

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

June 11<sup>th</sup>, 2025

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Aaron Tines, Kim Murray, Mike Aebischer

Absent: Steve Atkins

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 Aebischer seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the May 14th, 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 ½ plus 1 of the Council.

Mayor Christoffersen closed the regular hearing and opened the public hearing:

Public Hearing: Update the Planning and Zoning Ordinance: Mayor Christoffersen asked for public comment: none given.

He closed the public hearing and opened the regular meeting.

Update the Planning and Zoning Ordinance: Discussion/Action: Mayor Christoffersen asked for a motion to approve the Amended Planning and Zoning Ordinance: Councilman Aebischer made the motion and Councilwoman Murray seconded. Mayor asked for a roll call:

Councilman Tines            yes

Councilman Aebischer    yes

Councilwoman Murray    yes

Motion carried by ½ plus 1 of the Council.

Homedale Chamber of Commerce: Request to resurface the tennis Courts and add a pickle ball court: (to be funded by outside donations): discussion/action:

Leslie Griffith and Sheila Matteson spoke to the Mayor and Council about an outside source willing to pay for the resurfacing of the tennis courts and adding a pickle ball court. They added we could use some of the Bette Uda funds to upgrade tables, possible updates could be done to the sink area and restrooms. It was also discussed on adding some cables to the bottom of the fencing around the tennis courts.

It was mentioned;    the city may need to put in sprinklers for the bottom of the park  
The school should put up some money for the courts

Mayor Christoffersen asked for a motion for the chamber going after outside funding for the tennis courts/pickle ball and basketball courts: Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by ½ plus 1 of the Council.

Jake Brake issue: discussion/action: Danny Simmons mention the County should take care of the area mentioned. He stated there is a sign laying along side the road. No one else had comments.

Mike Simpson: Building Addresses: discussion/action: Mike Simpson spoke about needing different address for his apartment building. He wanted to thank the police dept and the fire dept. he stated almost two weeks ago a post office hit his building and did extensive electrical damage. Both depts showed up and made sure everyone was safe. He wanted to restore the history of Homedale to what it was when the town was founded. He said there is a data base that some companies use i.e., Zply uses it. He called Zply and wanted to sign up for their service at 1 North Main, he said there is no such address, it's 2 W. Idaho, he added that is what is listed on their data base. He presented a picture of the building when it was built in 1914, and it was called the Peck Building and built by a gentleman named Bob. There had been a fire on main street and Bob built this building and the drug store and advertised it as being fireproof. In the picture the address is 1 North Main St. He added when it was changed by the City and County, he had no idea. In the picture his building was only 50 feet long, east to west, now it's 110 feet. In 1940 something, he couldn't find the exact date; he had some brick work done and the guy said it was done in the 1940s. In 1946, Tony Sevy (another Sevy name, but I couldn't understand it) started the Tango Lounge in the upstairs of the building. (the entrance was on Idaho) He added he thought that is when the address was changed. He said the county told him there is no such address even for emergency services. He can't get Zply to come and install internet for him. Mike said in 1920 Idaho First National Bank put a bank at 1 North Main, prior to that it was the Empire Press which later turned into the Owyhee Avalanche. It was a bank until the 1950s. He would like to change the address from 2 West Idaho to 1 North Main and the zoning be changed to residential because it is all apartments now. It will always be residential because it is a bad building for retail, really bad, if it would even pass to be a retail store because of ADA rules. Thanks to the accident, the guy tearing out all the electrical, Idaho Power had to cut power to the building, the whole building. The building had to go through an electrical inspection before Idaho Power would hook the power back up. So they did hook it back up, it's to code. He added if he called 911 and needed an ambulance at 1 N. Main, they wouldn't have that address and that is why he is requesting the City to change it back to 1 North Main. According to Homedale every 25 feet is a different address. On the south side of that building the first door is 50 feet and that is 4 W. Idaho and the next apartment is 6 W Idaho, the basement apartment is 8 and then there is the driveway and then Rebeccas is 12, every 25 feet the address changes. So that is what I am requesting from the City change it back to 1 North Main and designate it as residential. He asked if there was any questions he could answer for anybody, Jeff asked if his power bill was for the total building, Mike stated each apartment has it's own bill and address. He added his power bill shows 1 N. Main. Jeff stated if each apartment has its own meter and bill, then his is addressed accordingly because his front door faces North Main. He did add when the Sevy's started the Tango it was a pretty big deal and he's not sure, but he thinks they are the ones that requested the change. (entrance to the Tango was on Idaho St.) Councilwoman Murray said she felt there were several issues with this and maybe they need to discuss with legal and table this. She said there were quite a few bits and pieces that need clarification; i.e.; rezoning, changing address, and there are apartments that were never inspected when it went from a business to an apartment. Mike stated the apartments have been there for years. He added the door on the far side goes into the basement which was built as a

