

Approved Meeting Minutes

Fairfield Town Council
Work Session/Regular Session
April 2, 2025

Minutes

Date: Wednesday, April 2, 2025

Location: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

Time: 6:00 P.M.

Minutes By: Stephanie Shelley

Work Meeting @ 6pm

1) Roll call

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron, and Michael Weber

Staff Present:

Town Recorder Stephanie Shelley, Town Attorney Todd Sheeran

2) Closed meeting

Councilman Cameron moved to temporarily recess the council meeting to go into a closed meeting for strategy sessions to discuss pending or reasonably imminent litigation. Councilman Panek seconded the motion.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

The motion passed unanimously. The council entered a closed session at 6:00 pm and Mayor McKinney reopened the meeting at 6:41 pm.

3) Other discussion items

The council members discussed a bid that had recently come in for fixing a corner of Allen Ranch Road. Mayor McKinney mentioned that the bid was for \$3,400,000.00, which they considered to be a significant amount for a small corner.

Councilman Thomas had talked to Darwin on the phone. He was upset about the town's involvement in his water usage and water shares, stating that the town had no authority over these matters. Thomas allowed Darwin to vent his frustrations and then requested documentation from the greenhouse people, stating that they had leased the water shares for use in their greenhouse.

The council discussed the limits of their authority in this situation, concluding that their only role was to require proof of water rights, similar to when someone builds a house with a well. They acknowledged that they had no authority beyond verifying water availability.

The work session was closed at 6:48 pm.

Regular Session @ 7:00 P.M.

1) Call to Order

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron, and Michael Weber

Staff Present:

Town Recorder Stephanie Shelley, Town Attorney Todd Sheeran, and Treasurer Codi Butterfield (via Zoom)

Others Present:

Tal Adair, Wayne Taylor, Vern Carson, Matthew Kolm, Brison & Jamie Mascaro, Alina Pringle, and Mark Pringle.

Others Present Via Zoom:

Clay Shelley, Scot Hazard, Jami Mascaro, Jane Lancaster, Caden Hazard, and Duane Hutchings

2) Prayer / Pledge Of Allegiance

Councilman Cameron offered the prayer. The attendees recited the Pledge of Allegiance.

3) Public Hearing and Public Comment

a) Resolution R2025-03. Amending The Fairfield Town Budget For Fiscal Year 2024-2025.

Ms. Butterfield presented the proposed amendments to the town budget. She went through various line items, detailing the additions or changes to be made.

Mayor McKinney explained that some changes were made to make the budget more transparent, particularly regarding engineering fees and inspections. She clarified that these fees are pass-through costs charged to applicants and not actual town expenses.

No public comment was made. Mayor McKinney closed the public comment.

b) General Public Comment

Alina Pringle addressed the council regarding the resolution concerning the Airpark Zone. She noted that she had previously emailed the council and requested to be placed on the agenda

but was not granted that opportunity. As a result, she read a prepared statement into the record.

Ms. Pringle explained that she served on the Planning Commission for three years and devoted significant time to the town. She stated that the resolution contained false allegations and reflected a broader pattern of obstruction and misinformation she believes has emerged under Mayor McKinney's leadership. She emphasized that she had consistently disclosed any potential conflicts of interest, recused herself from votes related to the Airpark, and was transparent about her connections. She pointed out that the Airpark Overlay Zone was adopted before her tenure on the commission and that the town attorney had confirmed the zone was lawfully approved.

She said she had made multiple attempts to meet with the mayor to resolve the issues, but her efforts were ignored or denied. According to Ms. Pringle, applications had been returned without explanation, and related matters were repeatedly kept off the agenda. She viewed these actions as due process violations under state law and characterized the enforcement of ordinances as selective. She asked the council to reject the resolution and instead investigate what she described as a pattern of obstruction that had harmed her business and the town's relationships with state agencies and developers. She concluded by requesting fair treatment for herself and her husband, Mark Pringle.

She also offered several factual clarifications. She reiterated that she was not on the Planning Commission when the Airpark Overlay Zone was adopted and noted that airspace falls under FAA jurisdiction, not that of the town or airport operators. She added that the overlay zone is required by state law around public airports. Regarding the nearby landfill, she said the conditional use permit approved under Mayor McKinney includes bird control requirements and that the bird hazard stemmed from landfill operations, not the Airpark. She said her operation follows standard FAA safety practices, including the use of NOTAMs. Finally, she cited Advisory Opinion #37 from the Property Rights Ombudsman, which she interpreted as limiting the denial of applications to cases involving an unmitigable compelling public interest. She again urged the council to reject the resolution and focus on improving ordinances while respecting property rights.

