

HOMEDALE CITY COUNCIL MEETING  
Homedale City Hall  
31 W. Wyoming Street

February 13, 2019

6:00p.m.

**Meeting Minutes**

Presiding: Mayor Gheen Christoffersen

Council Present: Aaron Tines, Mike Aebischer, Jerry Anderson

Council Absent: Steve Atkins

Guests: See Attached

Attorney: Tony Pantera

Staff attending: Alice E Pegram, Jeff Eidemiller, Bret Smith, Sharla Jensen

Approve Agenda: Action Item, Mayor Christoffersen asked for a motion to approve the agenda as written; Councilman Tines made the motion and Councilman Anderson seconded. Motion carried by ½ plus one of the Council.

Approve Council Meeting Minutes from January 09, 2019 and the January 31<sup>st</sup> Special Meeting:  
Action Item

Mayor Christoffersen asked for a motion to approve the January 09, 2019 minutes: Councilman Tines made the motion and Councilman Anderson seconded. Motion carried by ½ plus 1 of the Council.

Mayor Christoffersen asked for a motion to approve the January 31, 2019 minutes: Councilman Tines made the motion and Councilman Anderson seconded. Motion carried by ½ plus 1 of the Council.

Mayor Christoffersen closed the regular meeting and went into the Public Hearing:

PUBLIC HEARING: Mayor Christoffersen asked if anyone had any comments of each of the proposed ordinances;

ALLEY VACATE ORDINANCE: Proposed alley at Barbara & S. 2<sup>nd</sup> St W from Utah Ave.

ALLEY SET BACK ORDINANCE: Proposing changing setback from 15 to 5 feet.

LOT LINE ADJUSTMENT ORDINANCE: allowing lot line adjustment: Alice explained the lot line adjustment would allow a citizen to adjust their lots to be more builder friendly. They would still need to come before the Council for approval.

SPECIAL USE PERMIT for Sunnydale Motel:

New Owner wishes to update and change use; she needs a special use permit

CLOSE PUBLIC HEARING:

Mayor Christoffersen asked Lindy and Tyler Riebe to explain their plans for the motel.

She explained they want to change it from a motel to basically studio apartments with on sight manager. She said currently it's rundown and she plans on remodeling and cleaning the place up; painting and a new roof, plus other changes.

Gary Evans explained the property did not belong to the Riebes; Lindy explained they have a contract to purchase the property and the owners have signed an affidavit giving them permission to pursue this change. Gary added that none of the other conditions were met; he was informed the mailings were sent out; the meeting was published in the paper twice. The only short coming was the property itself was not posted. Per the attorney we could post the property and have a "continuation of the public hearing for the special use permit". It was decided the property would be posted February 14<sup>th</sup> and the continuation meeting would be February 21, 2019.

ALLEY VACATE ORDINANCE: DISCUSSION/ACTION Mayor Christoffersen asked for a motion to wave the three readings and have the proposed ordinance read in title only by the City Clerk:

Councilman Tines made the motion and Councilman Aebischer seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes

Mayor Christoffersen asked for a motion to approve the proposed Alley Vacate Ordinance

Councilman Tines made the motion and Councilman Aebischer seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes

ALLEY SET BACK ORDINANCE: DISCUSSION/ACTION

Mayor Christoffersen asked for a motion to wave the three readings and have the proposed ordinance read in title only by the City Clerk:

Councilman Tines made the motion and Councilman Aebischer seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes

Mayor Christoffersen asked for a motion to approve the proposed Alley Set Back Ordinance

Councilman Tines made the motion and Councilman Aebischer seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes

LOT LINE ADJUSTMENT ORDANCE: DISCUSSION/ACTION

Mayor Christoffersen asked for a motion to wave the three readings and have the proposed ordinance read in title only by the City Clerk:

Councilman Tines made the motion and Councilman Anderson seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes

Mayor Christoffersen asked for a motion to approve the proposed Lot Line Adjustment Ordinance

Councilman Tines made the motion and Councilman Anderson seconded; motion carried by ½ plus one of the Council. Mayor asked for a roll call:

Councilman Aebischer	yes
Councilman Anderson	yes

DISCUSSION/ACTION on Special Use Permit for Sunnydale Motel:

Mayor Christoffersen tabled this and continued the meeting for February 21, 2019.

Police Report: Jeff said he felt the crosswalks by the schools should be a priority and they need to act on immediately. He added he had talked with a member of the state highway dept. and he was waiting on an answer.

Mayor Christoffersen shared the lighting has been updated and it is a big improvement; but the parents and the kids need to be educated and learn to be watchful.

Councilman Tines asked if the public works had the equipment to do the striping; Bret said the machine had not been used in many years and he doubted it would do the job.

Public Works Report: Bret said he agreed the crosswalks need to be done but conditions had not good to have the work done. He added he would redouble his efforts to get them done. Andrew Kimmel said we should look into thermal plastic; it has a 3 to 5 year life and a reflective material in it. Jeff repeated he felt it should be addressed as soon as possible.

Bret said they were working on the street sweeper and it was coming along.

He said he talked with the tennis coach and they need to get some maintenance done.

Bret stated there was some sewer lines that were going to need repairs or replacement and he was getting bids on the cost.

Discussion/Action Item on fire hydrant on Idaho St. (State Highway 19) outside of City limits.

Bret spoke to the Mayor and Council about the pipe from the water tower to the City. He said it is a two part pipe and it has been recommended by our Engineer that we do not tap into it. Also, no one will warranty the work. Mr. Barraza had come to the Council and gotten permission to hook into our water line. (He lives west of town; out of City Limits)

Andrew Kimmel stated it was recommended not to tap into the current pipe; it is approx... 50 years old and he added no one would warranty the parts or the work. Andrew stated if you were to hook into it; you would need to have a 40 piece of new pipe and place it in the middle of the old pipe line. Bret stated he would recommend not tapping into the line; it is the City's main water supply. Andrew guessed it would be approximately \$70,000.

Mr. Barraza said he had been approved but he did not want to foot the bill for the total project. He figured originally his costs should have been approx. \$6,200 and that was all he was willing to pay. Mr. Barraza stated there were already taps in the line; Andrew told him because of the age of the pipe; it is recommended not to tap it. Andrew said they could replace a segment of the pipe (the 40 feet) but he recommended not doing anything less than the 40 feet. Andrew said this would be a temporary fix. He said the cost would be about \$10,000. Mr. Barraza was told that cost would be on him; but he could recoup some of the costs if others hooked onto his line. He said it would be easier for him to just drill a well.

Bret said a fire hydrant would be of benefit for flushing lines, and it would be of benefit to the Fire Dept.

Dennis Uria said the fire dept. would appreciate a fire hydrant, but they would not pay for the hydrant. Tom Pegram seconded Dennis's statement and added they already had two hydrants they could tap into.

Andrew said if this area was going to be a major growth area (annexed) in the near future; then the city could pay for a portion of the hydrant.

Mr. Barraza asked if he was going to be able to tap into our water pipe; Councilman Tines said he would like to table until there were some hard numbers on the project. Andrew said he would recommend a replacement piece of 40 feet and they should get a cost estimated from a licensed contractor.

Mayor Christoffersen said they would table this and Bret said he would reach out to contractors for prices.

P & Z Report: Alice stated there were a couple of things in the works, but nothing to report.

Attorney Report:

Library Report:

Discussion/Action to appoint Nancy Belknap to the Library Board to replace Jerry Anderson and reappoint Dawn Whitney for a new term.

Mayor Christoffersen asked for a motion to appoint Nancy Belknap to the Library Board to replace Jerry Anderson; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by ½ plus 1 of the Council.

Mayor Christoffersen asked for a motion to reappoint Dawn Whitney for a new term to the Library Board; Councilman Tines made the motion and Councilman Anderson seconded. Motion carried by ½ plus 1 of the Council.

Discussion/Action – purchasing and installing security cameras

Councilman Aebischer said he believed they would go with the same people the city uses.

Mayor Christoffersen asked if the Library was paying for the security system. Jeff said the \$1700 bid was a good price; but there would be other costs associated with the security system.

Mayor Christoffersen tabled this also, waiting for a determination on who was paying for the system and what would be needed.

Mayor and Council Member Report:

Mayor to discuss the new lighting at the Elementary and High School. Mayor Christoffersen said Idaho Power has improved the lighting at the high school and the elementary school and he is receiving positive feedback.

Mayor Christoffersen mentioned his meeting with Courtney with High Five and how they are promoting healthy eating habits and a healthy life style.

Approve the Bills: Action Item: Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Anderson seconded. Motion carried by ½ plus 1 of the Council.

Adjournment: Action Item: Mayor Christoffersen closed the meeting.

  
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Mayor Gheen Christoffersen

Attest:   
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Alice E. Pegram, City Clerk