

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

July 8, 2024

Regular Session

Date: Thursday, July 8, 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 7:01 p.m.

Agenda Item #2- Roll Call

Town Council Members Present:

Mayor Hollie Mckinney, RI Panek, Tyler Thomas, Richard Cameron, Michael Weber (via Zoom)

Staff Present:

Stephanie Shelley- Recorder, Garrett Dutson, Todd Sheeran (Town Attorney), Kent Withers (surveyor)

Others Present: Vern Carson, Mark and Alina Pringle, Tal Adair,

Others Present Via Zoom: Amberly, Josh Wagstaff,

Agenda Item #3- Prayer / Pledge Of Allegiance

Councilman Thomas offered the prayer.

Agenda Item #4- Public comments (2-minute limit per person)

Alina

Agenda Item #5 - Vote to approve the Regular Session minutes on June 12, 2024.

Councilman Thomas made a motion to approve the minutes for the June 12, 2024, regular 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

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Agenda Item #6 - Vote to approve the Special Session minutes on June 26, 2024.

Councilman Thomas made a motion to approve the minutes for the June 26, 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 #7 - Motion to approve the Fairfield Town financials for the month ending May 30, 2024.

Discussion occurred regarding the Fairfield Town Financials for the month ending May 30, 2024. Additional financial materials had been received. Michael Weber suggested tabling the approval until next month.

Agenda Item #8 - Sheriff's Department Update.

The Sheriff's Department reported 32 incidents in June, including complaints, medical situations, traffic offenses, welfare checks, and a traffic accident. There was also a tragic plane crash in the Cedar Valley area.

Agenda Item #9 - Vote to approve Cedar Valley Industrial Park Preliminary Plat.

A discussion took place regarding the necessary minor engineering comments and the town's responsibility for maintaining specific areas within the industrial park. Subsequently, a motion was made to approve the preliminary plat.

Councilman Thomas motioned to approve Cedar Valley Industrial Park Preliminary Plat. 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 #10 - Discussion and vote to approve the Wright Shop preliminary site plan.

The Council discussed the preliminary site plan for the Wright Shop, addressing concerns about project layout, access, and well plans. The Planning Commission will oversee its approval.

Agenda Item #11 - Discussion with Oakerwoods Ranch.

Jared Westhoff from Oakerwoods Ranch provided updates on their land acquisition and development efforts, focusing on utilities such as sewer and water and zoning considerations for industrial and residential uses. The Council offered logistical advice and discussed maintaining the town boundary and addressing potential disconnects.

The discussion covered recent land trades and acquisitions, including resolving a "doughnut hole" issue with neighboring properties. Plans for additional negotiations with Leroy Hicken regarding another irregularly shaped parcel were also detailed. Updates included the acquisition of Crescent Hill and ongoing efforts with a large industrial user. Concerns over utility infrastructure and zoning were highlighted, particularly for sewer, water, and power. The council expressed interest in maintaining Fairfield's character amidst potential development, discussing possible criteria for land use and density considerations.

The conversation revolved around various topics related to infrastructure development, specifically focusing on expanding high-pressure gas lines and addressing sewer needs for industrial projects in locations like Cedar Fort and Firefly. There were concerns about the feasibility and costs of providing sewer services, which were influenced by state laws and the complexities of managing such systems. Additionally, there was an emphasis on the importance of a technology overlay zone in facilitating industrial development, with examples like Tyson Foods highlighting the economic benefits and logistical challenges involved. The discussion also touched on attracting industrial buyers, confidentiality agreements, and the timeline and regulatory hurdles involved in industrial projects, reflecting a strategic planning and negotiation process aimed at balancing economic development with infrastructure requirements and regulatory compliance.

Agenda Item #12 - Vote to approve sending Allens Ranch Road waterline out for bid upon approval from Councilman Thomas.

The council decided to proceed with sending the Allens Ranch Road waterline project out for bidding, deeming it both timely and well-supported by current projects.

Councilman Thomas motioned that we approve sending Allens Ranch Waterline Road out for bid. Councilman Panek seconded the motion, which passed unanimously.

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Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Agenda Item #13 - Discussion On Old and New Business.

The council reviewed the progress of park development and highlighted that once the grading plan is finalized, it will be put out for bidding. They also mentioned other essential elements needed for completion.

Councilman Panek announced that maintenance will be performed on Main Street.

Mayor McKinney informed the Council that they must begin planning for the Christmas event.

The Council discussed the upcoming August 8th Town Event, which will feature a cornhole tournament managed by a company for a fee of \$300. The Council will also need to provide prizes for the tournament. Food arrangements were discussed, and the event will be held at the State Park.

Agenda Item #14 - 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 8:13 p.m.

August 14, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder