

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

APRIL 09, 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 March 12th, 2025, 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.

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

Public Hearing: Annexation and Zoning for 500 U S Highway 95, Homedale, ID: Ric Uria asked to have this strip of land annexed and zoned commercial into the City. His other property was annexed into the City in 1999, this strip was the old railroad property. No other comments.

Public Hearing: Annexation and Zoning for 3923 Pioneer Rd. Homedale. ID: Joy Escurjis son Dave Myer spoke to the Mayor and Council asking to have the property annexed into the City and they would like it zoned residential. No other comments.

Public Hearing: Ordinance for Private Road Application: Mayor Christoffersen asked for any comments from the public; No comments.

Annexation and Zoning for 500 U S Highway 95, Homedale, ID: Discussion/Action: Mayor Christoffersen asked for any comments from the Council, no additional comments. He asked for a motion to approve the annexation and zoned commercial for the 500 U S Highway 95 property, Councilwoman Murray made the motion and Councilman Aebischer seconded. Roll

Call: Councilman Atkins yes
 Councilman Tines yes
 Councilman Aebischer yes
 Councilwoman Murray yes

Motion carried by full Council.

Annexation and Zoning for 3923 Pioneer Rd. Homedale. ID: Discussion/Action: Mayor Christoffersen asked for any council comments: Councilman Tines asked about any issues with utilities; they said it was resolved. Mayor Christoffersen asked for a motion to annexation and zoning of residential to the 3923 Pioneer Rd. Councilman Aebischer made the motion and Councilwoman Murray seconded. Roll Call:

Councilman Atkins	yes
Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	yes

Motion carried by full Council.

Mayor Christoffersen opened the regular meeting.

Private Road Ordinance; Discussion/Action: Mayor Christoffersen asked for a motion to waive the three readings and read in title only: Councilman Tines made the motion and Councilman Atkins seconded. Full Council approved. Alice read the title of the ordinance. Mayor Christoffersen asked for a motion to approve the proposed Ordinance; Councilwoman Murray made the motion and Councilman Aebischer. Roll Call

Councilman Atkins	yes
Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	yes

Motion carried by full Council.

Republic Trash Co. 3% Cost of Living Increase; Discussion/Action: Bill Pastoor spoke for Republic requesting a 3% cost of living increase effective October 2025. After some discussion, Mayor Christoffersen asked for a motion to approve a 3% cost of living increase; (see attached increase history information) Councilwoman Murray made the motion and Councilman Aebischer seconded. Mayor Christoffersen asked for a roll call:

Councilman Atkins	yes
Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	yes

Motion carried by full Council.

Lot Split: 602 W Arizona St. Homedale, Id. Discussion/Action: Sylvester Casenada spoke for the owners of the property. They would like to split the lot east and west. The lot is large enough; see attached information. Water and sewer are on 6th street and each lot would be over 7,000 sq. ft. It was discussed a shed would need to be removed; the owner agrees. Mayor Christoffersen asked for a motion to approve the lot split with the understanding it meets the City's zoning ordinance, and the shed will be removed. Councilwoman Murray made the motion and Councilman Aebischer seconded. Mayor Called for a roll call.

Councilman Atkins	yes
Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	yes

Motion carried by full Council.

Request from 531 Subdivision to have the curb and gutter requirement waived:

Discussion/Action: Malichi Markley is requesting to have the curb and gutter requirement waived

on his subdivision. He feels the cost and it might cause water runoff would be an issue with the neighbors. Andrew Kimmel explained we would need to get approval from ITD for the portion on State Highway 19. Andrew proposed an option that would widen 6th to the property line; 3-foot asphalt with a 3-foot buffer from Idaho (Hwy 19) to his property on 6th. (approx.. 600 feet) Mayor Christoffersen asked Malichi if he would be willing to do what the engineer had proposed in place of the curb and gutter, Malichi said yes he would. Mayor Christoffersen asked for a motion to waive the curb and gutter requirement in lieu of widening the roadway; Councilman Aebischer made the motion and Councilwoman Murray seconded. Roll Call:

Councilman Atkins	yes
Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	yes

Motion carried by full Council.

Police Report: Jeff said he didn't have much other than they were going to start getting the dog kennels moved to the new property soon.

It was discussed about the traffic issue in front of the post office; Councilwoman Murray asked if they were able to patrol that area; Jeff said they should put the parking blocks back. Jacob stated the road was on the schedule to be redone. Jacob added he is looking at alternatives on what we could use to stop some traffic from doing an illegal turn. It was also discussed on having a break at alleys and intersections on a double yellow line. After much discussion, Mayor Christoffersen asked Jacob to put the blocks back in; and then asked Jeff to have his officers warn people with the first violation and a ticket with the second.

Public Works Report: Jacob reported they would be closing that section of the roadway this Friday to repair some of the potholes. He will barricade it off for a short time. He added they are continuing to work on potholes, and he has additional cold patch on the way. He added they completed 77 workorders in March. They have been working on the irrigation system getting ready for water. He did mention Zply will be coming into town again. He said they are getting the park restrooms ready. He said they are spraying for weeds too. The Council mentioned they appreciated Jacob's detail report.

City Hall Update: P & Z Report: Alice reported two reroofs, the lot split, several bartenders permit. She added she has been spending a lot of time on the Fire District Impact fees for the next meeting.

Alice discussed the need for online bill pay; she has gotten bids from several online providers. Caselle's system would work best for us. It will cost the City a small fee, but I feel it will save us time and postage. The citizen/payor would go online to a specific ap and set up their account, when they pay the bill, it will go immediately into their Caselle water account. I believe it will also save on our monthly turn offs. Currently Rachael does over 80 ACH accounts and takes her approx.. 2 ½ hours. The bank does charge us for this process, and we currently do not charge the customer. (The system will charge the user a card fee.) The Council all agreed we needed to start this.

Attorney Report: No report

Engineer Report: Andrew Kimmel said Addie is working on the Comp. Plan, we did receive a \$50,000 grant for a transportation plan. He added he has the water project plans, 700 pages for Jacob to read on the weekends....

He added he is receiving a lot of inquiries on development in the City limits, so he believes we will busy in the next year or two.

They are doing smoke testing in the sewer lines checking for leaks.

Mayor and Council Member Report:

Discussion/Action: Set August 13th, 2025, as the Date for the FY2026 Budget Public Hearing
Mayor Christoffersen asked for a motion to August 13th, 2025, as the date for the public hearing
for the FY2026 Budget Ordinance. Councilman Tines made the motion and Councilwoman
Murray seconded. Motion carried by full Council.

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.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk