

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

March 12th, 2025

6:00p.m

Council Meeting Minutes

Presiding: Council President Mike Aebischer

Absent: Mayor Christoffersen and Councilman Steve Atkins

Council Present: Aaron Tines, Kim Murray, Mike Aebischer

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

Guests: See Attached

Attorney: Paul Fitzer-on the phone

Approve Agenda Discussion/ Action: Councilman Aebischer asked for a motion to approve the agenda, Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the February 12th, 2025, Meeting: Discussion/Action: Councilman Aebischer asked for a motion to approve the minutes, Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Police Report: Jeff apologized for loosing his temper at the last meeting.

Lease Agreement with Officer for Personal Dog: Discussion/Action: Jeff explained this was to lease Trixie back to the City at zero cost to the City. The dog belongs to Andrew Arnold. Andrew has already agreed and signed to the use of the City vehicle as compensation with no additional costs. The contract was written by Paul. Councilman Aebischer asked for a motion to have the Mayor sign the lease agreement, Councilwoman Murray made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Councilman Aebischer closed the regular meeting and opened the public hearing.

Public Hearing: Application for Subdivision at 531 W. Idaho Ave, Homedale into 6 Separate Buildable Lots: Malichi Markley spoke about his proposed subdivision. He is requesting 6 separate single-family lots.

Questions were brought up about a shortage of irrigation water in that area of Homedale, single level, price range and upkeep (HOA); Julie Moore was in favor of the subdivision. Mr. Markley stated he plans on building his home on one of the lots and then selling the other lots. He would put in the infrastructure. He couldn't guarantee all would be single level; he wasn't sure of price range-it would depend on the building costs.

Councilman Aebischer closed the public hearing and reopened the regular meeting.

Application for Subdivision at 531 W. Idaho Ave, Homedale into 6 Separate Buildable Lots: Discussion/Action: Jacob Hyer spoke about irrigation in that area, he said is very limited and

it would need to be a pressurized system, using city house water to irrigate. He said most of that property has not been irrigated. Councilman Tines asked about the access to the property and utility easements; Andrew stated this was the preliminary plat, the easements were in the system, and he required some changes, but everything meets city code. Mr. Markley stated the home on the corner of 6th and Idaho would be accessed off 6th. Andrew stated he might need a variance on lot 1 due to the setbacks; he could have an Idaho Ave. address and access it off 6th Street. Councilman Aebischer asked for a motion to approve the application 531 Idaho Subdivision into 6 building lots in accordance with the City of Homedale's subdivision ordinance; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by ½ plus one of the Council.

Roll Call	Aaron Tines	yes
	Kim Murray	yes
	Mike Aebischer	yes

Motion carried.

Homedale Fire District; Impact Fees; Discussion/Action: Jared Asumendi was present for the Fire Department. Per Paul, we did not have the full and correct packet to continue. Councilman Tines made a motion to table until the April 9th meeting, Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Farmers' Market (Kinsey Reuck): Discussion/Action: Kinsey Reuck spoke to the Council about using Bette Uda Park for a Farmer's Market. She is asking for Friday afternoons, probably the 1st and 3rd Fridays from May 2nd to October 3rd. She would not do July 4th. She was asked to make sure everyone cleaned up after the market. She will be required to get liability insurance. Jacob asked her to reach out to him on placement of signs. Councilman Aebischer asked for a motion to approve her using the Park, Councilwoman Murray made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Public Works Report: Jacob reviewed his service order list. (see attached) He added he feels irrigation season should go better. He said he was working on warranty issues with Desert Construction at the lagoons. Councilman Aebischer offered to run the blade on the alleys. Jake asked him if he would blade the airport area, he said they need some improvements so it can be mowed.

City Hall Update: P & Z Report: Alice reported one remodel permit, one fence permit; two business licenses; one bartender license and 194 dog tags sold.

Attorney Report: No report

Engineer Report: Andrew reported on the block grant was submitted to the Department of Commerce; hopefully we will hear back by the end of April or first part of May. This is for an increase in funding for the water project.

Comprehensive Plan Contract: Discussion/Action: Andrew asked to have the contract approved. Councilman Aebischer asked for a motion to approve the Mayor to sign the amended contract, Councilwoman Murray made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Councilwoman asked if they had applied for a grant on the airport; Andrew said he would need to check with Josh at Great West.

Councilman Aebischer asked what it would take to get a grant to do a traffic study for Homedale streets, controlling intersections, adding to or removing stop signs, to better adjust the flow of

traffic, the speed, etc. Andrew said they applied for a transportation plan back in January or February, to be funded through LHTAC, but they have not heard back yet. Councilman Tines said the city needs to move forward on the city's traffic issues, grant or no grant, it needs to be a priority.

Mayor and Council Member Report:


Approve the Bills Discussion/Action. Councilman Aebischer asked for a motion to approve the bills and to approve the property purchase from South Board Irrigation at \$345,000. Per Paul we did not need a public hearing for the purchase.

(Approval of property purchased from South Board Irrigation.) Councilwoman Murray made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Councilman Aebischer adjourned the meeting.



Councilman Mike Aebischer

Attest: 

Alice E. Pegram, City Clerk