

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

August 14<sup>th</sup>, 2024

6:00 p.m.

Council Meeting Minutes

Presiding: Councilman Aebischer started the meeting until Mayor Gheen Christoffersen arrived.

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

Staff Attending: Alice E Pegram, Jacob Hyer, Jeff Eidemiller

Guests: See Attached

Attorney: Paul Fitzer

Councilman Aebischer asked for a motion to move Police report and the Marsing Code Enforcement Agreement to the beginning of the meeting. Councilwoman Murray made the motion and Councilman Atkins seconded. Motion approved by full council.

Approve Agenda Discussion/ Action: Councilman Aebischer asked for a motion to approve the amended agenda: Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Approve Council Meeting Minutes from the July 10, 2024, Meeting: Discussion/Action: Councilman Aebischer asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Police Report: Jeff addressed the Council on the agreement.

Code Enforcement Agreement with Marsing: Discussion/Action

Jeff said they would not be providing law enforcement services to Marsing; this agreement would be for city ordinance violations only. The verbiage is written so Marsing could swear in Liset for city ordinance violations only. If she saw a criminal act; she would be able to act on it. She would be enforcing only city ordinances not covered by State Law, i.e. loud noise complaints would still fall under the Sheriff's office. Councilman Aebischer and Councilwoman Murray voiced concerns about her safety, response time/back up if she got into trouble. It would not include animal control either. The contract would be for 1 ten-hour day per week. Councilman Aebischer asked if she had to go to court; would that come out of the 10 hours? Jeff said he would assume it would be out of the total hours. Councilwoman commented we were already short staffed; how would it be beneficial to send one of our officers to Marsing. She was also concerned about the list of outstanding service orders on the Homedale list. Jeff stated when Justin left, he lost a patrol position, and someone still needs to do city ordinances. Jeff said Monday through Wednesday she would be in Homedale and Thursdays she would be in Marsing. Jeff explained at the end of the day he is \$30,000 short due to him using money from a wage line item for a patrolman. He added they took away a patrol position, not an ordinance position. So, he is short of a patrol position. He would like to recoup and get that money back so if he needs to hire a patrolman, he will not need to wait until the next budget year. Jeff said he felt Liset could handle both Homedale and Marsing.

Jeff stated Marsing had approached us. Councilman Atkins said his concern was there would be more than just code enforcement, but that was cleared up. Jeff said this agreement would be a month to month, to see if it would work. Jeff said her position was to be 20 hours in the schools and 20 hours ordinance enforcement, but the school will only pay for one SRO. He said he was trying to make up the 20 hours for wages. He asked if they still wanted someone to do city ordinances, he said he still had the patrol position open. Councilman Aebischer asked if Owyhee County Sheriffs office could/would back her up in an emergency? Jeff said he couldn't guarantee a County officer would be available. Councilman Aebischer said his main concern was her safety and there would not be back up available within a reasonable time. Councilman Aebischer asked for a motion to approve or deny the Marsing Agreement. no motion was made. Motion denied.

Councilman Aebischer closed the regular meeting and opened the Public Hearing.

Public Hearing: Application for Annexation and Residential Zoning for 3947 Pioneer Rd., Homedale, ID - Parcel RP0M0100150000: Todd Ostrom with POW WOW addressed the Mayor and Council on the application for annexation. Rodney Fedie, owner of the property asked him to speak for him. They would like to have the property, which is next to their property on Hwy 95, it will be phase 2.

Rich Curtis, Tim Quintana, Jason Montgomery and Jack Ulrich spoke against the annexation. They are concerned about traffic, the lot size of each home, the school's capacity, the fire dept. and the police dept. They also mentioned the last property they annexed was a weed patch. Chad Packer spoke will be phase 3 and years down the road. He added they need this property to make the original 25-acre development work better. He said they would be cleaning up the property. Todd said they are trying to have nice starter homes in the community. He added the police, schoolteachers and other locals will be buying these homes and hopefully the kids will come back to work and live in Homedale.

Councilman Aebischer closed the public hearing and opened the regular meeting.

Application for Annexation and Zoning (Residential) for 3947 Pioneer Rd. Homedale, Idaho; Parcel RP0M0100150000: Discussion/Action: Councilman Aebischer asked the Council for any comments; Councilwoman Murray said she felt we needed the housing, and we want people to live in our community. She added we need to rejuvenate the community, so it doesn't die out. She was concerned about the weeds on the property, they assured her they would take care of the property. Councilman Atkins stated his concerns on the weeds. Councilwoman asked if the purchase of this property was conducive or mandatory for the property that was already annexed; Todd stated it was not mandatory, and it would be probably 3 to 4 years before any development will start.

Councilman Aebischer asked for a motion to approve or deny the motion to annex this property, Councilman Atkins made the motion and Councilwoman Murray seconded.

Roll Call:

Councilman Atkins	yes
Councilman Tines	no
Councilwoman Murray	yes
Councilman Aebischer	yes

Motion carried by ½ plus 1 of the Council.

Councilman Aebischer asked for a motion to approve or deny the initial zoning of the property to residential;

Councilman Atkins made the motion and Councilwoman Murray seconded. Roll Call:

Councilman Atkins	yes
Councilman Tines	no
Councilwoman Murray	yes
Councilman Aebischer	yes

Motion carried by ½ plus 2 of the Council.

RESOLUTION FOR THE APPROVAL OF FIRE DISTRICT INTERGOVERNMENTAL AGREEMENTS.

Consider approval of Resolution to authorize entering into the City of Homedale and Homedale Rural Fire Protection District Intergovernmental Agreement and Joint Powers Agreement for the Collection and Expenditure of Development Impact Fees for Fire District Systems Improvements by and between the City of Homedale and the Homedale Rural Fire Protection District for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.

Discussion/Action Item:

Attorney Paul Fitzer explained why the city must process the resolution for the Fire Dept. impact fees. They must have an entity to partner with and they also have their own advisory committee. Mayor Christoffersen asked for a motion to approve the resolution for the approval of the Fire District Intergovernmental agreements; Councilwoman Murray made the motion and Councilman Atkins seconded. Roll Call

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

Motion carried by full Council.

Lot Split for 95 South 6<sup>th</sup> Street West- Kevin Fry, Discussion/Action: Kevin Fry spoke to the Mayor and Council on splitting his property. He would like to split off the portion where his brother lives. It was discussed that he would need to remove some of the buildings that would be in the set back area. He agreed he would remove them. Kevin was told to get with Jacob Hyer to verify the setbacks would be met. Mayor Christoffersen asked for a motion to approve the lot split with the condition the buildings in the setback area would be removed. Councilman Aebischer made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Public Works Report: Jacob said they have mapped, exercised and oiled all the hydrants in town. They worked on tree removals around stop signs. He added he is working with Desert View and Great West on the issues at the lagoons. Trying to keep up on weeds and replacing sprinklers. He mentioned Ziplly is overloading them with locations for fiber optics installation. Per the Attorney, Ziplly has full rights to install the fiber optics.

Jacob added they had performed 55 service orders this last month.

Jacob mentioned the mule is down for good. Mayor Christoffersen said he didn't believe we needed a large mule; he asked Jacob to get prices on a smaller mule and a trailer to haul the spray rig. The Council agreed he should buy new.

Engineer Report: Change Order for Wastewater Project: Discussion/Action (see change order) Andrew said we needed this.

Andrew Kimmel updated the wastewater project, he said they are trying to close out parts of the project with USDA. This does not mean we are accepting the final, there are still some issues with Desert View. He said all repairs are covered under warranty. The contractor sent in a pay request withholding \$100,000; the Council agreed to withhold \$200,000 from the final payout. Andrew said we also would have the bond for any issues they didn't take care of. Andrew stated the numbers at the lagoons were higher than he had seen them. He and Jacob checked manholes and found they were gushing ground water, a couple hundred thousand gallons a day they are trying to treat. Andrew said they could add this to the project

if the funds are available. He added, they are putting together a map of the manholes in question and most likely USDA will fund the repairs. Jacob added that once the sewer lines were repaired and no longer accepting ground water, it must go somewhere else. Mayor Christoffersen added this year the ground water was a major issue and not just for Homedale. Andrew said there is a natural underground spring running along 6<sup>th</sup> Street. Andrew said our permit for the lagoons was for 450,000 gallons per day and we are pumping around 625,000 gallons. We are not supposed to be processing groundwater. Andrew said the cost for each manhole is about \$30,000 to \$70,000, and hopefully the funds will be available through USDA.

Mayor Christoffersen asked for a motion to approve the change order for the Wastewater project; Councilwoman Murray made the motion and councilman Atkins seconded. Motion carried by full Council.

City Hall Update: P & Z Report: Alice reported she was receiving some info for the new Clarity Credit Union coming in on the East side of Hwy 95.

Attorney Report: no report

Mayor and Council Member Report

Mayor Christoffersen closed the regular meeting and opened the Public Hearing.

PUBLIC HEARING: PROPOSED FY2025 BUDGET: Mayor Christoffersen asked for any comments – none were given.

He reopened the regular meeting.

Appropriation Ordinance for FY25; Discussion/Action: Mayor Christoffersen asked for a motion to waive the 3 readings and have the City Clerk read in title only. Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council. Alice read the proposed ordinance title.

Mayor Christoffersen asked for a motion to approve the proposed ordinance: Councilman Tines made the motion and Councilman Atkins seconded. Mayor Christoffersen asked for a roll call:

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

Motion carried by full Council.

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.

  
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Mayor Gheen Christoffersen

Attest:   
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Alice E. Pegram, City Clerk