2-bedroom apartment. The middle white door was an apartment when it was owned by the drug store. Alice asked Mike if that is where the Voo Doo Tattoo shop was; he said yes, he had requested a variance, Alice stated it was a request for a tattoo parlor not to have a business in the building. Mike said when they moved, he put it into an apartment. Mike stated when it was a tattoo parlor, he removed cabinets and then when they left, he put the cabinets back in. Mike said he didn't know if it would need to have Planning and Zoning change it to residential but planning and zoning could give him a variance to show it as residential. Council Muray stated she was concerned with changing any commercial/retail property into residential, she feels they need to talk to legal council about this. She said they have a small area for businesses and if the area is changed to residential; she is concerned with the businesses. Mike said there are 5 empty buildings from his place to Fishers Bar. He added on the next block there are apartments that have been apartments since the 90s. He said, here we are now, if someone wanted to make his building commercial, it would be very tough, no business is going to go in the basement, and if they did ADA would keep them from making it a commercial space. He added the same goes for the upstairs, there are 21 steps to go up and the ADA is not going to approve that. He mentioned that on the East side there is only one window and that would not be a good residential thing. Councilwoman Murray said she was not going to make any decision until she talks to legal about it. Mike said he understood, he added he has confirmed with his attorney about this, and I told him I was coming to the meeting, and he asked Mike to let him know how it comes out, if there are legal issues they will handle it. Mike added the address at the very least needs to be changed that's his biggest quandary, he added the emergency services do not use the 1 N. Main. Jeff said prior to making an address change, the City would need to consult with the County due to the addresses being in the GIS mapping the County uses. Mike said when he talked with the County, they told him the City would need to make the change and send the change to the County.

Mayor Christoffersen asked the Council for their input; did they want to table this? Council wanted to table this until they could get more information. Mayor Christoffersen asked for a motion to table the building address changes until they get more information from legal counsel. Councilman Tines made the motion and Councilwoman Murray seconded. Motion carries by  $\frac{1}{2}$  plus 1 of the Council. Mike asked if he would be notified and Mayor Christoffersen said yes, he would be notified.

#### Police Report:

Discussion/Action: Owyhee County Sheriffs Dept Dispatch Contract. - Jeff said he is working with the County on an agreement for the contract.

He gave a list of HPD's accomplishments for the month of May.

He updated the Council on the progress for the dog kennels. The cost will be approx. \$11,277, approved by  $\frac{1}{2}$  plus 1 of the Council.

Public Works Report: Jacob reported on the service orders they accomplished in May. (see attached) He spoke about the construction going on at the old beet dump property. Ahlquist will be developing the property and the water to the island could be cut off. Reader Board will be coming down. Jacob said the new locator is awesome, he can even find power lines. He mentioned the pool opened today. He did say the redo on Main Street by Post Office is complete and the parking spaces do meet State code. He added scheduling the painting of the crosswalks is on his list.

City Hall Update: P & Z Report: Alice reported 2 building permits, very busy taking call on irrigation, water, planning and zoning, future building sights. Alice added it's getting harder to get lifeguards to work at the pool.

Attorney Report: No Report

Engineer Report:

Amendment to the Homedale Water Project Engineering Contract: discussion/action:

Andrew said the City has received a \$500,000 block grant from DEQ, part of the amendment is to reimburse Great West for the work they did on the grant. Mayor Christoffersen asked for a motion to approve the amendment to the Homedale Water Project Engineering Contract; Councilman Tines made the motion and Councilwoman Murray seconded. Roll Call

Councilman Tines	yes
Councilman Aebischer	yes
Councilwoman Murray	Yes.

Motion carried by ½ plus 1 of the Council.

Andrew's reports: Water Project, they will be resubmitting to DEQ probably next week, addressing all their comments and probably they will have a 3-week turnaround and then it will go out for bid. He added DEQ wants the well dug prior to building the building.

Sewer Project, he said they were working with USDA, some of the numbers didn't match, USDA had a system crash, he said his numbers showed approx. \$450,000 grant dollars remaining. He said they are working with USDA to hopefully find ways to expand the project and use all the grant dollars. It must be sewer and tied to the project. He added the reviewing person is now out of Utah so they must work with them, and they have no knowledge of Homedale. He said they are meeting with USDA and working through the project.

Pioneer Subdivision: They will be required to run a water line down the highway, but it's the city's responsibility to negotiate with ITD. He said we need the plans for the development from the developer and then we will negotiate with ITD. He added there are multiple utility easements along the highway. He said it is not the developer's job to work through the easements with ITD. He feels they will be presenting plans sometime next month.

Ahlquist Development: Andrew stated they are moving quickly and it's going smooth.


Mayor and Council Member Report:

No comments were made.

Approve the Bills Discussion/Action. Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Murray seconded. Motion carried by ½ plus 1 of the Council.

Mayor Christoffersen adjourned the meeting.

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

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