Matthew Kolm also spoke in support of the Airpark and against the resolution. He described the resolution as part of a misinformation campaign unfairly targeting the Airpark and mischaracterizing its role in the community. He said the Airpark had received recognition and support from county commissioners, state legislators, and Congressman Burgess Owens. He emphasized the Airpark's contributions to the town, particularly its role in providing access to emergency medical services and community outreach. Mr. Kolm suggested the resolution was driven by a personal agenda and urged the council to reconsider, highlighting the Airpark's positive impact and calling for its continued support and development.

4) Reports

a) Planning Commission Update.

Commissioner Wayne Taylor reported that there had not been a planning commission meeting since the last town council meeting. He mentioned that they were working on the sign

ordinance. Taylor also expressed personal concerns about the airpark's impact on the town's quality of life and urged the council to take action to address the issues.

Commissioner Taylor also expressed strong opposition to the West Desert Airpark, stating it has grown beyond original expectations, disrupted the town's tranquility, and lacks support from the majority of residents.

5) Election report from Stephanie Shelley

Clerk Shelley briefed the council on the county clerk's request to use FastCast voting, outlining concerns about security, compliance, staffing, and lack of support from the lieutenant governor's office. She recommended against adopting the method and sought the council's direction before responding to the county clerk. The Council decided that this would not work for the town.

6) Consent Items

- a) Approval of Minutes: March 19, 2025.
- b) Approval of Financials: February 28, 2025

Councilman Thomas made a motion to approve the consent items. Councilman Panek seconded the motion.

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

The motion passed unanimously.

7) Discussion and Action Items

- a) **R2025-03. Amending The Fairfield Town Budget For Fiscal Year 2024-2025.**

Mayor McKinney asked if there were any questions or comments regarding the budget amendment. No concerns were raised by the council members.

Councilman Thomas motioned to approve R2025-03. Amending The Fairfield Town Budget For Fiscal Year 2024-2025. Councilman Cameron seconded the motion.

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

The motion passed unanimously.

8) R2025-02 Interlocal Cooperation Agreement Between Utah County and Fairfield Town for the Administration of the 2025 Municipal Elections.

Stephanie Shelley clarified that this agreement should be approved as it was not related to the FastCast voting issue discussed earlier. No concerns were raised by council members.

Councilman Thomas motioned to approve the R2025-02 Interlocal Cooperation Agreement Between Utah County and Fairfield Town for the Administration of the 2025 Municipal Elections. Councilman Panek seconded the motion.

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

The motion passed unanimously.

9) Resolution of a Notice of Pending Ordinance for the Airpark Zone and the Airpark Overlay Zone.

Mayor McKinney introduced the resolution, explaining that its purpose was to initiate necessary revisions to the Airpark Zone and its overlay. She emphasized the need to clarify definitions, permitted uses, and the overlay's potential impacts on adjacent properties. The Council then held an in-depth discussion addressing the proposed overlay map, easement issues, and the broader goal of protecting the town's interests.

During the meeting, Mr. Sheeran amended the draft resolution by removing certain language and inserting a 45-day limit for the Planning Commission to make recommendations.

Public and Stakeholder Comments

Mark Pringle expressed frustration, stating that the airport owners had acted in good faith and complied with previous agreements. He emphasized their service to the country and called for respect in the process, criticizing what he perceived as unfair scrutiny.

Mayor McKinney responded that the town is attempting to fix the overlay—an issue she believes should have been addressed before the runway was extended. She clarified that the town is allowing Lochner to revise the overlay to save the airpark owners time and money, and stressed that the town will ensure any new overlay protects the public interest.

Disagreements arose about Lochner's role, with Alina Pringle stating that Lochner was preparing materials for review, not redoing the overlay. Mayor McKinney maintained that she had been informed otherwise and reiterated that the town has the authority to decide what the overlay will be.

Mr. Pringle apologized for past threatening comments made under stress. Mayor McKinney acknowledged the apology while highlighting the need for transparency, collaboration, and public safety, especially regarding fire access, water, and legal easements.

Jane Lancaster questioned the inclusion of Findings 1, 2, and 3 in the resolution or the notice of intent, arguing that those items were unnecessarily accusatory and unhelpful. She supported the town's right to regulate land use but advocated for a forward-looking approach rather than one focused on past missteps.

Tal Adair raised concerns that the moratorium may affect his industrial development, despite being outside the Airpark Zone. Council members clarified that while the overlay might extend over his property, the resolution's effects were limited. If the overlay impacts non-airpark landowners, the airport owners would be required to purchase necessary easements.

Councilman Weber emphasized that land use decisions must account for impacts on neighbors and that proper procedures, such as acquiring easements, must be followed to avoid takings.

