed the Park Manager to remove the State truck from the garage.

Mayor McKinney informed the Council that Unified Fire cannot provide services to the Town because it cannot guarantee a response time of under six minutes; however, it will continue its current operations. Mayor McKinney reported that she had met with the Utah County Fire Marshal, who agreed to conduct fire inspections for the town.

Mayor McKinney reported that she had met with Jerry Bradshaw regarding all of his buildings and instructed him on tenant improvements, mailboxes, business licenses, and inspections.

Mayor McKinney also reported that she had attended a discussion with other mayors from the Alpine School District regarding the potential split of the district. She said that if the split were to occur, it would be good for the town. The mayors are considering implementing an interlocal agreement to facilitate this process.

Mayor McKinney suggested delegating the task of inspecting Bradshaw's properties to someone else. If possible, the council would like Sunrise to inspect.

Agenda Item #10- Discussion On New Business.

Nothing was discussed.

Agenda Item #11 Adjourn The Town Council Special Session.

Councilman Weber moved to adjourn the meeting, which Councilman Cameron seconded. The motion passed unanimously.

The meeting adjourned at 9:06 p.m.

April 11, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder