

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

October 09, 2019

6:00p.m.

Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Aaron Tines, Mike Aebischer, Jerry Anderson

Absent: Steve Atkins

Attorney: Paul Fitzer

Guests: See Attached

Staff Attending: Debbie Marston, Jeff Eidemiller, Bret Smith

Approve Agenda: Mayor Christoffersen asked for a motion to approve agenda; Councilman Tines made the motion and Councilman Aebischer seconded; motion carried by half plus one.

Approve Council Meeting Minutes from September 11th, 2019 Meeting: Action Item: Mayor Christoffersen asked for a motion to approve the minutes. Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried half plus one.

Approve Council Meeting Minutes from September 23<sup>rd</sup>, 2019 Meeting: Action Item: Mayor Christoffersen asked for a motion to approve the minutes. Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried half plus one.

JB Salutregui Auction: Request for Consignment Auction in December: JB addressed the Council in regards to renting City property at US 95 and Airport for a consignment auction on December 9<sup>th</sup>. He will be putting rack (gravel) at his own expense at the entrance and exit. Also, he has been working with Bret on drainage issues and getting a handle on the goat heads. Councilman Tines thanked him for being proactive. He will park a trailer by the airport area to block people from using that entrance/exit and have temporary flagging to make one way in and one way out. There was discussion regarding an off-loading ramp there. Discussed the liability for him and if the City was to have one there. Possibly a cable and lock system which they may do in the future. JB will be posting auction with a sign ahead of time and auction advertising scheduled for 11/22/19 and have everything out of there by 12/20/19.

Mayor Christoffersen asked for a motion to allow JBS Auction to rent the property at US 95 and Airport for a consignment Auction. Councilman Tines made the motion and councilman Aebischer seconded. Motion carried by half plus one.

Request to build a home; and add garage at a later date (possibly next year): Discussion/Action item: Property owner Terry McConnell addressed the council and after much discussion Mayor

Christoffersen advised Mr. McConnell to provide an engineered stamped full set of plans for the pole style garage because the building will be over 12 ft in height and then schedule a meeting with the building inspector to review those plans and the plans for setting the manufactured home on property and getting an occupancy permit. Also told him if need be the council could have a special meeting if they needed to be involved. No action taken at this time.

SNAKE RIVER RV PARK: request to add sewer hook-ups. Discussion/Action Item: Dave Ellis and park owner Diane Kritz addressed the council. They have twenty- two bare acres they would like to develop at the Snake River RV Park and they believe the current sewer lift station could be added to or change pumps to handle the extra 100 EDU's. They currently have 56 EDUs. Andrew Kimmel commented that the 4 inch pipe would handle the additional 46 to make it the 100 original. Andrew commented they can't add to lift station, they would have to remove and replace or change to bigger pumps. SRRV Park initially planned the lift station and The City of Homedale verified the design to have 100 EDU's. Diane Kritz asked if the City to provide a number of how many additional EDU's or the amount of flow (volume) the lift station could handle. They need to know that information in order to draw up a plan. Per City Ordinance, Andrew Kimmel asked them to provide a proposal of what types of EDU's (RV's, permanent, or overnight visitors, restrooms etc.) and the time frames and stages of development. Mayor Christoffersen mentioned they would need to talk to County P & Z about their plans. Adding any additional EDU's would have to be discussed after reviewing their plans. They would also like to renew the contract with the City of Homedale to include allotments and hook up fees. Dave said he wanted to discuss renewing their contract, but was on their request to be on the agenda, so he was told they would add it to the next meeting. (see attached agenda request) Paul advised the contract cannot be put on agenda until a detailed Proposal of Development is provided. Paul also told them they need to provide a "will serve" as to what they are planning in the future. No action was taken.

Library Report: Mike Aebischer reported he spoke to Boise Cascade and the desk/shelf has no drawers. Before Boise Cascade builds the top, they would need something to anchor it to and they would like to talk to Franklin Building to have them help with the desk design. There is an area that might require some custom type shelving. Drywalling is coming along. Mayor Christoffersen reported there will be meetings every two weeks until Library is completed to make sure things are on task.

Police Report: Jeff reported large expenses the last month. Lost transmission that had to be replaced with a rebuilt and has a three year/100,000 mile warranty. Also, lost power contact module in one of the patrol cars and it had to be replaced.

Poster contest "Homedale is too great for hate" was a great success! 70 kids participated. Lunch at Subway coming up soon with the 7 winners. Jeff thanked the council and Subway for sponsoring event.

Lost two officers. Clayton Cart and Sal Vega. He has one officer hired and another will be coming in on 10/10/19 for an application. Both have been through POST but will need 14 to 16 weeks of FTO.

Public Works Report:

Johnstone Lift Station Repairs: Bret reported that one of the two pumps 3-phased and needs repaired or replaced. Pumps have been there almost 20 years. Bret provided pricing on repairing and replacing. Parts are now custom built for the repair route and might last 7 to 8 years. Bret needs to make the call on what type of pump to replace old ones with. Councilman Tines would like it replaced and get on a regular schedule of replacing old pumps to avoid down

time and repairs. Two types of pumps to choose from, chopper vs solid pump. Will replace with a solids pump. Bret will get started on replacing the pump. Andrew said they should look at replacing the pumps every 15 years.

Streets and Highways: Winterizing parks, pumps and sprinklers. Will be starting on Christmas decorations by Halloween. Irrigation water is done for the year as of Friday, October 11<sup>th</sup>.

New water service lines being put in and replacing some old ones.

Sewer: Second aerator repaired. Sewer line project on E. Owyhee St is completed. Mayor Christoffersen asked when dirt/road would be patched over? Citizens have been asking him. Bret was not planning on patching until spring. Council advised him to get some numbers on "hot patching" and repairing now. Bret will do.

P & Z Report: Debbie Marston reported a few more plans coming in for new homes.

Attorney Report: Paul had nothing to report

Mayor and Council Member Report: Mayor Christoffersen would like the council to address "Tiny Homes" on small lots being built in Homedale. Younger home buyers might be interested with smaller or no yards and more streamlined. Need to gather ordinances from other cities regarding Tiny Homes. Looking for some guidance in this regard. Would like to have this on the next City Council agenda.


Mayor Christoffersen thanked Jeff for getting the info out on the free potatoes.

Approve the Bills: Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by half plus one.

Mayor Christoffersen adjourned the meeting.

  
\_\_\_\_\_  
Mayor Gheen Christoffersen

Attest

  
\_\_\_\_\_  
Alice E. Pegram