

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

June 12, 2024

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Mike Aebischer (Phone in), Kim Murray

Absent: Aaron Tines

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 Atkins made the motion and Councilwoman Murray seconded. Motion approved by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the May 8th meeting: Discussion/Action: The Mayor asked for a motion to approve the minutes; Councilman Atkins made the motion and Councilwoman Murray seconded; Motion approved by ½ plus 1 of the Council.

Zipty Fiber: Homedale Fiber Alternatives; Discussion/Action: Zipty Fiber representative Jon Cortabarría addressed the Mayor and Council on their plan for Homedale. (See attached presentation) They would start at the north side of Hwy 19 to include the southeast side of Hwy 19, then expand as feasible. The issue of going down the alleys was discussed; they agreed to work around the irrigation and sewer lines and take responsibility for any damage, they would have warning tape on all their lines. They assured Jacob if they hit a city line they would know right away, the equipment they use is small. After much discussion, Mayor Christoffersen asked for a motion to approve subject to the approval by both parties of a license agreement. Councilwoman Murray made the motion and Councilman Atkins seconded, motion approved by ½ plus 1 of the Council.

Homedale Chamber: Homedale Harvest Fest and Car Show October 5<sup>th</sup>: Discussion/Action:  
Homedale Chamber: Block Party located on N Main St. So. Of Owyhee Ave.

Discussion/Action Leslie Griffith spoke to the Mayor and Council about a proposed Harvest Festival along with the Car Show in October. They would like to have the Harvest Fest at Riverside Park. There would be signage directing people to both locations.

Ivar Moore confirmed the use of Bette Uda Park for the Car Show. They are also going to discuss using the high school parking lot. Jeff said his concern was the amount of traffic, and where to park everyone. Jacob said he was concerned with restrooms and trash. Ivar said they always clean up. Per Leslie and Ivar; both places will be alcohol free. Mayor Christoffersen asked for a motion to approve both events; Councilwoman Murray made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Leslie added the Chamber and Street Dogs would like to sponsor a Block Party July 19<sup>th</sup> from 2:00 p.m. to 8:00 or 9:00. The section would include North on Main from Owyhee to just South of Montana, to section that part off to foot traffic only. Jeff was concerned about blocking off a city road to support a private business; also, that is one of the busiest roads in town.

It was also discussed to use W. Owyhee from around the Bowling alley to Main; it was decided Leslie would get with Jeff and Jacob to look at the location. Councilman Aebischer was concerned about serving alcohol and people walking around; Lesle said they would have a section for the consumption of alcohol. Mayor Christoffersen asked for a motion to approve a Block Park; location to be determined between the City and Chamber; on July 19<sup>th</sup>; with notification to EMS services. Councilwoman Murray made the motion and Councilman Atkins seconded. Motion approved by ½ plus 1 of the Council.

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

Public Hearing: The subject matter of this hearing is the Application for Zone Change filed by Ideal Custom Homes, on behalf of Jackson's Food Stores, requesting that the City of Homedale change the zoning of parcel RPA00000103762 from Industrial to Residential. This property is the southern portion of the old Sugar Beet Dump property, south of Industrial Rd. between S 2<sup>nd</sup> St. East & US Highway 95, Homedale, ID.

Kathy Deal requested to withdraw the application for a later proposal.

Public Hearing: Special Use Permit Ideal Custom Homes is requesting to build three (3) Townhomes at 507 West California Ave and 415 N 5<sup>th</sup> St. West.

Katie Deal spoke to the Mayor and Council about the changes to their previous plans for this property. (see attached) They want to put 3 townhomes facing California. There will be plenty of parking spaces with this change.

Curb, gutter and sidewalks was asked about by a citizen; it was explained those would be required in a subdivision.

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

Rezone Application for Zone Change filed by Ideal Custom Homes, on behalf of Jackson's Food Stores, requesting that the City of Homedale change the zoning of parcel RPA00000103762 from Industrial to Residential. This property is the southern portion of the old Sugar Beet Dump property, south of Industrial Rd. between S 2<sup>nd</sup> St. East & US Highway 95, Homedale, ID.: Discussion/Action.

The application was withdrawn.

Special Use Permit: Ideal Homes is requesting to be allowed to build three (3) townhomes at 507 W. California Avenue and 415 N. 5<sup>th</sup> Street West: Discussion/Action:

Councilman Atkins said he believed they addressed the concerns of the Council by facing the townhomes on California and the parking issue is taken care of.

Councilwoman Murray agreed with Steve. Mayor Christoffersen asked for a motion to approve the special use permit for Ideal Homes to build 3 townhomes at 507 W California.

Councilman Atkins made the motion and Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Police Report: Jeff said they were in the process of moving the police offices to the center area. Nothing else to report

Mr. Salisbury: discussion about Hot Roders on City Streets. Jim Salisbury spoke about people speeding. He knows the officers can't be there all the time, but he would like speed

bumps. The Mayor said we can't do speed bumps but possibly we can put the radar trailer down there. Jeff agreed to put the trailer down there.

Public Works Report: Jacob said they have repaired numerous irrigation leaks during the month.

Surplus of 1966 F600 AND 1977 F600: Discussion/Action: Jacob asked to surplus the old vehicles. He added they would require a lot of maintenance to keep running.

Mayor Christoffersen asked for a motion to surplus the vehicles; Councilwoman Murray made the motion and Councilman Atkins seconded. Councilman Aebischer said no. Motion carried by ½ of the attending Council.

Engineer Report: Andrew Kimmel spoke about the wastewater project. The generators are here but it will be sometime in July before they are up and running. He added there is a warranty issue at the lagoons with the static cleanser, it is preventing issues with the flow between 1 and 2. There was a water bottle from the construction crew in the system preventing it from working correctly. He added he is having their surveyor come out and resurvey the area at Great West's expense. He feels during construction they pushed the liner lower than it was supposed to go. Andrew stated the warranty has not started yet; it starts after we have accepted the project. He said they are putting the sludge removal out for bid.

Water Project: primary project will be replacing lines in town to include some of the old, galvanized lines. The project also includes drilling a new well; this does not include a treatment system. He added we currently meet all the drinking water rules in Idaho. He stated we will want to abandon McWhinney Well. There will be a new wellhouse at the Ustick Well. Andrew said water in this whole valley does have arsenic in it. Some of the neighboring cities (Nyssa, Vale) are putting in arsenic treatment plants.

Andrew introduced Courtney and Jerry; they are the planners (comprehensive) for Great West. They presented a few samples of other cities information. They spoke about involving the community (citizens and businesses) and having several meetings to discuss what everyone really wants for Homedale. (goals and objectives) They stated their costs could run to \$50,000 to write the City's Comp. Plan with a time frame of approximately 12 months. Mayor Christoffersen suggested partnering with Great West and having a BBQ at the park to possibly get the surveys out there. Councilwoman Murray suggested having the school's government class assist with the surveys.

City Hall Update: P & Z Report:

Alice reported - 1 new business license with Legacy Seed Com.

Dog tags sold – 304

Pool is open and we are offering swim lessons this year

Attorney Report: No report.

Mayor and Council Member Report

Discussion/Action/Approval for the FY24 Audit contract with Zwycart John CPAs.


Mayor Christoffersen asked for a motion to approve the contract with Zwycart John CPAs contract for the FY24 Audit; Councilman Atkins made the motion and Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Approve the Bills Discussion/Action.

Mayor Christoffersen asked for a motion to approve the bills; Councilwoman Murray made the motion and Councilman Atkins seconded. Motion carried by ½ of the Council.

Mayor Christoffersen adjourned the meeting.

  
\_\_\_\_\_  
Mayor Gheen Christoffersen

Attest:   
\_\_\_\_\_  
Alice E. Pegram, City Clerk