

## Approved Meeting Minutes

Fairfield Town Council

Session

March 25, 2025

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### Minutes

**Date: Wednesday, March 25, 2025**

**Location: Fairfield Town Office, 121 West Main Street, Fairfield, Utah**

**Time: 7:00 P.M.**

**Minutes By: Stephanie Shelley**

#### Call to Order

##### 1) Roll Call

Town Council Members Present:

Mayor Hollie McKinney, RL Panek, Tyler Thomas, Richard Cameron, Michael Weber

Staff Present:

Recorder: Stephanie Shelley  
Treasurer: Codi Butterfield (Via Zoom),  
Attorney: Brad Christopherson,

Others Present: Tal Adair, Wayne Taylor, Vern Carson, Brent Ault, Kyler Fisher, Travis Ramler, Brad Gurney, Shawn Strong.

Others Present Via Zoom: Jami Masacaro, Matthewkalm, Rebecca, Airpark, Neil, Dan Van Woerkom, and Michael.

##### 2) Prayer / Pledge Of Allegiance

Councilman Cameron offered the prayer. Those present recited the Pledge of Allegiance.

#### Reports

##### 1) Planning Commission update

Chairman Taylor reported that the Planning Commission had held a couple of meetings since the last council session. They forwarded the airport zone and airport overlay ordinances to the council for consideration. The commissioners are still working on the landscaping ordinance, which is not yet complete.

**General Public Comment** (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application. *Two minutes per person, with a total limit of 14 minutes.*

Brad Gurney addressed the Council regarding the use of TRCC grant funds and the development of the town park. He explained that the grant was originally awarded for a museum project, but due to COVID, the museum was no longer feasible. He worked with the County, including the county commissioners and county attorney, to amend the agreement to allow the funds to be used for the park. He noted that the amendment required certain commitments, including incorporating historical elements into the project.

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Mr. Gurney stated that he was directly involved in securing the amendment and that his reputation is associated with ensuring those commitments are fulfilled. He emphasized that the park presents an opportunity to reflect Fairfield's history and identity and encouraged the Council to consider the importance of history as decisions are made regarding the park's development.

### Consent Items

*The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.*

1) **Approval of the January 21, 2026, and March 11, 2026 minutes.**

Councilman Panek made a motion to approve the January 21, 2026, and March 11, 2026 minutes. Councilman Cameron seconded the motion. The motion passed unanimously.

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### Business Items

*The Council will discuss (without public comment) and may approve the following items:*

1) **Discuss and approve proceeding with park development phases, including associated change orders.**

Shawn Strong provided an update on the park project, stating that two phases have been completed and the current phase is nearing completion, with remaining work including septic installation and power service. He explained that without further direction, the project would pause in an unfinished condition. He proposed continuing under the existing contract using a transparent process in which the Council would review bids and approve work as phases progress.

Discussion included maintaining project momentum, avoiding delays associated with a new RFP process, and developing a comprehensive budget for the remaining phases. It was noted that the project is ahead of schedule due to favorable weather conditions. Concerns were raised regarding safety, as portions of the park are not yet safe for public use. The need for temporary closure signage and controlled access was discussed.

Codi Butterfield clarified that two grants are pending: approximately \$600,000 for restrooms and pavilion (anticipated decision later in the year) and approximately \$200,000 for playground equipment (expected sooner).

The Council expressed support to proceed by maintaining the current contract, developing a full budget, and continuing the project in phases with Council oversight, subject to verification by legal counsel.

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**2) Discuss and approve the issuance of a Request for Proposals (RFP) for landscaping services for the Fairfield park project**

Following the discussion under the Business item #1, the Council determined that issuing a separate Request for Proposals for landscaping was not necessary at this time. The Council expressed support for proceeding under the phased approach with the current contractor; however, this direction was contingent upon verification by legal counsel that the process complies with applicable requirements. The item was held pending that review and further development of the overall project budget and phasing plan.

**3) Discuss removing the term “Town” from “Fairfield Town” and formally recognizing the municipality as “Fairfield.”**

Mayor McKinney addressed prior confusion regarding the proper name of the municipality. She clarified that the official name is “Fairfield,” with “town” serving only as a classification. This clarification was based on a review of the incorporation documents. The Council agreed to use “Fairfield” moving forward.

**4) Discussion and approval to reschedule the Council meeting to April 15.**

Mayor McKinney proposed rescheduling the April Town Council meeting to April 15, 2026, due to spring break scheduling conflicts and the need to address upcoming agenda items.

*Councilman Panek made a motion to reschedule the meeting to April 15, 2026. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

**5) Discuss and vote to approve #R2026-02 Notice of Pending Ordinance related to changes in the Conditional Use Ordinance (Chapter 10.17.00).**

Mayor McKinney explained the need to initiate changes to the Conditional Use Ordinance and emphasized compliance with state notice requirements to ensure transparency and public awareness.

*Councilman Thomas made a motion to approve #R2026-02 Notice of Pending Ordinance related to changes in the Conditional Use Ordinance (Chapter 10.17.00). Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

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*Councilman Cameron - Yes*

*Councilman Weber - Yes*

- 6) **Discuss and vote on Ordinance 2026-01 An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.260. Airpark Zone (renamed Airpark Mixed Use Zone - AMUZ) and Amending Town Code § 10.16. Special Use Regulations, Adding Additional Special Uses and Conditional Uses within the AMUZ. (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).**

Mayor McKinney provided a detailed summary of public comments received during the public hearing held the previous week. She expressed appreciation to Brad Christopherson for his work on the ordinance and to Vonda for providing supporting information. She stated that her responsibility is to protect property rights and ensure the proper use of public funds, and confirmed that proper 10-day notice had been provided to all landowners.

Mayor McKinney reviewed comments submitted by members of the public, including statements from Brent Ault emphasizing the importance of protecting private property rights, and from Alina Pringle expressing concerns regarding the ordinance while acknowledging that proper notice had been provided. She noted that statements attributed to Mark Pringle could not be verified. She further summarized concerns raised by Dan Dansie regarding property rights, and by Dan McDonald regarding legal implications of a public use airport designation and issues related to wildlife hazard management. Additional concerns were noted from Dagan McKinney regarding wildlife impacts and flight paths over private property, and from Daymon Stephens expressing opposition and referencing state land use guidance. She also acknowledged concerns raised by pilots and other residents regarding operational limitations and impacts to existing uses.

Mayor McKinney stated that these comments were part of the public record and were considered in the Council's review of the ordinance. She addressed prior statements made to the Council that the airpark had been represented to the Council in 2018 as having FAA approval to become a public use airport while remaining privately owned. She also reviewed property tax information for West Desert Airport parcels and noted that this information is publicly available.

Mayor McKinney identified specific amendments to the ordinance, including correcting terminology from "rotor spacecraft operation" to "rotorcraft operation," adding definitions for "rotorcraft operation" and "airport sponsor," requiring UDOT reporting to also be submitted to the Town, clarifying that references to fencing apply to the airport or airpark, adding public road requirements, and including wildlife protected areas within submittal requirements.

Council members indicated they had reviewed the Planning Commission's recommendation and the public hearing materials and expressed readiness to proceed. Attorney Brad Christopherson

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clarified that the ordinance repeals the existing Airpark Zone and adopts a new Airpark Mixed-Use Zone, and that existing uses would be considered legal nonconforming until rezoned.

*Councilman Thomas moved to approve ordinance number 2026- 0 1, an ordinance repealing the existing airpark zone and adopting the new zone called the airpark mixed-use zone. and that would also include the special use regulations of Municipal Code 10.16, the new, additional special uses and conditional uses within the airpark mixed use zone. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

The motion was then amended to include the specific amendments discussed during the meeting, as the original motion did not fully incorporate those revisions.

*Councilman Panek motion to amend the previously adopted motion. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

*Councilman Thomas motioned to adopt ordinance number 2026- 01, an ordinance repealing the airpark zone and adopting the new zone called the airpark mixed-use zone. In addition to adopting additional, and that would also include Town Code 10.16, and additional conditional uses within the air park mixed-use zone, including the amendments that were previously discussed. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

- 7) **Discuss and vote on Ordinance 2026-02 An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.275. Airpark Overlay Zone (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025)**

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Mayor McKinney explained that the Planning Commission recommended repealing the existing overlay zone and adopting language consistent with state code, while clarifying that Fairfield is not responsible for acquiring property or property rights for airport operations.

*Councilman Thomas made a motion to approve Ordinance 2026-02, An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.275. Airpark Overlay Zone. Councilman Paenk seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

- 8) **Discuss and vote on the franchise agreement with Enbridge. Ordinance 2026-03 An Ordinance Granting To Questar Gas Company, Dba Enbridge Gas Utah, A Franchise For The Construction, Operation And Maintenance Of A Gas Distribution System In Fairfield, Utah County, State Of Utah.**

Mayor McKinney requested that this item be tabled, explaining that the proposed franchise agreement had been presented as an ordinance rather than as a separate franchise agreement with a supporting resolution, as had been done previously with Comcast. Attorney Brad Christopherson expressed concerns regarding the proposal and recommended that additional provisions be included to better protect the Town.

Mayor McKinney noted that Enbridge was agreeable to postponing the item until April 15 and would continue engineering work in the interim. She further stated that this approach is not uncommon and that other municipalities' franchise agreements could be reviewed for reference.

*Councilman Weber made a motion to table Business Item #8. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

Before entering closed session, Alina Pringle interrupted the meeting and addressed the Council, stating that the airpark owners had made multiple attempts to work with the Town Council and Planning Commission but had been denied. She further stated that a federal lawsuit had been filed against the Town and Mayor McKinney individually, alleging violations of their constitutional rights.

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### Closed Session

*Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.*

*Councilman Weber made a motion to temporarily recess the Council meeting to go into a closed meeting for the following purpose(s): Strategy sessions to discuss pending or reasonably imminent litigation. 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 Weber motioned to reopen the meeting at 9:06. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

Following the closed session, Councilman Cameron raised concerns regarding insurance coverage for the park during construction. The Council discussed the park remaining closed to the public during construction. Attorney Brad Christopherson recommended consulting with the Town's insurance company regarding appropriate coverage.

Councilman Cameron also reported a damaged culvert near the Stephens residence. The Council discussed this issue, along with additional concerns about roadway conditions on Main Street east of the Stephens residence. Councilman Panek will coordinate with Preferred Paving to review these areas and identify any necessary repairs.

### Adjournment

*Councilman Weber made a motion to adjourn the meeting. Councilman Panek seconded the motion. The motion passed unanimously.*

The meeting adjourned at 9:15 p.m.

*April 15, 2024*

Minutes Approval Date



*Stephanie Shelley*

Stephanie Shelley Town Recorder

