

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

October 8th , 2025

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Aaron Tines, Steve Atkins, Kim Murray, Mike Aebischer

Staff Attending: Jeff Eidemiller, Jacob Hyer

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action:

Mayor Christofferson asked for a motion to amend the agenda to add the Transportation Mitigation Agreement: Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Approve Council Meeting Minutes from September 10th, 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.

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

PUBLIC HEARING: Annexation and Zoning of Property owned by Gordon Trout: located at Northwest Corner of Pioneer and Highway 95; Property owner is requesting property be annexed into the City of Homedale and zoned residential and commercial.

Gordon Trout spoke requesting the annexation into the City, stating they know longer wanted to farm it. Stephanie Hopkins spoke for the Trout family and the developers. They would like to have the majority as residential and the 17.75 acres facing Highway 95 as Commercial. Access would be off Pioneer Road and a potential access off Kansas Street.

Curtis Carrol is worried the City's infrastructure could not handle it,

Roger Jorstad is also worried about the infrastructure,

Andrew Bell understands where the Trouts are coming from, but is worried about the traffic

Patrick Reed would like to see the developers phase plans,

Gordon this is a seven-year plan development. Stephanie stated the developer would comply with all City regulations. She stated traffic is usually an issue and they will work within the traffic study. The development will be done in phases with the plans will probably take about a year if approved.

Jacob stated the new sewer project added capacity and the new water project will also add capacity. He said he would want to talk to the developer about adding pre-screening prior to their system connecting to our system. Mayor Christoffersen stated the City's infrastructure will handle this growth, he added no one can guess how fast the City or this area will grow.

Julia Moore: stated the taxes from the growth will help with the costs. Mayor Christoffersen did say the City receives more tax dollars from commercial than residential, but it does help, and all new buildings have a connection fee for the water and sewer.

Kelly Vance: he is not against annexation, he asked what the minimum acreage is to stop a forced annexation; answer 5 acres: second question, if the city did a forced annexation would they have to supply water and sewer: Jacob said they would pay the hook-up fees, the sewer would need to be bored and they would need to pay for that, but the City would pay for the water line up to the meter. Third question: how would this proposed subdivision connect to the water and sewer, Jacob responded by saying the developer would need to design their system; possibly a lift station, the costs would be on them. Kelly said there is the possibility they could use some of his land.

No further comments.

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

ANNEXATION AND ZONING: Discussion/Action: Property owned by Gordon Trout: located at Northwest Corner of Pioneer and Highway 95; Property owner is requesting property be annexed into the City of Homedale and zoned residential and commercial. Mayor Christoffersen asked for comments from the Council.

Councilwoman Murray: her concern is currently the city does not have different designations/levels for residential, she stated we are working on the comprehensive plan. She is worried about what would be put in the subdivision.

Mayor Christoffersen stated we currently have a 7,000 sq. ft lot size, he added this was for the annexation and zoning, not stating what the developer could do.

Paul stated they have choices; deny, approve, approve with an annexation agreement or table the item. He added the City has never had a forced annexation.

Councilwoman Murray stated she would like to have an annexation agreement or further information from the proposed developer.

Councilman Tines said he agrees with Kim, we need information from the developer. He is also concerned with the traffic.

Councilman Aebischer agrees with Councilwoman Murray and Councilman Tines.

After further discussion it was determined to table the annexation and zoning until they received more information from the developer at the November 12th meeting. Mayor Christoffersen asked for a motion to either deny, approve or table the annexation/zoning, Councilman Atkins made the motion to table, and Councilwoman Murray seconded. Motion carried by full council.

ITD and Ahlquist Transportation Mitigation Agreement: (added to the agenda): Per Paul: ITD is requiring this for Ahlquist to go forward with the project. This does not change anything for the City. Mayor Christoffersen asked for a motion to approve the agreement; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Police Report: (see attached report for last month) Jeff reported he has hired a new City Ordinance Officer, Tom Fogg. He will start mid-November. He added this is not a pathway to becoming a police officer, he will be working for the police dept. and public works.

Discussion/Action on server for Police Dept. – Jeff asked for permission to purchase a new server, \$7,500, his current server is not backing up, it was a hand me down from City Hall. He said he has money in last year's budget and this year's budget. Mayor Christoffersen asked for a motion to purchase the new server; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Public Works Report: Jacob reported on their monthly service orders. (see attached) Irrigation was shut off Monday; he is working with the subdivision on 6th; the RV park is closed for the winter. He asked if they wanted the dump left open for RVs, it was decided to leave the dump open with the water off.

City Hall Update: P & Z Report: No report (Alice out of town)

Attorney Report: No report

Engineer Report: No report

Mayor and Council Member Report:

Mayor Christoffersen stated he was participating in the October Walk for Blue Cross.

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