

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

April 10<sup>th</sup>, 2024

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

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

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 ½ plus 1 of the Council.

Approve Council Meeting Minutes from the March 13<sup>th</sup> and 20<sup>th</sup> meetings : Discussion/Action: Mayor Christoffersen asked for a motion to approve the meeting minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

III A Annual Update: Susan Lasuen with III-A spoke to the Mayor and Council on the progress and financial report III-A has made the last year. (see attached)

Living Independence Network Corporation: Using Bette Uda Park one day in May.  
Discussion/Action: Kelli Romine spoke to the Mayor and Council and ask permission to use Bette Uda Park on May 21<sup>st</sup> from 11:00 to 4:00 to bring awareness to the community about their services. The Mayor and Council agreed it was a worthwhile project and gave their approval.

Farmer's Market; Alicia Wages: Using Bette Uda Park: Discussion/Action Alicia Wages ask for permission to use Bette Uda Park for the Farmer's Market. She is thinking of Fridays from 3:00 to 7:00. beginning possibly June 7<sup>th</sup>. The previous person moved, and Alicia is hoping to keep the Farmer's Market alive in Homedale. Mayor Christoffersen asked for a motion to allow Alicia to hold a farmer's market at Betty Uda Park. Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Snake River Canyon Apartments: Sewage billed at per unit (8 units plus a doublewide):  
Discussion/Action Kyle Alexander; new owner of the apartment complex asked for a break on his sewer billing. Per our wastewater project loan, we must charge \$55 per EDU, which would include each of his apartments and the mobile home on the lot, so we cannot give him a discount. This was explained to Kyle.

Per Paul Fitzer, (City Attorney) neither of the following Ideal Homes items can be considered. They are asking for an opinion from the Council, and they cannot offer one on a land issue. Ideal Homes will need to apply for a special use permit on 507 California Avenue and a rezone permit on the other item.

Ideal Homes: 507 California Ave; Replacing the 3 structures with a 3 Unit Townhouse:

Discussion/Action: The Deals were told they could only build 2 homes on the property without a special use permit; there are 2 lots; not 3.

Ideal Homes: Proposing changing the Amalgamated Sugar Beet Property from a Industrial Zone to a Multi-Use Development – Residential Zone-specifically the 14.79 bottom acres:

Discussion/Action: (Not a rezone request); Kathy Deal spoke and said they were representing Jackson Energy and would like to have the bottom half of the property as residential.

Mayor Christoffersen did state the Council has leaned towards keeping commercial and industrial properties as commercial and industrial properties.

Police Report: Jeff discussed moving the dog kennels to the McWhinney well site on Hwy. 95. Jeff stated they could have a dog kennel with up to 5 dogs without a conditional use permit. He would like to know their thoughts. Per Andrew Kimmel we could take this well offline; DEQ is ok with it being abandoned. It was discussed on what would be required to convert it into a dog kennel.

Jeff mentioned Justin Herman turned his notice; he is going to work for Owyhee County Sheriff's office. Councilman Aebischer asked if Liset was full time, Jeff stated she was off FTO and working as SRO along with Clayton. He added she would be going to start her final phase of patrol.

He said the court should be out of the city building by the end of the month.

Public Works Report: Jacob reported:

Airport: he visited with TSA and they were glad the road next to the airport was not available for motor vehicles.

Public Works: they have been cleaning up the alley behind City Hall and around the shop.

Irrigation: they are working on getting it ready

Parks: they have mowed twice and they will start spraying soon

Streets and Highway: new street signs and they are working on pot holes

Vehicles: he discussed getting quotes on a mini-ex and skidsteer and a trailer.

He would like to put a flat bed on his pickup; he feels it would be best to buy vs building one. He added the sander goes on the back of his pickup and it will cause corrosion issues on the bed of the truck. It was discussed the possibility of COSSA building it.

He got quotes on repairing some of the streets; (see attached list)

Engineer Report: Andrew stated the lagoon project was almost complete; the generator should be here the first of May. There are a few cleanup items they must complete.

Water project the contracts are in from DEQ and hopefully will go out to bid in the spring (May or June). He said it should be completed by 2026.

Mayor Christoffersen said they will have a field trip to the lagoons at the end of the May 8<sup>th</sup> meeting.

City Hall Update: P & Z Report: Alice reported the Last Chance sold; new owners are working on their licenses. Property next to the bowling alley is for sale and we are having inquiries on what is allowed.

Attorney Report: No report

Mayor and Council Member Report

Discussion/Action: Set August 14th, 2024, as the Date for the FY2025 Budget Public Hearing  
Mayor Christoffersen asked for a motion to approve August 14<sup>th</sup>, 2024 for the public hearing  
on the FY2025, Councilman Tines made the motion and Councilman Atkins seconded.  
Motion carried by ½ plus 1 of the Council.

Discussion/Action: Move \$253,351.59 to a 9-month CD from MMF Zions Bank. (.36% vs 5%  
interest) Mayor Christoffersen asked for a motion to approve the transfer of funds;  
Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½  
plus 1 of the Council.

Larry Kindrick, the Owyhee County Sheriff introduced himself and commented he would be  
available if we ever needed anything.

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  
½ plus 1 of the Council.

Mayor Christoffersen adjourned the meeting.

  
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Mayor Gheen Christoffersen

Attest:   
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Alice E. Pegram, City Clerk