

**CITY OF FAIRFIELD**  
**Regular City Council Meeting**  
#FY 25-05

Thursday December 12th, 2024, @ 7:00p.m.

Mayor Terry Lee called the City Council meeting to order at 7:00p.m. City Clerk Sonja Chrysler took roll call. In attendance were Councilmembers: President John Pine, Josh Bovey, Ted Miller, and Tyler Ballard who arrived at 7:03pm. Also in the audience were Ed Reagan, Jerry Scovill, Travis Kramer Monte Cangiamilla, JD Lineberger, Jeff Lee, Krista Beins, Chase McCoy, Jacob Johnson, Nancy Davies, Steve Packham, and Marshall Ralph.

**APPROVAL OF AGENDA:** *Council President John Pine motioned to approve the agenda as presented, second by Councilmember Josh Bovey. Motion passed 3-0.*

**CONSENT AGENDA:** Councilmember Josh Bovey motioned to approve items on the consent agenda as a whole, second by Council President John Pine.  
Motion passed 4-0.

**NEW BUSINESS:**

- A. **Public Hearing - Sun Creek Subdivision @ 7:05 p.m.-ACTION ITEM** Mayor Terry Lee announced the time of 7:05p.m. and asked for a motion to open the public hearing. Council President John Pine motioned to open the meeting, second by Councilmember Josh Bovey. Motion carries 4-0. Mayor Lee reminded everyone that the meeting is for the preliminary plat only. If the applicant or any representative on behalf of the applicant is present, they will give testimony first, followed by applicant staff, and following them will be any public testimony. After testimonies are heard, we will then hear any rebuttal from staff and then applicant. No one was present on behalf of the applicant. Mayor Lee called upon Ed Reagan as staff. Ed Reagan gave testimony as follows. The applicant Sun Creek LLC has submitted several preliminary plats through planning and zoning. Planning and zoning held a public hearing. Planning and zoning has asked the applicant to make several changes that were acceptable to address a number of issues. The original preliminary plot started out at 30 lots and the current number of lots is 27. P&Z's original primary concern was the number and size of the lots. The applicant addressed that concern to meet the minimum size requirement. The next concern was snow removal. The applicant addressed that concern by opening an area in the east part of the street loop and continuing it north creating a place to push snow to the edge the subdivision. Those changes satisfied the planning and zoning commission. At that point planning and zoning sent it back to the City Council for the next step. Planning and zoning did not spend a lot of time discussing infrastructure, as they did not have anyone on their commission that felt they had the expertise to address

things like sewer and water. They felt it was something that should be discussed with the engineer. No one had any questions for Ed. Mayor Lee then opened the discussion to the city engineer Antonio Conti to address water and sewer concerns. Antonio received a copy of the preliminary plat a few weeks prior and was asked to review it due to concerns with depth of sewer line. Antonio stated that the depth of sewer line concern is tied to the current problems of the Northwest subdivision and the sewer lines there freezing. Normally in Fairfield, it is preferred to have the sewer lines at a depth of 6 feet at the street at a minimum. The challenge is that if you have lines less than that, as they travel, they will be at more shallow depths and will freeze. The developer provided a map showing existing grade vs. sewer grade based on the existing conditions which is averaging between 3 and 4 feet between sewer line and existing ground. Antonio stated this is not enough, and that if the developer does not find a way to raise the ground level to get the sewer lines deeper, we will end up with the same problems we have been fighting for years in the Northwest part of town. Antonio also spoke of another concern of he had regarding the road going to Soldier Rd. He stated the challenge of having an offset intersection used for public travel, is that it can create issues with drivers not seeing each other. There were no questions for Antonio. Mayor Lee then opened the meeting up for public comment and read the names from the sign-in list giving each person the opportunity to speak. Monte Cangiamilla declined to speak. JD Lineberger - 119 Menard, was in support of the Sun Creek Subdivision to help the city grow and provide more tax dollars. Jeff Lee declined to speak. Krista Beins was in attendance to discuss the new fiber and declined to speak on the Sun Creek subdivision. Chase McCoy declined to speak. Travis Kramer also declined to speak. Nancy Davies - 202 N. Davies Rd, stated she was opposed as it stands. She spoke of concern for flooding due to location as well as the number of homes in such a small area. She also had concerns about the number of entrances in and out of the subdivision. The cost of water and sewer connections and the ability of the power grid to provide enough power were also concerns Nancy brought up. She had concerns about our current infrastructure and felt that needed to be evaluated before moving forward. Steve Packham - 817 N. Soldier Rd., introduced himself to everyone and stated his take on the subdivision is that the developer's goal is to provide bedrooms for more people that work outside of Fairfield. Marshall Ralph declined to speak. Mayor Lee asked if there was anyone else whose name was not on the list, who wished to speak. There was no one else who wanted to make a comment. Council President John Pine motioned to come out of the public hearing, second by Josh Bovey. Motion carries 4-0

- B. **Liquor License Renewals – ACTION ITEM:** All local establishments submitted their renewal application and applicable fees. The Cliff, Soldier Creek, Camas Country Store, The Iron Mountain, and the American Legion. There were no changes from the previous year. **Council President John Pine motions to approve all liquor licenses and waive the fees for the American Legion, second by Council member Ted Miller. Motion passes 3-0.**
- C. **Mountain Humane Contract - ACTION ITEM:** Our first contract for 2023/2024 was written with no contract fees. For the 2024/2025 contract year the fee is \$250. This allows Fairfield to bring dogs or cats to Mountain Humane if needed. **Council President John Pine motions to contract with Mountain Humane for \$250, second by Councilmember Josh Bovey. Motion passes 4-0.**
- D. **Fiber Install Update – ETS, B Jackson:** Travis Kramer introduced Krista Beins, the division manager for B Jackson Construction, Chase McCoy the field operation manager for ETS, and Jacob Johnson, the chief technology officer for ETS. Krista Beins gave an update on where things are with the fiber install. Krista stated that they are planning on having the fiber finished up by the end of next week so that the project would be ready for ETS to come in and do what is needed to get the fiber live and to the home and business owners. B Jackson still has a couple more days to finish restoration on the roads and make sure everything is cleaned up and back to normal. Because some of the roads have already frozen, they plan to come back in May, weather permitting, to fix anything that still needs to be addressed. If there are any settling issues, they will fix them no matter how long it takes. Chase McCoy stated they would not leave Fairfield high and dry, and they plan to leave it better than they found it. Krista Beins left her card with everyone and asked us to contact her with anything that needs to be addressed. Jacob Johnson thanked Fairfield for their patience through the project and gave an update on the fiber going live. He stated that they are confident in their progress and anticipating the first connections should occur in the first two weeks of January as random locations throughout the city are chosen to connect and begin testing the system. After testing through January, everyone who signed up should receive contact from ETS about connecting the service. By spring they should have everyone who wants it, signed up and receiving service. After that, they will go back and contact anyone who had previously signed up but was not able to have the fiber installed due to winter weather and complete that work. Once the city work is complete, they will present plans for the expansion for the rest of the citizens on the prairie in the county. Prices are projected to be a flat \$65 for residential service and \$100 for businesses. No contracts, no terms, no obligations. \$30 of each bill per month will be reserved in a county fund to operate and expand the network. The system being installed today will feed homes with 1 Gig up and 1 Gig down symmetrically but is capable of up to 10 Gigs. Residential telephone service is also an option for an additional cost. John Pine asked about the infrastructure that has been placed and if there is space for competitors to use it. The answer to that was there absolutely is and it is encouraged.

- E. **Yearly Highway Funds Transfer - ACTION ITEM:** \$25,000 highway funds must be transferred for use annually. **Councilmember Josh Bovey motions to transfer the yearly highway funds, second by Council President John Pine. Motion passes 4-0.**

**CONTINUED BUSINESS:**

- A. **New Funding Opportunity for City - ACTION ITEM:** No discussion
- B. **LHTAC – South Sidewalk Project - ACTION ITEM:** Antonio Conti spoke on concerns of the overall budget and amount of asphalt needed to match the existing road alignment. He does not think we will have enough in the budget to put in the two and a half blocks that we were previously planning. His suggestion is to break the project down into three bid alternates, allowing us to decide, depending on the budget and numbers that come in, which portion we can do, and which one we cannot. There are two ways to break it down, either East side or West side, or by block. In his opinion going by block makes the most sense. Council needs to decide at this meeting how to go forward. The consensus from the council is that we should complete one side or the other to allow the public, especially the kids in town, to be able to walk all the way to the store. Streetlights will remain the same and will continue to match what is already there. Council agreed unanimously that the project should be broken into three bid alternatives.
- C. **Nuisance Hearing – ACTION ITEM:** No discussion
- D. **Ziply Project 5520810 – North Fairfield Fiber Install - ACTION ITEM:** Ed Reagan passed out a copy of an email of him corresponding with Ziply where he had asked if they could send a representative to attend our council meeting to come and talk in person. The second email Ed presented was the answer they sent back addressing the bond amount and the issue of whether they could use the open access network already in place. Originally, they told him that they could not do it because they are considered a Carrier of Last Resort. They did not use that terminology in this email and instead called themselves an ILEC (Incumbent Local Exchange Carrier). Ed stated he did not know what that was, however, he did call the Idaho Public Utilities Commission to ask them if Ziply is indeed a Carrier of Last Resort, and if so, what that means. The PUC confirmed that Ziply is considered a Carrier of Last Resort because they have copper lines in Fairfield. Whether or not that applies to fiber optics is unknown. The gentleman at PUC said that we should let them upgrade their facility because it is good for everyone. Jacob Johnson with ETS gave a description of a Carrier of Last Resort and spoke about the fact that Ziply leases fiber from other sources to bring it to Fairfield, so it made no sense why they could not also use the existing fiber that is already installed. City attorney Geoff Schroeder said that the main issue we are dealing with is them obtaining a permit to dig in our streets and whether that gets approved or denied is up to the council. Some of the other issues about whether they should dig or can use the existing conduit are secondary to that. We have clear standards as to whether we can approve a permit, and in his analysis of his communications with them, they have not been clear, and there is a question about the sufficiency of their bonds. Geoff

will continue to communicate with Ziply. Jerry Scovill stated Ziply has a Digline called in to mark lines going to the Forrest Service building with the start date of today, December 12th. Ed confirmed that they do have a permit for that. Geoff asked to see a copy of the permit and will investigate it further.

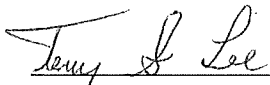
- E. **Ziply Project 5520819 – South Fairfield Fiber Install - ACTION ITEM:** See above North Fairfield Fiber Install discussion.
- F. **Sun Creek Subdivision – ACTION ITEM:** See Sun Creek Public Hearing above
- G. **Pickleball Court Overlay – ACTION ITEM:** No discussion

## **REPORTS**

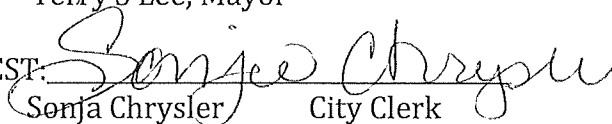
- A. **Mayor's Report and Correspondence:** Mayor Terry Lee: Reminded everyone about the City staff Christmas party on Saturday, December 14<sup>th</sup>.
- B. **Water and Sewer:** Tyler Ballard: No report
- C. **Streets and Alleys:** Ted Miller: No report
- D. **Parks and Recreation:** John Pine: Appreciated the notice and the park cameras.
- E. **Fire and Police:** Josh Bovey: Josh reported that the fire truck they wanted to purchase was not in the condition it was advertised as. The truck needs parts and he is getting prices on those; however, the owner would need to adjust the price to make the purchase worth it and he does not anticipate him doing so. Council President John Pine wanted to make mention and thank Josh for his donations to the fire department.
- F. **Public Works Superintendent:** Jerry Scovill: The sewer break was fixed.
- G. **Planning and Zoning Administrator:** Ed Reagan: No report
- H. **City Clerk/Treasurer:** Sonja Chrysler: No report.

***Councilmember Josh Bovey moved to adjourn the meeting, seconded by Councilmember Tyler Ballard. Motion passed 4-0. Meeting adjourned at 8:23 p.m.***

Next Regular Council meeting will be Thursday, January 9th, 2025, at 7:00 p.m. at 407 Soldier Road

  
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Terry S Lee, Mayor

ATTEST:

  
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Sonja Chrysler City Clerk