

Unapproved Meeting Minutes

Fairfield Town Council

Work Session

October 30, 2024

Work Session

Date: Wednesday, October 30, 2024

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

Time: 6:00 P.M.

Minutes By: Stephanie Shelley

Agenda Item #1 - Roll Call

Mayor McKinney called the Town Council Work Session to order at 7:06 p.m.

Town Council Members Present: Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron (phone call), Michael Weber

Staff Present:

Stephanie Shelley- Recorder

Others Present: Tal Adair, Jesse Wright, Mark & Alina Pringle

Others Present Via Zoom: Jenna Draper (UIPA), CC

Agenda Item #2 - Discuss and vote to approve the Change Work Order for the Allen Ranch Road Waterline Project, adding Tees and other items to the waterline.

The ongoing Allen Ranch Road waterline project was discussed, highlighting the need for additional waterline extensions and the complexities of funding the project. The estimated cost was initially stated as \$138,000, but it could total \$250,000. Concerns were raised about how to fairly distribute the costs among the various parties involved, as well as the additional expenses for upgrading pipes of different sizes. With so many stakeholders, the financial responsibilities are becoming increasingly complicated.

The potential partnership with the Inland Port Authority was also discussed. Several speakers expressed concerns about the financial uncertainty if the Inland Port Authority did not support the project, though it was noted that the likelihood of non-acceptance was low.

Task Order No. 24-04 amount will be \$116,280.85.

Councilman Thomas motioned to approve the Change Work Order for the Allen Ranch Road Waterline Project, adding Tees and other items to the waterline. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

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Councilman Weber - Yes

Agenda Item # 3 - Discuss and vote to approve the Change Work Order extending the waterline to the Bolinder Subdivision.

The discussion centered on the complexities of waterline extensions, particularly in determining how to fairly divide costs between developers and the town. Challenges were raised about how to charge developers who may connect to the waterline at a later stage. Potential funding options, including bonds and the involvement of the Inland Port Authority, were explored. One speaker shared insights on the tax implications and how bondholders would be reimbursed over time without placing the burden on landowners directly.

The need for several water connections due to rapid development further complicated municipal planning efforts. If the Inland Port Authority decided not to support the project, additional funding and reimbursement challenges would arise.

Task Order 24-05 amount will be \$138,955.00.

Councilman Thoms motioned to approve the Change Work Order extending the waterline to the Bolinder Subdivision. 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 # 4 - Discuss and vote to approve Shell Holdings Water Requirements.

The debate focused on Shell Holdings' request to drill a separate well for industrial purposes while retaining a city water connection for domestic use. This dual system would allow Shell Holdings to avoid the costly filtration needed for stone processing, which could alter the stone's characteristics.

Collaboration with local engineers and consultants was required to ensure the project met existing standards, and discussions with GEBCO were mentioned. It was also confirmed that the project could move forward as planned by Shell Holdings without conflicting with municipal regulations.

Councilman Thomas to approve allowing Shell Holdings to drill a well for stone cutting purposes with the stipulation that the building is connected to the town water system and meets all the requirements for hooking onto the culinary system. Councilman Panek 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

Agenda Item # 5 - Vote to approve Resolution No. R2024-24 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area.

The discussion on Resolution No. R2024-24 centered on expanding the Utah Inland Port Authority project area to include additional parcels, with the goal of supporting the town's overall development in light of growing economic opportunities. Legal and procedural concerns raised in previous project seminars were addressed to ensure clarity and to prevent any undue taxation on stakeholders.

Councilman Thomas to approve Resolution No. R2024-24 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area. 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 # 7 Adjournment

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

The meeting adjourned at 7:54 p.m.

November 20, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder