

Unapproved Meeting Minutes
Fairfield Town Council
Regular Meeting
August 15, 2023

Regular Meeting

Date: Tuesday, August 15, 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 Session Meeting.

Mayor Gurney Opened The Town Council Regular Meeting At 7:01 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: Vaughn Howell, Lori Howell, JMeghan Howells, Jayson Densley, Heidi Brunner, Alina Pringle, Mark Pringle, Ryan Durrant, Clarion Durrant.

Others Present Via Zoom: Larry Jenkins, Ronnie, Neil Schwendiman (North Pointe) iPhone.

Agenda Item #3 - Prayer / Pledge Of Allegiance.

Councilman Cameron offered the prayer. The Pledge of Allegiance was recited by those present.

Agenda Item #4 - Discussion and Vote on North Pointes Business License.

Mayor Gurney said that he, Larry Jenkins, and Councilwoman McKinney had a very productive meeting with North Pointe. He then turned the time over to Larry.

Larry Jenkins reported a lengthy and productive meeting where the Town discussed various concerns. The company, North Pointe, agreed to comply with the terms of a conditional use permit established two years ago, considering changes based on current circumstances. The meeting included the company's engineer, who was attending for the first time. He requested 90 days to develop a comprehensive concept plan, addressing concerns and proposing solutions. The Town is open to extending the business license during this period; Larry received a letter requesting an extension until December 1, which is a week or two beyond the initially discussed time frame. Despite some remaining issues, progress was made, particularly in limiting the landfill height in one area and considering higher heights on the south end. North Pointe has committed to meeting the basic requirements outlined in the permit.

Mayor Gurney said that the takeaway from the meeting was that the company showed greater willingness to cooperate compared to the past. They agreed to basic conditions, such as starting work at 7 am, cleaning up the area from the highway to the end of their property, implementing a plan for

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ongoing cleanliness, and adhering to the hosting fee and other sensible elements from the original conditional use permit. While there are still some negotiations and issues to work through, the meeting was overall productive.

Councilwoman McKinney found the meeting highly productive and believed that the engineer was more aligned with the Town's perspective than with the landfill site. The engineer seemed instrumental in facilitating cooperation. McKinney said that there was a mention of a height issue.

Councilwoman McKinney asked Alina if she told North Pointe that she didn't have a problem with a height of 75 ft. if they contributed to their runway. Alina asked if 75 ft. was their pinnacle, and Hollie affirmed that it was. Alina said that 75 ft. doesn't interfere with the runway.

Alina went on to say that when Larry is talking about going further down, that might be something the Town needs to look at. She said that 75 ft. would not interfere, but if they slope it off and it goes on to the current airport overlay zone, then that is problematic.

Councilwoman McKinney asked Alina if she told North Pointe that she [airpark] could possibly work with 75 ft. if they contributed to your runway. Alina said no, so if they went higher, so if they decided to go, say 95 ft. or something like that & the Town was ok with that, it's not what they [Airpark] want, but if they have to relocate the runway because of that, and they [North Pointe] would be willing to pitch in some to relocate it, then they [airpark] would be open to discussion.

The Council discussed the various heights of different areas, slope, drainage, and meeting with the engineer. Mayor Gurney told Alina to check to see how any of this would affect the airpark. He said it was quite a ways down from the runway.

Alina and Councilwoman McKinney both asked if it was outside the overlay. Mayor Gurney said that it is just outside. Alina said that if they relocate the runway, the oval has to shift south. Councilwoman McKinney asked Alina if she was saying that if North Pointe contributes to moving the runway, it might affect it? Alina replied yes but then said maybe not. She said she would have to check it out to be sure.

Mayor Gurney stated currently, negotiations are ongoing, and the town welcomes any additional public comments. Over the next few months, efforts will be made to solidify details while waiting for the engineer's input. It's noted that bringing the engineer to present to a Council meeting could help explain aspects such as slopes and height. The company plans to close the landfill without further demolition, adding dirt for the closure process. Landscaping is limited due to the lack of water, but the focus is on natural grasses and sagebrush for a more natural look.

Any public comments should be sent to Councilwoman McKinney or Mayor Gurney.

Councilman Thomas In my view, determining the distinction between 100 feet and 120 feet is challenging. What matters more to me is the final appearance of the project – whether it integrates landscaping and native vegetation, resembling a natural hillside. The difference between 120 and 100

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feet doesn't concern me as much. However, if the end result resembles a landfill rather than a well-landscaped area, every foot becomes significant. Therefore, for me, the aesthetic outcome holds more significance than the specific footage.

Councilman Panek concurs with that perspective. However, I believe the conversation with the engineering team will play a significant role in understanding the drainage aspects and how it integrates into the overall landscape. The specific height, like 40 feet, will likely be influenced by these technical considerations. He mentioned that he would like to see more information.

Councilman Cameron would like to see a comparison similar to what our landscape architect did, illustrating the landscape at different heights. It would provide a helpful visual reference. However, I find it quite surprising to transition from discussions about two feet above ground to considering heights of 100 feet or 125 feet. I'm somewhat taken aback by this and, at the same time, eager to be a cooperative partner. I echo the sentiments expressed earlier, emphasizing the need for a visual representation of the final product. Additionally, I hadn't raised this point before, but have we discussed the possibility of Fairfield residents disposing of waste in the landfill, such as construction debris and yard waste? Could this be considered a collaborative aspect of our negotiations?

Neil Schwendiman stated that all residents come in and pay a minimal flat fee, around \$12, to dump waste. I'm open to discussions in that area and can bring it up for consideration. I'm not opposed to the idea, particularly if it involves construction and demolition waste.

Councilwoman McKinney made a motion to extend the North Pointe business license until November 14, 2023. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Agenda Item #5 - Sheriff's Department Update.

Deputy Dutson reported that they arrested two people last month at FARM for trespassing, investigated one case of fraud, and also investigated a few accidents.

He also reported that he is working with Councilman Panek to collect data for the speed limit signs.

Agenda Item #6 - Planning Commission Update.

Commissioner Pringle made comments on the General Plan. The Council discussed her comments.

She also reported that someone was interested in putting a business on the Thom Belcheck property. They want to know if their proposed business for truss manufacturing would be considered light industrial. There was some discussion on the matter.

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Agenda Item #7 - Update on Progress on the Town Park.

Councilman Cameron stated that he is waiting for the drawings from VCBO. He also reported that he has someone coming to give estimates on different fencing options and costs.

Councilman Cameron also said that he and Councilman Thomas had discussed bringing the power to the park. He reported that he was going to contact Kent to see if he knew an electrical engineer who could help them.

The Council was informed that the three-phase power had been installed at Bradshaw's. Mayor Gurney let them know that Bradshaw had it put in.

Councilman Cameron also reported that he was waiting to hear back from Steve Jackson with Earthtec about remediating the soil.

Agenda Item #8 - Vote To Approve the Minutes Work Session May 16, 2023.

Councilwoman McKinney made a motion to approve the minutes for the May 16, 2023, work session. Councilman Thomas seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

Councilman Panek - Yes

Councilman Thomas - Yes

Councilman Cameron - Yes

Agenda Item #9 - Vote To Approve the Minutes Work/Regular Session June 13, 2023.

Tabled

Agenda Item #10 - Vote To Approve the Minutes Work/Closed Session June 20, 2023.

Tabled

Agenda Item #11 - Vote To Approve the Minutes Regular Session July 11, 2023.

Tabled

Agenda Item #12 - Vote to Approve the Fairfield Town Financials as of the Month ending June 30, 2023.

Accounting error on line item 3260 \$484,125.83. It needs an additional \$181,502.

Councilwoman McKinney Made A Motion To Approve The Financials Ending June 30, 2023. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor Gurney - Yes

Councilwoman McKinney - Yes

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Councilman Panek - Yes
Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #13 - Vote to Approve the Fairfield Town Financials as of the Month ending July 31, 2023.

Councilwoman McKinney Made A Motion To Approve The Financials Ending July 31, 2023
Councilman Cameorn Seconded The Motion. The Motion Passed Unanimously.

Mayor Gurney - Yes
Councilwoman McKinney - Yes
Councilman Panek - Yes
Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #14 - Discussion on Jayson Densley Building Permit.

After much discussion on permits and fees for agricultural vs. other outbuildings, the Council agreed to allow Jayson Densley to change his outbuilding permit to an agricultural building if he wants to.

Agenda Item #15 - Discussion on Silver Lake Internet Contract.

The Council reviewed the contract.

Agenda Item #16 - Vote to Approve Silver Lake Internet Contract.

Councilman Thomas motioned to approve the Silver Lake Internet Contract.
Councilman Panek seconded the motion.

Mayor Gurney - Yes
Councilwoman McKinney - Yes
Councilman Panek - Yes
Councilman Thomas - Yes
Councilman Cameron - Yes

Agenda Item #17 - Discussion On Upcoming Agenda Items.

No business to discuss.

Agenda Item #18 - Discussion On Old Business.

Councilwoman McKinney asked that the Town buy more garbage cans. Mayor Gurney approved the transaction, and the Council approved the purchase of thirty garbage cans.

Councilwoman McKinney reported that they had about \$74,000 in the road impact fee account. She will check to get the exact figure for Councilman Panek.

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Councilman Panek said that they would be seal-coating the roads on 200 east and 75 north on August 19th.

Councilman Panek also reported that the grader is up and going, and they should be grading the Manning Canyon road soon.

Councilman Thomas reported that he received a service agreement for the generator. It covers an annual maintenance service for the generator for three years for \$4987.17. The Council agreed to the purchase of the service agreement.

Agenda Item #19 - Discussion On New Business.

Vaughn Howell is buying the Kranendonk property. He told the Town Council that he would be storing some trucks on the property and wanted to know if the Council was okay with that. There was some discussion. The Council informed him that he could store them there as long as he followed the Town Code.

Mayor Gurney pointed out that the Town has a speed tracker on Allen Ranch Road. He said that it is set for a speed limit of 35 m.p.h. but he said he doesn't think the speed limit is posted on that road.

Agenda Item # - Adjourn The Town Council Regular Meeting.

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

The meeting adjourned at 8:30 p.m.

February 8, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder