

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall
31 W. Wyoming Street

December 11th, 2024

6:00p.m

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

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

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 approved by full Council.

Approve Council Meeting Minutes from the November 13th, 2024, Meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes from November 13, 2024, Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

POW WOW, LLC: Discussion Only: Proposed layout for Pioneer and Hwy 95: Mr. Ostrom spoke to the Mayor and Council on the possibility of changing the first annexed property. (see attached) Per the attorney the Council cannot discuss this without proper notification and a public hearing.

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

Public Hearing: Jackson's Food Stores Commercial Subdivision Split: Tonn Peterson with Ahlquist spoke about the lot split for the Jackson property. (see attached) They wish to split off the corner for Jackson Co. and the remainder will be under Ahlquist Dev. Co. Several citizens were worried about traffic; too busy, too much congestion, they will need to widen 3rd and how will the developed property be accessed? Also, some were worried about the bottom half of the property becoming a subdivision. Tonn stated they would make sure to address traffic issues; ITD will have final say so on Hwy 19 and 95. He stated they are hopeful to start some construction next year. Tonn also stated the properties would remain zoned commercial.

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

Jackson's Food Stores Commercial Subdivision Split, Discussion/Action: Mayor Christoffersen asked the Council for any comments: He asked for a motion to approve the Jacksons Food Store Split; Councilman Aebischer made the motion and Councilwoman Murray seconded.

Mayor asked for a roll call vote:

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

Motion passed by the full Council.

Homedale Airport: Discussion/Action: Andrew Kimmel spoke to the Mayor and Council on the possibility of leaving the FAA and going under the State's jurisdiction. The City may have the option of opting out of the FAA system and be a non-compliant airport; the FAA feels there is no way our current airport could meet their standards. They met with the FAA and the State Aeronautics and both suggested the City Airport pull away from the FAA and become a State run Airport. The State is not as strict as the FAA and we would have more options. It takes approximately 12 to 18 months for this process. Andrew mentioned there were several other airports in Idaho that have done this. Councilman Aebischer asked what needed to be done now: Jacob said they needed to do the segmented circle built and get the wind sock fixed and some of the cracks need to be filled in. He added they would be better with weed management. Andrew said the State's contribution is not as much as FAA, but we could meet the requirements of the State's much better. Jacob added we could work with other State agencies; example would be ITD, if they were training a paving crew they could come and work on the runway or taxi ways. The City would pay for the material and they would provide the labor and equipment. John McBean said the hanger people would be very excited to volunteer and help out. He feels it would be a big benefit to work with the State vs FAA. John said he had some asphalt connections and maybe we could get something done a bit cheaper. Greg Garrett said he was in agreement with John. John added there were at least 100 State run airports in Idaho. Tim Farrel said the drainage was an issue at the airport, he added he would be in favor of transferring to the State.

Andrew added the FAA has changed their requirements several times in the last 5 years. Mayor Christoffersen said there is no guarantee but it looked very likely that the State would take us. Councilman Tines commented if there was a chance to get some of the smaller projects accomplished with the State; we need to go with the State. Andrew commented that the FAA would like for us to relocate the airport; which is very unlikely to ever happen.

Mayor Christoffersen asked for a motion to go forward with contacting the State Aeronautics and make the change from FAA to the State; Councilman Tines made the motion and Councilwoman Murray seconded. Mayor Christoffersen asked for a roll call:

Councilwoman Murray	yes
Councilman Aebischer	yes
Councilman Tines	yes
Councilman Atkins	No

Motion carried by 3/4ths of the Council.

Police Report: Jeff reported they had wrapped up the drive by shooting. The people involved are in jail. He also said they were involved in an issue from Fruitland.

He presented Corporal Danny Zenor with the recertification for Ruger, which is required to be done every 14 months. He also presented Danny with his Intermediate Certificate.

He said Danny showed outstanding performance in the investigation of the drive by shooting; Jeff presented him a letter of accommodation for his part in the investigation.

Jeff said the new car should be ready any day.

Public Works Report: Jacob said most of their time this last month was spent putting up the Christmas decorations. Everyone stated the park looks great. Mayor Christoffersen stated the

Parade went well and he has had a lot of compliments on the park. They did 22 locations last month. He is still waiting to hear from the groundbreaking radar salesman.

He added a contractor did break a water main on Nevada and that took the whole crew to get it repaired. They also had a mystery water line break on 6th Street over the weekend and 3 of the guys worked on it. They discovered it was an old line that 2 homes used for service.

Engineer Report: Andrew said the wastewater project is essentially done; they are waiting on the replacement of the static mixer sensor. There are a few minor odds and ends they will be getting done.

Water Project will be going to DEQ before the end of the month for their review and comments/changes if any will be made. He is anticipating going out to bid late spring.

Transporting Plan was submitted to LHTAC.

Comprehensive Plan surveys are in; 100 people responded. Overall, they want improvements around town and want to see Homedale prosper.

City Hall Update: P & Z Report: Alice reported two new building permits; one new and one remodel, Albertsons is getting ready for their remodel. One new business license. 2025 Dog licenses are available.

Attorney Report: No report.

Mayor and Council Member Report:

Private Road Name Application Form: Discussion/Action

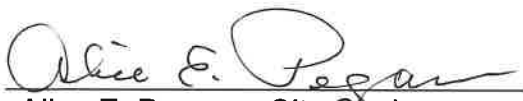
Alice asked the Mayor and Council to review the proposed application for a private road. She would like the Council to decide if they want to review and approve the proposed applications. Jeff asked Paul if the City needs an ordinance or resolution on what can or cannot be used. Paul said he could write a resolution. This was tabled until we receive the resolution.

Approve the Bills Discussion/Action. Mayor Christoffersen as 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