

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall  
31 W. Wyoming Street

February 12th, 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 January 8th, 2025 and the January 30<sup>th</sup> Meetings: Discussion/Action: Mayor Christoffersen asked for a motion to approve the January 8<sup>th</sup> meeting minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council. Mayor Christoffersen asked for a motion to approve the January 30<sup>th</sup> meeting minutes; councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

III-A Annual Report: Discussion/Action: Susan Laruen gave the III-A Report. See attached. Council thanked her for her report. No questions from anyone.

Building Inspector Contracted Services Agreement: Discussion/Action: TYoung Inspections, LLC: Tony Young introduced himself to the Council. Steve Pierson is retiring effective March 1<sup>st</sup> and Tony would like to take over as the City's building inspector. He mentioned he has been an inspector for many years. Mayor Christoffersen asked for a motion to accept Tony Young as the City of Homedale's building inspector; Councilman Aebischer made the motion and Councilwoman Murray seconded. Motion carried by full Council.

FY24 Audit Report: Discussion/Action: John Russell addressed the Mayor and Council on the FY24 Audit. (see copy of audit in the safe) John explained they had to do an additional single audit for the Feds., due to the number of monies the city had received from the Federal and State. John ended with they didn't run into any issues, and we complied with all Federal and State rules.

Mayor Christoffersen closed the regular meeting and opened the public hearing.

PUBLIC HEARING: Annexation and Zoning of Joy Escujuri's Property at 3923 Pioneer Road, Homedale, ID. Parcel RP03N05W153000:

Melissa Morris spoke on behalf of Joy Escujuri; stating Joy wanted to be annexed into the City of Homedale and have it zoned as residential. She stated the land around Joy had been

Annexed. The developer offered to purchase the property and let her live there as long as she wishes. The developer needs the back of her property for drainage and that is also where her septic and well are. Melissa stated Joy originally didn't want to sell her house, just the back portion of the property. Mayor Christoffersen asked for any public input:

Danny Myer stated he is Joy's son, and she has had the property since 1991. He said they thought the meeting was strictly for the back portion of the property and did not involve the house. He said Joy does not want the house to be in the city; she wants it to stay how it is. He added they do not want the house to be a part of the City, they want it to stay in the County. Per the attorney, this portion of the meeting is over. No need to continue with the annexation.

Public Hearing: Special Use Permit for Sunset Village: Allowing a Landscaping Business to Store Trees on the Property – (Property is zoned residential)

Martin Palimino asked for permission to have his landscaping trees along the property at Sunset Village. He said the trees are only for his landscaping business and he doesn't sell trees from there. He doesn't feel he needs to be commercial. He wants customers to come look at them and select trees.

Mayor asked for any public comments: one person said she has purchased trees from him and never had an issue, another person wanted to know why the fence was located where it is.

Jacob said his issues with the trees are: the equipment parked on the lot, the trees are over utility lines and they are driving over the curb and spreading dirt all over the sidewalks. Mark ended with he just wants to make houses look good.

Mayor closed the public hearing and reopened the regular meeting.

Special Use Permit for Sunset Village to Store Landscaping Business Trees on the Property: Discussion/Action:

Per the attorney, this is a business in a residentially zoned property. The Council was worried about customers causing traffic/safety issues on Main Street and the dirt being spread over the sidewalks and into the street.

Jacob mentioned there was a gas line and city utility lines under the trees. He added the trees were approx. 2 to 2 ½ feet potholed in the ground.

Paul quoted ord. code 17.40.030 pertaining to special use allowable uses.

Alice mentioned City Hall has recd calls; some people like the trees but they don't like the equipment parked on the side of the road.

Mayor Christoffersen asked for a motion to approve the special use permit from Sunset Village to store landscaping business trees on the property. No motion

Mayor Christoffersen asked for a motion to deny the special use permit from Sunset Village to store landscaping business trees on the property; Councilman Aebischer made the motion to deny and Councilman Tines seconded. Motion carried by full Council. Special Use permit was denied.

Annexation and Zoning of Joy Escujuris Property at 3923 Pioneer Road, Homedale, ID. Parcel RP03N05W153000: Discussion/Action

This was cancelled:

Police Report:

Dispatch Services Agreement with Owyhee County: Discussion:

Prosecutor Chris Topmiller (2478 Highway 19) stated his legal opinion in that the County can charge the City for dispatch services and it is up to the Sheriff.

Larry Kendrick spoke to the Mayor and Council requesting the City contribute \$47,000 for dispatch services. He presented a proposed contract. He spoke about the costs of upgrading and keeping the dispatch dept. running, including day to day costs. (see attached) He did state the cost per call was \$42.60. Jeff Eidemiller, Homedale Police Chief disputed Larry's numbers. (see attached) There was much discussion on the different numbers between Jeff and Larry's.

Mayor Christoffersen stated the citizens of Homedale are Owyhee County Citizens and pay property taxes to the County. Larry stated the amount doesn't cover the costs for dispatch. Mayor Christoffersen asked if the Fire and Ambulance District were being charged; Larry said they have looked at it, but they are talking about Homedale right now. The Mayor asked when our officers assist the County, does Homedale receive anything from the County? Larry said they assist the City as much as the City assists the County. The Mayor reminded him Homedale are County citizens, so they are not really assisting, they are taking care of Owyhee citizens. Larry said no. The Mayor stated there is a county officer is in Homedale most of the time and he asked if we were being charged for dispatch calls for the county officers in Homedale? Larry said that would be one call.

Jeff agreed there would be expenses, he just feels Larry's numbers are skewed. Larry said it is industry standard cities pay for dispatch service. Larry did state the 911 calls were included in his Homedale numbers and should be removed from that number. Jeff stated the Spillman section was inaccurate, the City pays 25,000 per year. Larry stated the \$47,000 would go towards future operating costs, maintenance and upgrades. Larry added they were going to implement a new IP system which is going to cost \$4 million, he is going to try to get federal and state funds for the upgrade.

Mayor Christofferson said he felt the City should pay something, but he believes \$47,000 is out of line. Jeff asked if they could sit down and discuss this and bring back to the Council. Larry was asked if the 911 calls were included in the 3811 calls; he said yes. Jeff stated HPD runs most of their own calls, Larry said if dispatch checks on an officer it goes as a Homedale call. Mayor Christoffersen said this was discussion only so not approval could be made tonight. The Council agreed Homedale should pay something but they all felt \$47,000 was too high. Mayor Christoffersen state HPD responds to a lot of County area calls, will the City get reimbursed for those: Larry said he would promise; "none of his officers would ask HPD for assistance from this day forward." Councilman Atkins stated officer safety was first and foremost and he asked Larry if he was out of his mind? Larry stated he was being facetious, but the City could bill them if we wanted. Larry said his officers were not going to stop assisting Homedale officers. Mayor Christoffersen stated there were a lot of unanswered questions and this will need to be brought back to the Council.

Lease Agreement with Officer for Personal Dog: Discussion/Action: Mayor Christoffersen asked for a motion to tabling this due to Jeff not being in the meeting. Councilman Atkins made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Public Works Report: Jacob discussed the service orders they finished in February. (see attached)

Engineer Report: Andrew Kimmel: water project; plans for the new building will be forthcoming, also we should be receiving the preliminary drawings for the off sight work for the Jackson Property and they are working on the draft for the city's comp plan, (there are 17 required components).

He added there is a grant funded through EPA for construction of utilities. The third street

Improvements, water, sewer and roadway will be eligible. The grant could be used to widen the whole street. It is 100% funded, no match required. He added he has discussed this with the development group, and they would partner with us on third street. The council agreed to file for the grant.

City Hall Update: P & Z Report: Alice reported: 2 remodels, 3 new business licenses, 2 bartender licenses and 157 dog tags sold. (see attached)


Attorney Report: No report

Mayor and Council Member Report: Gheen said he would be gone for the March 12<sup>th</sup> meeting

Approve the Bills Discussion/Action. Mayor Christoffersen asked for a motion to approve the bills, Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full council.

Mayor Christoffersen adjourned the meeting.

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

Attest:   
\_\_\_\_\_  
Alice E. Pegram, City Clerk