

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

January 8<sup>th</sup>, 2025

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Kim Murray, Mike Aebischer

Staff Attending: Alice E Pegram, Jeff Eidemiller, Jacob Hyer

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor Christoffersen asked for a motion to approve the agenda, Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Approve Council Meeting Minutes from the December 11, 2024, Meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes, Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Public Hearing was rescheduled.

Public Hearing: Ahlquist Commercial Subdivision Split, Preliminary Plat:

Ahlquist Commercial Subdivision Split, Preliminary Plat, Discussion/Action:

Shady Lane RV Park: Extended Stay at the RV Park: Discussion/Action: Laura and Allen Marcus spoke to the Mayor and Council requesting extended stays for some of the RV Park tenants. After much discussion it was decided they must abide by the ordinance of not more than 29 days in one spot. Per the attorney they can move from one spot to another in the same park, but they must move.

Allen asked about jack break signs coming into the City. He was reminded Highway 95 is a State highway and it would need to be cleared by them.

Police Report: Jeff reported the delivery of the new car and is in for striping.

Public Works Report: (see attached completed projects) Jacob reported they are waiting on correct material to finish patching the pot holes. He said they were going to grade 7<sup>th</sup> Street because it is in bad shape, and it's not asphalted. The Mayor mentioned the need for Main Street in front of the post office. Jacob said that was on the radar and Owyhee St at 2<sup>nd</sup> is also included in the plan. He said that area need a valley gutter for drainage. He added they are working on irrigation repairs.

Engineer Report: Andrew reported the static mixer for the WW Project is ordered and should be here in 2 to 3 weeks.

USDA has a glitch in their program and so payouts are on hold until it is repaired.

He reported the grant was submitted to DEQ for the water project. He is hoping for bidding to start in April and May. The electrical controls will be moved to the new well house, all chemicals will stay in the old building.

He mentioned a new grant called Thriving Communities which has 3 pots of money; total pool is up to \$600,000. \$100,000 for engineering, \$150,000 for plan development and \$350,000 for construction with no match. The applications are due Feb 28<sup>th</sup>. He feels the city should apply for the construction portion; the Council agreed.

Andrew introduced Addie Coffelt; she is the Great West comprehensive plan expert. She said they received 100 surveys from the community.

Results of survey: over 50% of the correspondence have lived in the community for over 10 yrs

- Over 90% were owners

- A lot of requests for single and multi-family homes

- More businesses

- Roadway repairs

- Family programs

She added there are 17 elements that go into a comp plan. Economic development, housing, transportation, community growth, future land uses, population demographics are some of those. The plan should outline the vision for community growth and include a land use map.

Councilwoman Murray said we need their assistance with this.

Andrew said they would like to apply for a grant to assist with this and it could take approx. 9 to 12 months. They need the Council to give them a starting point. Mayor Christoffersen mentioned ITD has mentioned there will not be additional access off Highway 95 at this time. Andrew said they are working with ITD on the Homedale area.

City Hall Update: P & Z Report: No report today. We are just very busy.

Attorney Report: Paul, nothing to report.

Mayor and Council Member Report:

Private Road Application: OPS, LLC-discussion/action: Mayor Christoffersen asked the Council for their input/questions. Paul said he had a few changes for the final application, but they should go ahead with this application. The fire dept, public works and police dept have signed off on this application.

Paul said he would like to have an ordinance to address private roads; he was asked to write it. It was stated the property owner/developer would be responsible for the signage on both ends of the lane. (they will need to be blue signs designating they are private lanes)

Mayor Christoffersen asked for a motion to approve the application for the private lane named; "Packer Lane". Councilwoman Murray made the motion, and Councilman Aebischer made the second. Motion passed by full Council.

Mayor Christoffersen discussed the City not having impact fees. He said he has been asked about it by citizens. Andrew said impact fees are future moving not retroactive. If a subdivision plat is approved, you can't add the impact fees later on that subdivision.


It was discussed possibly increasing the water/sewer hookup fees. Paul said they are not profit-making departments; you can cover your costs. You can increase the fees to cover the maintenance/replacement expenses.

Approve the Bills Discussion/Action. Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Mayor Christoffersen adjourned the meeting.



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Mayor Gheen Christoffersen

Attest:   
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Alice E. Pegram, City Clerk