

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall  
31 W. Wyoming Street

November 12th , 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, Alice E. Pegram

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 full Council.

Approve Council Meeting Minutes from October 8th, 2025, Meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Murray seconded. Motion carried by full Council.

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. (Continuation of October 8<sup>th</sup> meeting-Council will deliberate further after receiving additional information from the developer.) Mayor Christoffersen asked for comments from the Trout representative; Stephanie Hopkins spoke on the request for annexation and a mixed zoning on the Trout property. (see attached conceptual layout). She explained the approx. 18 acres on the east side that run along Hwy 95 would be zoned commercial and the remaining approx. 102 acres would be residential. There will be two points of access, both off Pioneer Road. The commercial access would also be off Pioneer Road. See attached list of proposals from the developer; the developer will be responsible for the costs of running sewer and water to the site including all necessary improvements within the development; they will be responsible for a traffic study and meet ITD and the requirements for the road; and after discussion minimum lot size will be 7,500 sq. ft. and single family. The property will be completed in 3 phases. Phase 1 possibly next year and the others to follow.

Councilwoman Murray asked the engineer when the comprehensive plan might be ready; Andrew stated it would be a few months away. He did add it was in line with what the comp. plan would be as the growth is expected.

Councilman Tines asked Andrew how much planning/authority the City should have with the roadways around this proposed subdivision; Andrew said there is a possibility of tying into 6<sup>th</sup> Street and eventually going from Pioneer to Johnstone Rd. He added ITD could require a turn lane at Hwy 95 and Pioneer Rd. and other updates to the roadway prior to the start of phase 1. Andrew mentioned possibly having a designated truck route; trucks would not go through the city but possibly down Johnstone and then Pioneer to Hwy.95. Andrew stated it was not in the immediate ITD agenda, but it would depend on the need. It was also discussed about a 4 lane

bridge. Andrew said he believes the speed limit will be reduced on Hwy. 95 coming in from the south.

Stephanie said it might be 2027 before any actual building would take place.

Mayor Christoffersen asked for a motion to approve the annexation and zoning; with zoning of the combination 18 acres on the east side as commercial and the residential property with a minimum lot size of 7,500 sq ft and single-family lots; Councilman Atkins made the motion and Councilwoman Murray seconded. Mayor Christoffersen asked for a roll call;

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

Motion carried by full Council.

#### Speeding on N. 3<sup>rd</sup> Street West – By Fairgrounds: David O’Brien: Discussion/Action

David O’Brien talked about the speeding traffic going to the fairgrounds. He would like more police presence when there are events at the fairgrounds. The road width was discussed; the trucks and trailers are much larger; possibly more speed limit signs. Jacob said parts of the roadway may possibly be widened with next years road budget. Jacob said the rodeo board has discussed trying to reroute some of the traffic down 6<sup>th</sup> in place of 3<sup>rd</sup>.

#### Silver Sage Subdivision Homeowners Assoc. Issue with Streets Flooding: Discussion/Action.

Susana Villarreal asked if something could be done with the water on the roadway in her neighborhood. She showed pictures of the water coming up on her driveway. It was discussed about pumping the water, possibly putting in another drain or having a hose and draining it off elsewhere. Andrew stated it would need to be dug out, but it is over 20 years old.

Police Report: Officer Zenor has his Firearms Trainer certification. He said Tom Fogg; the new ordinance officer will start Monday. Councilman Tines asked about the dog kennels, Jeff offered to show the Council the finished kennels during the day. Jeff added he has installed bark boxes in the building due to neighbors complaining about the dogs barking. He added he may need to soundproof the back of the building.

Public Works Report: Jacob gave a summary from his service order list. (see attached) the largest projects were the trimming of trees and putting up lights at Bette Uda Park. He added the island has power now, so they will have grass next year.

Lawnmower Attachment for Tractor: Discussion/Action (see attached) Jacob explained the need for this equipment, Mayor Christoffersen asked for a motion to approve the purchase, Councilman Aebischer made the motion and Councilwoman Murray seconded. Councilman Tines voted no. Motion carried by majority of the Council.

Auto-Read Meters Lease agreement: Discussion/Action: (see attached) Mayor Christoffersen asked for a motion for him to sign the Auto-read meter lease agreement, Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Personal Protection Equipment (PPE): Discussion/Action: (see attached) Jacob explained the necessity for the listed PPE. Mayor Christoffersen asked for a motion to approve the purchase; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion approved by full Council.

#### City Hall Update: P & Z Report:

Private Lane Application-discussion/action: Baggins Lane – M Markley Sub-division (off South 6<sup>th</sup> Street West) Mayor Christoffersen asked for a motion to approve the application; Councilman Aebischer made the motion and Councilman Atkins seconded.

Motion approved by full Council.

Alice added there has been 12 new business licenses this year.

Attorney Report: No report

Engineer Report: Andrew Kimmel said USDA may be able to return to work by January and we may get information on the remaining wastewater grant funds.

Water project: so far approximately 16 bids on the project and the bid opening will be November 18<sup>th</sup>; after which he will write a letter of recommendation and present it to the Mayor and Council at the Dec meeting. At that time the Council will need to approve the Mayor to sign the concurrence letter and then it will go to DEQ. It will then be approved to go forward with the project. The well will need to be drilled first, and the building will be after.

Transportation Plan: they have a scope of work; they will use the TIS (traffic count at intersections)

Mayor and Council Member Report:

Election Results: (see attached) Mayor reads results. Mayor Christiansen read off the final count for the election. Andrew Bell 84

Julia Moore 89

Jim Saliberry 60

Nate 18

Approve the Bills Discussion/Action: Mayor Christoffersen asked for a motion to approve the bills; Councilman Aebischer made the motion and Councilwoman Murray seconded. Motion approved by full Council.

Mayor Christoffersen asked for a motion to go into Executive session: Councilman Aebischer made the motion and Councilman Atkins seconded.

Mayor called for a 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.


Mayor and Council returned after the Executive Session

Discussion / Action on accepting Councilman Steve Atkins Resignation: Councilman Atkins stated he needed to step down effective Dec. 31<sup>st</sup>, 2025, due to his busy job schedule. Mayor Christoffersen presented him with a plaque and thanked him for his many years of service as a police officer, on the fire department and city council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest:   
Alice E. Pegram, City Clerk