Clarifications from Mr. Sheeran

Mr. Sheeran apologized for any unintended offense caused by the original draft language, particularly Finding 3, which referenced Ms. Pringle's prior service on the Planning Commission. He clarified that while Utah law does not require recusal in such cases, best practices recommend it. He confirmed that Ms. Pringle did not vote on her own application, though formal conflict disclosures were inconsistently verbalized.

He further explained that the resolution's 180-day timeline reflects the maximum permitted by statute, but the council can adopt a shorter timeframe. Once a revised ordinance is adopted, the resolution automatically dissolves. He encouraged prompt cooperation between the town and airpark owners in drafting the ordinance.

Next Steps and Resolution Adjustments

Mayor McKinney reiterated her commitment to resolving the overlay issue constructively. She emphasized that her actions are guided by a desire to protect the town, not by personal animosity. Alina Pringle noted her repeated efforts to raise the overlay issue, stressing that only the town can adopt it. The mayor agreed and underscored that the final decision rests with the town.

Councilman Panek urged the council to focus on creating a revised overlay that could be reviewed and discussed promptly. The council agreed that the process is underway, with Lochner working on a proposal. Once submitted, it will be reviewed by a separate engineering firm to ensure independence.

Council members discussed the need for formal, enforceable procedures rather than informal agreements. Councilman Thomas and others supported the resolution as a necessary legal safeguard. After Mr. Sheeran's explanation, several council members expressed satisfaction with the revised language and the rationale behind it.

Alina Pringle requested the removal of language she viewed as slanderous. Councilman Cameron and others acknowledged that the revised language was not meant to assign personal blame.

Mr. Sheeran recommended setting clear deadlines for Planning Commission review, such as a two-meeting limit or allowing for a special meeting. He noted that prolonged inaction could be treated as a negative recommendation under state law. He also reaffirmed the importance of engaging a knowledgeable consultant to assist the Planning Commission.

Mayor McKinney concluded that ordinance drafting should be handled by professionals, with the Planning Commission providing review and input. Council members agreed to further tweak the resolution to include deadlines and clarify responsibilities.

Councilman Thomas motioned to approve #R2025-04 Notice of Pending Ordinance related to changes in the Airpark Zone (Town Code § 10.11.260) and the Airpark Overlay Zone (Town Code § 10.11.275) dated April 2, 2025. Councilman Cameron seconded the motion.

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

The motion passed unanimously.

10) Resolution of a Notice of Pending Ordinance related to water requirements for development.

Mayor McKinney explained the need to fix the water ordinance to clarify water transfer processes and requirements. The council discussed involving Bowen Collins to help write the ordinance and potentially combining efforts with their current work on the town's water issues.

Councilman Thomas motioned to approve #R2025-05 Notice of Pending Ordinance related to Water Supply, Water Rights, and Water Development, dated April 2, 2025. Councilman Cameron seconded the motion.

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

The motion passed unanimously.

11) Business Items

a) Upcoming fiscal year 2025-2026 Budget

Council members reviewed several budget priorities during their discussion. For roads, they plan to address general maintenance needs such as crack sealing, pothole repairs, graveling worn spots, and improving the corner of 73 and Main Street, with an estimated cost of just under \$54,000. They also considered allocating \$15,000 to \$20,000 for mag chloride sealing dirt roads. Additional traffic safety measures were discussed, including rumble strips and more noticeable speed limit signage, especially on Main Street and northern roads.

In terms of water projects, the council discussed looping water lines on the north end of town, which is estimated to cost \$280,000 plus additional expenses for easements. They also considered installing a booster pump but expressed concerns about its effectiveness and ongoing maintenance. The decision was made to move forward with preparing construction drawings for the water line loop project.

Regarding park improvements, Mayor McKinney highlighted the need to issue a request for proposals for the park grading plan.

b) Update on waterline and sewer Master plans

Mayor McKinney gave an update on the progress of the waterline and sewer master plans. The draft of the waterline plan was received two weeks earlier but still requires some corrections. The draft sewer plan was received just before the meeting. Eagle Mountain has shown interest in cooperating with Fairfield on sewer-related issues, and its mayor has requested a meeting to discuss property lines and sewer matters. However, Eagle Mountain recently voted against the creation of an Inland Port Authority, a decision that could impact future collaboration on sewer projects.

c) Update on General Plan

Mayor McKinney reported that the vision document for the general plan is in good shape, with only minor tweaks and corrections made. The consultant expects to have a draft of the general plan ready by the following Thursday. The council will review the draft and hold a public hearing before considering its adoption.

12) Adjournment

Councilman Panek made a motion to adjourn the meeting. Councilman Cameron seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:42 p.m.

May 21, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder