

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

May 14th, 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 April 9th, 2025, Meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Homedale Harvest Festival Schedule: discussion/action: Leslie Griffith with the Chamber asked for permission to use Bette Uda Park for the Harvest Festival this year. She would like to have it September 27th from 10:00 a.m. to 7:00 p.m. It will start as a Harvest Festival and then mid-afternoon it will turn into an October Fest with a beer garden. It would be a roped off area and catered by Liberty Lounge. Mayor Christoffersen asked for any concerns from Jeff or any others: it was suggested she check with the school for parking and no bottles. Mayor Christoffersen asked for a motion to approve the Harvest Festival/October Fest for September 27th; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Mayor closed the regular meeting and opened the public Hearing:

Mick Woodburn opened the Fire Dept public hearing: (they had a quorum) Jared Asumendi, Ric Uria and Mick were all present. Mike Parker (secretary) was present to take their notes.

Public Hearing for Homedale Rural Fire Protection District: See Attached Detail Agenda: Attorney B Gigray made the presentation to the Public, Mayor and Council. (See attached detailed agenda)

Mayor asked for any public comments; no comments; he closed the public hearing and went back into the regular meeting.

Discussion/Action on Homedale Rural Fire Protection District; See Attached Detail Information:

Mayor Christoffersen asked the Council if they had any question on the following: no one had any questions.

City Council new business: 1 and 2) Mayor Christoffersen asked for a motion to approve action items 1 and 2: Councilman Aebischer made the motion and Councilwoman Murray seconded.

Mayor called for roll: Councilman Aebischer yes
 Councilwoman Murray yes
 Councilman Tines yes
 Councilman Atkins yes

Motion carried by full Council.

Mayor Christoffersen asked for a motion to approve action item 3: Councilman Tines made the motion and Councilwoman Murray seconded. Roll Call

Mayor called for roll: Councilman Aebischer yes
 Councilwoman Murray yes
 Councilman Tines yes
 Councilman Atkins yes

Motion carried by full Council.

Mayor Christoffersen asked for a motion to approve action items 4 and 5 with a motion to waive the three readings on the ordinance and suspend the rules:

Mayor called for roll: Councilman Aebischer yes
 Councilwoman Murray yes
 Councilman Tines yes
 Councilman Atkins yes

Motion carried by full Council.

Motion to approve the ordinance: Councilman Aebischer made the motion and Councilwoman Murray seconded.

Mayor called for roll: Councilman Aebischer yes
 Councilwoman Murray yes
 Councilman Tines yes
 Councilman Atkins yes

Motion carried by full Council.

Mayor Christoffersen asked for a motion to approve action item 6:
Councilwoman Murray made the motion and Councilman Aebischer seconded.

Mayor called for roll: Councilman Aebischer yes
 Councilwoman Murray yes
 Councilman Tines yes
 Councilman Atkins yes

Motion carried by full Council.

Discussion/Action: Lot Split for Joy Escujuri at 3923 Pioneer Road, Homedale Idaho:

It was established Joy had requested this lot split; Mayor Christoffersen asked for a motion to approve the lot split; Councilman Aebischer made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Mayor closed the regular meeting and opened the Public Hearing

Public Hearing: Preliminary Plot for Pioneer Crossing Subdivision: Zane Cradic submitted the preliminary plot for the Pioneer Crossing Subdivision; he is requesting the original annexed property be allowed to use 7,000 sq. ft lots in place of the original 7,500 sq ft. He stated the overall lot size will be over the 7,000 sq. ft. with 14.3 acres commercial and 27.8 acres residential. (110 buildable lots in 3 phases) There will be an outdoor combination storm drain and tot lot in block 5 lot 4. They are asking for a variance on the lot sizes for the first annexed property. The initial annexation required lots of 7,500 sq ft and they are asking for that portion be allowed to be 7,000 sq ft and the far east side will be the much larger lots. 30% of the lots will

Be under the 7,500 sq. ft. and the remaining will be over. The roads in the subdivision will be maintained by the City of Homedale, pressurized irrigation will be provided and maintained by the HOA.

Questions from the public: price ranges of homes

Impact of the schools, emergency services, water and sewer

Does Homedale have funding for the upkeep of the roads

Effect of traffic on Pioneer and Hwy 95

Housing for families and seniors

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

Pioneer Crossings answers to the question

Home pricing will be determined by the number of homes and currently they are looking at the low \$300,000 up to \$400,000. She stated the schools would receive extra funds and she had discussed this with the school. They are working with the highway department on the roadway. She also stated they are looking at a mix of families and seniors.

Andrew Kimmel stated the City does have the capacity for the water and sewer. Jacob Hyer stated the roads will be built to current standards to include curb and gutter and should hold up much better than some of Homedale's current roads.

Zane mentioned they are working with the highway department and ITD for the impact the subdivision will have on the roadways. They are in the process of getting a traffic study.

Discussion/Action of Preliminary Plot for Pioneer Crossing Subdivision: Mayor Christoffersen asked for a motion to amend the initial annexation agreement and the preliminary plot size for Pioneer Crossing Subdivision. Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Discussion/Action: Ahlquist Final Plat with waiver of public hearing requirement:

Stephanie Bonnie announced to the Mayor and Council that we did not need to do this; we are correcting our P & Z Ordinance to waive the approval of the final plat. Andrew told the Mayor and Council Ahlquist will issue a bond because they are going ahead with the infrastructure prior to the final plat. Mayor Christoffersen asked for a motion to approve the final plat and waiving the public hearing for the final plat, Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

Big Sky Subdivision Irrigation: Legal definition for areas of responsibility for piping:

Discussion/Action: Several citizens from the different sub-divisions spoke about the worry they had with taking over the irrigation system. They would like an accounting of the charges for each subdivision. They are worried if an irrigation line breaks between the pump and their property they would be responsible and none of them have the money nor can they acquire insurance at this time. Stephanie Bonnie explained they would be responsible, the lines belong to the subdivision. After much discussion, it was tabled until the June 11th meeting and the attorney would write up an agreement for the city would do repairs for any street irrigation lines until April, 2026 and we would charge the subdivision for the repairs. This will be given to the subdivisions for their review.

Police Report: Jeff said he is working on getting the kennels set up on the City's property.

Councilman Tines asked him to put together a bid on the costs to do it correctly. Jacob said they would need some way to treat the waste.

Public Works Report: Jacob reported on their service orders for the month. (see attached). He did use the GPR for locates. He said he needs to purchase a hydrant meter with a back

Flow device, with the construction going on we will need one. (\$4,200 estimated cost) He added the fair grounds uses the city water and we would receive funds, currently they are not paying for the water they use. We would require a deposit from anyone using the meter and would be responsible for any damage. We need to stop anyone from pulling water from a hydrant. The council agreed for him to purchase the meter.

Andrew talked about an actual bulk water fill station with card reader and it would bill the user. Probably about \$75,000 or less for a smaller one. He thinks this might be able to be added to our water grant. The council would need to pick a location.

City Hall Update: P & Z Report: Alice reported her department has been busy with the Fire Dept, and the new developments.

Attorney Report: No report from Stephanie.

Engineer Report: Said they are waiting for DEQ approval

Sewer: they are making adjustments, cleaning etc need to be corrected

It was also discussed about septic haulers dumping into our system – it causes issues with our system – Jacob was given approval to stop anyone from dumping into our system.

Mayor and Council Member Report:

Discussion/Action: Date for City Clean up: June 21st was decided as the clean up date from 8:00 to 12:00. We would also have Republic bring in a large dumpster for the day.

It was discussed but no decision made about the island coming into town. With the new development it is uncertain.

Mayor Christoffersen asked for a motion to go into executive session in accordance with Idaho Code 74-206 (1)(a). Councilman Tines made the motion and Councilman Atkins seconded.

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

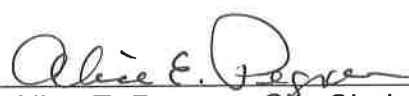
Executive Session: in Accordance with Idaho Code 74-206 (1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

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