

Unapproved Meeting Minutes

Fairfield Town Council
Work Session/Regular Meeting
April 11, 2024

Regular Session

Date: Thursday, April 11, 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 Regular Session.

Mayor McKinney opened the Town Council Regular Session 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 Scheider (Salt Lake), Alina Pringle, Alex Breton (Cedar Valley Fire), Wayne Taylor.

Others Present Via Zoom: Adrienne Bell, Ronnie,

Agenda Item # 3- Prayer / Pledge Of Allegiance.

Councilman Thomas offered the prayer. Mayor McKinney led the pledge of allegiance.

Agenda Item #4 - Public comments (2-minute limit per person). Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the town. Comments should focus on issues concerning the Town. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)

Vern Carson spoke on Agenda Item Number 25, focusing on Accessory Dwelling Units (ADUs) and water allocation in Utah. He explained that households connected to Town water or using culinary water shares from irrigation companies are limited to one dwelling per share. Additionally, those with personal wells are typically allotted 0.15 acre-feet of water per dwelling. They delved into the calculation of water duty, mentioning that it's typically four acre-feet for one acre of ground. He emphasized the challenge of providing adequate water for ADUs, especially when considering lawn area and animal units. He said that ultimately, providing sufficient water for both the primary dwelling and an ADU, particularly for irrigation, is difficult without additional water sources or significant reductions in water use.

During the discussion with Council members and Planning Commission Chairman Alina Pringle, the topic revolved around water shares with the irrigation company and Eagle Mountain's receipt of water shares from the Whites. Concerns were raised about the potential drying up of springs, similar to incidents in 1961 and 1962. The Mayor inquired about the support the Town could provide, suggesting a letter of protest as the best course of action while the irrigation company addressed the issue on their

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end. It was proposed that this protest be filed with the Utah State Division of Water. Additionally, the irrigation company would request a hearing on the matter, further emphasizing the need for proactive measures such as filing a letter of protest with the Utah State Division of Water.

Alina Pringle expressed strong support for the town park and future museum plans, emphasizing the importance of preserving local history. Alina also raised concerns about enforcement regarding animal control and dumpster placement along Allen Ranch Road. She highlighted the ongoing discussions regarding the Western Desert Airpark Subdivision, clarifying the designation as an undeveloped subdivision and addressing accusations of unethical behavior. Alina expressed openness to phasing ideas but noted the absence of such provisions in the Town code. She concluded by thanking the Town Council for their work and asking for fair consideration before their next meeting.

Agenda Item #5 - Motion to approve the special session minutes for March 13, 2024.

Councilman Panek made a motion to approve the minutes for the March 13, 2024, special session. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #6 - Motion to approve the regular session minutes for March 14, 2024.

Councilman Panek motioned to approve the minutes for the regular session on March 14, 2024. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #7 - Motion to approve the special session minutes for March 28, 2024.

Councilman Panek motioned to approve the minutes for the March 28, 2024, special. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

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Agenda Item #8 - Motion to approve the Fairfield Town financials for the month ending March 31, 2024.

Mayor McKinney tabled the March 31, 2024 financials.

Councilman Weber provided an update on why they are pausing on a matter, citing a recent issue with their Town debit card being hacked. The incident occurred when he purchased flowers for a town member, which was the only use of the card. After discovering the fraud, Councilman Weber contacted the floral company and the bank, and steps have been taken to address the issue. The bank has already refunded the money, and investigations are ongoing to identify the perpetrator, who made a Venmo charge in New York. Councilman Weber has also filed a report with the sheriff and has taken measures to prevent further unauthorized transactions, including shredding the debit card.

Agenda Item #9 - Sheriff's Department Update.

Sergeant Dutson reported that March was relatively quiet, with two traffic accidents, one involving property damage and the other resulting in personal injury. Additionally, there were two brush fires likely caused by residents' yard waste. Sergeant Dutson also mentioned a meeting with the Utah Department of Transportation (UDOT) regarding road widening plans near Cedar Fort and Fairfield. He advocated for speed limit reductions in these areas to improve safety, and UDOT agreed to lower the speed limit to 45 mph after Eagle Mountain Boulevard. He also requested a similar reduction in Fairfield to avoid confusion due to varying speed limits. Overall, he expressed satisfaction with the progress and emphasized the importance of road safety measures.

Agenda Item #10 - Discussion with Brent Ault.

Brent Ault shared his concerns regarding the development of the Firefly Development in Eagle Mountain. He explained that the Lewiston Road, crucial for his farming operations, is affected by this development. He sought clarification from the County regarding jurisdiction over the road and discussed potential access issues with the developer. Despite assurances from the developer about continued access, Brent expressed skepticism, especially concerning access for larger vehicles like semis. He described the historical route of the Lewiston Road and his efforts to address the issue with relevant parties, including leaving messages for Eagle Mountain planning officials. Brent highlighted the potential impact on his family's access to their property and requested assistance from the Council, particularly from Mayor McKinney, to engage with Eagle Mountain and understand their development plans. He emphasized the importance of preserving access to his family's property and appreciated the Council's attention to his concerns.

Brent continued by discussing his conversation with a county representative, who suggested that the Bureau of Land Management (BLM) would likely have an interest in maintaining public access to their property. Despite assurances from the developer about access for four-wheelers and horses, Brent expressed uncertainty about the practicality of this arrangement, especially considering his farming operations. He described the historical use of the Lewiston Road for transporting farm goods and noted potential issues with accessing land currently under the Conservation Reserve Program (CRP). Brent highlighted the possibility of returning to farming this land once CRP contracts expire. He emphasized

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the importance of preserving access to his property and expressed skepticism about the developer's proposed solutions.

During the discussion, there was a consensus that the established road should not be arbitrarily closed without providing an alternate route for access. It was suggested to seek advice from the town's lawyer or someone knowledgeable about such matters. There was mention of related oversight by Eagle Mountain, though the connection wasn't entirely clear. Reference was made to a trail development project in Eagle Mountain, which may have some relevance to the current situation. However, it was noted that alternate routes were provided in that case. A brief update was provided on the construction progress in the area, indicating ongoing work, but no significant changes observed recently.

Agenda Item #11 - Planning Commission Update.

Planning Commission Chair Alina Pringle reported on several topics during the meeting. Regarding gravel mining, she mentioned a potential three-year project to level the property for future use but highlighted the lack of specific regulations for mining or critical infrastructure. She sought input from the Town Council on whether mining in the foothills area aligns with their vision for the future and expressed the need for research on what regulations could be implemented. Chairman Pringle also addressed a request from Steve Clement to sell firewood and camping supplies, seeking guidance on how to regulate such businesses in the residential zone. Additionally, she mentioned a proposed commercial overlay zone amendment for Jerry Bradshaw's development, specifically considering standards for auto sales businesses in the area. She emphasized the importance of establishing clear regulations to accommodate various businesses while considering the broader growth and development in Eagle Mountain and White Hills. Alina requested input from the Council on whether a warehouse with office space for online auto sales aligns with existing zoning codes. She encouraged Councilmembers to provide their thoughts and suggestions for appropriate land use regulations.

Agenda Item #12 - Discussion of the BESS Ordinance.

Mayor McKinney reported that Larry Jenkins went through the BESS ordinance.

Agenda Item #13 - 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.

Councilman Thomas 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. Councilman Cameron seconded the motion. The motion passed unanimously.

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Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #14 - Discussion and motion to approve Resolution #2024-6. A Resolution adopting and establishing an investment policy for Fairfield.

They tabled this since Larry Jenkins feels it is too detailed for the Town's needs.

Agenda Item #15 - Discussion on the Cedar Valley Fire Department and Unified Fire Department.

Mayor McKinney provided an update on the Town's fire services, stating that Unified Fire has been serving them with only five calls in the last three months. However, she mentioned that Cedar Fort has not responded to any calls despite being paid for their services. As a result, the council decided not to continue with Cedar Fort and have the Utah County Fire Chief handle the fire inspections. She also mentioned a contract with the County, which includes an annual fee of \$1800 plus \$269 for gas for business inspections.

Alex Briton provided a comprehensive overview of the achievements and services of the Cedar Valley Fire Department over the past four years. He highlighted improvements in staffing levels, training programs, and community outreach efforts. The department has significantly enhanced its capabilities, including providing initial attacks for wildland fires through a cooperative agreement with state forestry. This agreement also transfers fiscal responsibility for fires on state and federal land, which helps fund the department's operations. Alex emphasized the challenges of recruiting and retaining volunteers, especially given the distance many of them travel to serve the community. He mentioned ongoing efforts to provide ambulance services and the importance of maintaining ISO ratings for insurance premiums. Addressing concerns about business inspections, Alex clarified the process and expressed willingness to continue representing the fire department's interests. He also reported a recently obtained agreement between the towns, establishing a committee governing the fire department. Alex urged the council to appoint a non-political citizen member to this committee and emphasized the need for collaboration to improve fire services.

Mayor McKinney stated that she had been involved with Fairfield Town Council and the Cedar Valley Fire Department for the last eight years, and this has been a recurring issue. She said that the Town invests in training for firefighters, but then they leave, leaving the Town with insufficient coverage. Mayor McKinney said that they appreciate the dedication and service, but as a community, it feels like the Town is paying for a service for which it is not receiving adequate support. She posed the question of whether Fairfield could rely on timely responses to fires or medical emergencies and what Fairfield was paying for. She noted that it seems like we're funding firefighter training only for them to move on and serve elsewhere.

Alex requested the Council to examine the contract between Cedar Fort and the Town, expressing concern that the Town might be violating the terms of the agreement.

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Agenda Item #16 - Motion to approve the contract with Utah County Fire Marshal for Business inspections.

Councilman Cameron 2024-07 resolution to approve a five-year interlocal agreement between Utah County and Fairfield for fire inspection services. Councilman Thomas seconded the motion. The motion passed unanimously.

*Mayor McKinney - Yes
Councilman Thomas - Yes
Councilman Panek - Yes
Councilman Cameron - Yes
Councilman Weber - Yes*

Councilman Cameron motioned to approve the contract with Utah County Fire Marshal for business inspections and services. Councilman Thomas seconded the motion. The motion passed unanimously.

*Mayor McKinney - Yes
Councilman Thomas - Yes
Councilman Panek - Yes
Councilman Cameron - Yes
Councilman Weber - Yes*

Agenda Item #17 - Discuss and approve the contract with Sunrise Engineering.

Councilman Panek motioned to approve the contract with Sunrise Engineering for the proposal agreement to provide building inspection services. Councilman Cameron seconded the motion, which passed unanimously.

*Mayor McKinney - Yes
Councilman Thomas - Yes
Councilman Panek - Yes
Councilman Cameron - Yes
Councilman Weber - Yes*

Agenda Item #18 - Discuss interlocal agreement for the division of Alpine School District.

Mayor McKinney discussed the proposal for the school district to split, which originated from Orem City's concerns about funding allocation. Despite initial intentions to divide the district, a study revealed that most funding came from the western area, leading to reconsideration. However, due to the district's size and representation issues, it's likely that the state will intervene and divide it anyway. The mayors have collaborated to draft an interlocal agreement to split the district, which will undergo a public hearing before proceeding to a vote in the affected areas. Some municipalities are undecided about their alignment, with Lehi considering options and Highland and Alpine expressing interest in joining the

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western side. The process requires all municipalities to agree and sign the contract within a 45-day period before proceeding to a public vote.

The Council's discussion centered around the agreement to split the school district, which will be presented on the November ballot for communities opting for their own district. Concerns were raised about equitable representation, with one representative for a large area, and potential funding implications based on Lehi's decision. There were discussions about the need for additional schools, particularly Cedar Valley Elementary, and the uncertainty surrounding its future. The Council also addressed concerns about funding for education and the importance of community involvement in the decision-making process. Plans for acquiring land for a future elementary school in Cedar Fort were mentioned, with hopes for its approval. Additionally, upcoming public hearings were highlighted, covering various policy matters related to the school district.

Agenda Item #19 - Discuss a public hearing for May 1st to start the process of dividing the Alpine school district, a budget amendment, fee schedule, and purchasing policy

The Council discussed the pros and cons of splitting the school district. One concern was that local kids might have to attend different schools if Cedar Fort Elementary were to be shut down. Another issue raised was that funds tend to remain on the east side, providing little benefit to Cedar Valley. They were also very concerned about having only one board member to represent the rapidly growing west side of the district, which limits the ability to secure much-needed funding for that area.

Agenda Item #20 - Discuss and approve McNeil Engineering contracts.

Councilman Cameron motioned to approve the agreement with McNeil services agreement on 441124. Councilman Thomas seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #21 - Discussion on adopting the APWA standards.

They held a brief discussion on the APWA standards.

Agenda Item #22 - Discussion and motion to approve the road maintenance agreement with North Pointe, IRL, and the Town.

Councilman Cameron motioned to approve the road maintenance agreement with North Pointe, IRL, and the Town. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

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Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #23 - Discussion on the water requirements for businesses in Fairfield.

The council deliberated on the water requirements for businesses in Fairfield. For instance, businesses in the Bradshaw development area are required to obtain a TI permit. Additionally, each business intending to operate within the business park must undergo scrutiny by a water engineer.

Agenda Item #24 - Discussion of sewer for developments.

The Council discussed the future development of septic tanks. The Town refers to the Utah County Health Department, and the State has the standards. There is concern about how many can hook up in an area before a sewer system is put in place.

Agenda Item #25 - Discussion of the standards for Caretaker Dwelling and ADUs.

Mayor McKinney discussed the need for caretaker dwellings and ADUs and the need to have water shares for them. The Council would like to have a water engineer to provide the Town with recommendations. It's essential to ensure there will be enough water to support these units.

Agenda Item #26 - Town Park update.

Councilman Cameron is waiting to hear back from McNiel regarding the park's grading plan. Additionally, the Town will find out on May 1st if the Town received the grant to build the park fully. The trail around the park will still include historical sections. Additionally, we need a bid for a water meter and for someone to install the water system.

Agenda Item #27 - Discuss and motion to purchase materials for the park sprinkler system.

Councilman Thomas motioned to approve up to forty thousand to purchase materials park sprinkler system. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #28 - Discuss the Budget and things that need to be added for the next fiscal year.

The Council had a quick discussion on the budget. Mayor McKinney and Councilman Weber will need to meet to review the amended and new fiscal budgets. The Planning Commission needs laptops so they can do their job.

The Council discussed wages for employees, council members, and commissioners. The Council needs to keep wages under 20% of the Town budget. Outsource to find out what we should pay and stay at the 20%

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Agenda Item #29 - Discussion On Old and New Business.

The Council stated that North Pointe would need to fix its entrance.

Mayor McKinney stated that Hadco contacted her today and talked to her about what they are considering doing.

Councilman Thomas has some concerns about the fiber going into Town.

Agenda Item #30 - Adjourn The Town Council Regular Meeting

Councilman Thomas moved to adjourn the meeting, which Councilman Panek seconded. The motion passed unanimously.

The meeting adjourned at 9:40 p.m.

June 12, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder