

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall
31 W. Wyoming Street

July 08, 2020

4:00p.m.

MEETING MINUTES

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Mike Aebischer, Jerry Anderson

Guests: See Attached

Attorney: Paul Fitzer

Staff attending: Alice E Pegram, Jeff Eidemiller, Bret Smith, Sharla Jensen

Approve Agenda, Action: Mayor Christoffersen asked for a motion to approve the agenda; Councilman Tines made the motion and Councilman Anderson seconded. Motion approved by ½ plus 1 of the Council.

Approve Council Meeting Minutes from June 10, 2020, Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Anderson made the motion and Councilman Aebischer seconded. Motion approved by ½ plus 1 of the Council.

Approve Council Meeting Minutes from June 8th Budget meeting, Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by ½ plus 1 of the Council.

Approve Council Meeting Minutes from both minutes on June 22nd, 2020: Discussion/Action Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines 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: SPECIAL USE PERMIT FOR NEW BEGINNINGS. Proposed 32 unit senior housing on South Main; between Utah Ave and Kansas Ave.

(See attached) Greg Urrutia with New Beginning Housing, LLC. Presented the plans for the housing units to the Mayor and Council. He added they work with Idaho Housing Authorities and they needed the City's approval prior to applying for the money.

Mayor Christoffersen asked for any questions, Councilman Aebischer asked if this would be low income housing; Michael Vance commented on most rents would be restricted and run between \$400 and \$800 a month. Everyone agreed Homedale needs housing. No further comments.

Mayor Christoffersen closed this Public Hearing and returned to the regular meeting.

Proposed Laundromat: Tom Gaskin (current laundromat owner) is questioning the parking and impact on residential zone of the Proposed Laundromat. Discussion.

Per the City Attorney this is not an agenda item and will be discussed in public comment section.

Mayor Christoffersen asked for any public comment on the new laundromat; Tom Gaskin spoke against the new laundromat; stating there was not enough off street parking and this business is in a primarily residential area. He added there was going to be drop off and pick up and currently there is not a handicap marked parking spot. Don Young spoke up and stated there was not good drainage in that area. Attorney Paul Fitzer stated they did not need off street parking and since the laundromat is an allowed use in that zoned area; there is nothing to enforce. Jesse Denton; laundromat owner; spoke up and said he felt this was a poorly executed witch hunt; he added he was adding ADA parking, ADA doors and an ADA restroom and Tom has none of that at his place.

Mayor Christoffersen said there is nothing illegal going on; it's a commercial business in a commercially zoned area so there is nothing for them to decide on. Tom asked if he could park in front of the laundromat and was told yes. Faydra Given (she owns the Dog Spa building) spoke up and said the drainage was a long term problem; she added she supports the business and believes healthy competition is good for our economy. Bret said he was aware of the drainage issue.

Library Report:

Discussion/Action Surplus old outdated and damaged property from the old Library: Mayor Christoffersen asked for a motion to surplus the attached list of items for the library; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Farmer's Market FEED contract; Discussion/Action: Mayor Christoffersen asked for a motion to approve the contract for the Farmer's Market FEED contract; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Police Report: Jeff said one of his cars had the air conditioner compressor go out; the motor was going out also; he had them do the needed repairs. He added the motor will have a seven year; 100,000 mile warranty.

Public Works Report:

Streets & Hwys; patching

He added he had a list of projects that need to be done; (see attached) he asked the Council to look at it and see what their priorities are. He said the Airport had a big issue with drainage.

Parks: the pool is running good and he is looking at getting a backup pump for the pool Water; there were two new services

Sewer: the small lift station at Riverside Park needs repairs. He added all the plumbing and all the fittings are corroded and will need replaced. He's getting a bid to do the repairs.

Irrigation: they are working on repairs.

Engineering Report:

Wastewater Study Contract: Discussion/Action: This is the agreement to get the funding for our bigger projects. Mayor Christoffersen asked for a motion to approve the contract:

Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Attorney Report: Paul had nothing to report.

Mayor and Council Member Report:

Special Use Permit: Discussion/Action: Mayor Christoffersen asked for any questions, there were none. Councilman Aebischer asked if there was a time line; Greg said they apply for funding in September and if approved they hope to start by April or May. Greg added the minimum age will be 62. Mayor Christoffersen asked for a motion to approve the Special Use Permit for New Beginnings; Councilman Tines approved the motion and Councilman Atkins seconded. Motion approved by full Council.

Approve the Bills/Action;

Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Council Atkins seconded. Motion approved by full Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk