

Unapproved Meeting Minutes

Fairfield Town Council
Work Session/Regular Meeting
September 24, 2024

Work Session

Date: Tuesday, September 24, 2024

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

Time: 7:00 P.M.

Minutes By: Stephanie Shelley

Agenda Item #1 - Call to Order and Roll Call

Mayor McKinney called the Town Council Work session to order at 7:00 p.m.

Town Council Members Present: Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron,

Excused: Michael Weber

Others Present: Tal Adair, Caden Hazard, Colby Webb, Alina Pringle, Mark Pringle, and Vern Carson.

Agenda Item #2 - Discussion Items

a) Consider including Cedar Valley Industrial Park in the Utah Inland Port Authority Project Area.

Mayor McKinney began the meeting by discussing the possibility of incorporating Cedar Valley Industrial Park into the Utah Inland Port Authority Project Area. They focused on increasing water capacity and ensuring a sustainable water supply, including drilling a second well to improve water security.

The Council emphasized the need to assess the project's feasibility with the Inland Port Authority, confirming that the area could qualify. The plan would involve using property taxes from the project area to cover water connectivity expenses. Town officials agreed that securing a second water source is essential for the town's water system.

b) Discussion on drilling a new well and connecting to the existing water line.

The council members discussed the need for drilling a new well to augment the existing water system. A Councilman clarified that the current well is limited to 125 hookups, which may be inadequate given future development plans, leading to potential water shortages. Discussions with experts indicated that drilling a new well, potentially using property owned by Cedar Valley Industrial, could

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provide a secondary source of water, ensuring redundancy and safeguarding against potential contamination.

The Council discussed that emphasis was placed on the technical specification of wells, comparing the existing infrastructure with standards in other municipalities. It was noted that most municipalities utilize wells bigger and deeper than the town currently has. Discussions also revolved around the process of identifying a viable water source using professionals known as "water witches" and exploring nearby aquifers.

c) Review of funding options for extending the waterline along Allen Ranch Road.

The Council discussed ways to fund the proposed waterline expansion. They considered having the town pay for the initial installation, with the idea that future development projects connected to the Utah Inland Port Authority would eventually cover their share through increased revenue.

A council member explained that payments from these development projects could help cover the waterline extension costs. They noted that the town's income level limited access to rural and government assistance programs. In the end, the council agreed it would be easier for the town to pay upfront, with future projects repaying the costs as they moved forward.

Councilman Thomas motioned that we fund the Allen Ranch Road waterline through the town. Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Agenda Item # 3- Any Old or New Business.

In old business, developers requested addresses and power permits for planned greenhouses. The site is meant for commercial use but lacks direct access, requiring passage through private property. This raised concerns about access and zoning compliance, with discussions focusing on ensuring the development follows zoning rules and addresses private road classifications.

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In new business, property owner Bryce Thomas proposed rezoning his property for division and future commercial use. The Council discussed the zoning implications and suggested ways to keep the property in line with current zoning regulations, particularly regarding lot size.

Agenda Item # 4- Adjournment

Councilman Thomas motioned to adjourn the meeting. Councilman Panek seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:37 p.m.

October 16, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder