

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

February 10, 2021

6:00 p.m.

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Jeff Eidemiller, Bret Smith

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda, Action: Mayor Christoffersen asked for a motion to approve the agenda; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council.

Approve Council Meeting Minutes from January 6th, 2021: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Mayor Christoffersen closed the regular meeting and went into the Public Hearings:

PUBLIC HEARING: Application for Special Use Permit for Ideal Custom Homes at 11 N 1st St. East. (To allow for townhomes) Kathy Deal spoke to the Council asking permission to put two townhomes on the above address. Kim Murray was concerned with using the commercial spaces for residential purposes. Kathy said there are other homes around this lot. Mayor closed this public hearing and went into the next public hearing.

PUBLIC HEARING: Application for Re-zone and lot split for properties at 117 W Wyoming and 125 W Wyoming. (Re-zone from industrial to residential) Monica Coronado spoke for the property owner. They would like to change the properties to residential. They are off Main Street and one currently has a home on it. The one lot has a rundown house and they want to remodel it and build another home on the split lot. Kim Murray again mentioned she hates to see the commercial/industrial property turned into residential. Jim Thrush (the prospective buyer) said with the current homes there; he doesn't believe anyone would come in and want to put a business on the small lots. Mayor closed this public hearing and went into the next public hearing.

PUBLIC HEARING: To Consider the Filing of a Petition for Judicial Confirmation to make immediate and necessary improvements to the existing wastewater system.

Paul stated this was the public hearing and then they could not make a decision for at least 14 days. Stephanie had said they could wait until the March 10th meeting. Mayor Christoffersen asked for any public comments. He then explained to the audience the what's and whys of the proposed sewer upgrade. He said our system was old and we needed to upgrade. If we don't do the upgrade we could be in a law suit and have several fines. He

Added we were going after several grants. One person asked about a guarantee on the cost of the project. Andrew Kimmel said they could not and would not guarantee on the bids that will be coming in a year from now. Andrew added that the City could only borrow the amount of the Judicial Confirmation. Councilman Atkins added we need to do this upgrade to keep from being sued. He added the project should have started 20 years ago. Mayor Christoffersen said they had tried another system but it was not working. Kim Murray asked when the project could be started. Andrew said they have submitted a letter of intent to DEQ; we should hear by the 2nd week of April if we qualify for funding; he added he knows we will. Then we will see what kind of funding package is available to the City and we are also applying for funding from USDA. He added if all went well; the soonest we could start would be July 1st. He stated the plan is to get started and go out for bid by April of 2022 and construction would not be completed until the end of 2023. Andrew said we would be replacing about 18,000 feet of the old sewer lines. Jim Salisbury asked if the new system would be able to handle future growth; he was told yes. The lagoon is designed to be low maintenance and lower costs but still meet the anticipated permit and treat about 80% better than what is required.

Mayor Christoffersen closed the Public Hearings and went back into the regular meeting.

Homedale Rural Fire District: Discussion on proposed Fire Station on the Land Adjacent to the Airport: Teresa Ryska spoke to the Mayor and Council about a property exchange between the Homedale Fire District and the City. She is continuing the February, 2017 discussion. The fire dept. asked to swap our 3 acres on the airport road and Hwy 95 for the current fire building. Councilman Aebischer said his concern would be any additional costs to the citizens for them to build a new fire dept. Teresa said this was not something they were asking the citizens to pay for now; she added that there may be something in the future that may tax the citizens. Teresa said she was working with another grant coordinator on several different grants; they are hoping with the grants they would be able to build it without any financial burden on the citizens. Teresa said they would not be looking at a building like Wilder Fire Dept.; more like the Payette fire hall. They would like to build for the future which would include 24 hour accommodations; including rooms for staff to stay in; decontamination area; showers, restrooms and a kitchen area. Also, offices and a conference room. She said the architect has preliminary plans but she hasn't gotten anything from the commissioners yet. Councilman Aebischer asked what area they want; Teresa said the front 3 acres on Hwy 95. Mayor Christoffersen asked for clarification on the actual layout of the property. Teresa wanted it made clear that this was for the Fire and Ambulance Dept. Kim Murray asked which property would be included in the land swap; just the fire hall and or the building across the street. Teresa said just the fire hall. Jim Salisbury asked if they would need to install a light on Hwy 95; Mayor Christoffersen stated that would be between the Fire Dept. and the State. Teresa said they would probably need to put a turn lane in. Councilman Atkins said he was still ok with the move. Bret brought up the need for room for additional hangers. Mayor Christoffersen asked Teresa for more clarification. Teresa and Bret are going to get together to do a layout.

Police Report: Jeff said they were working on the reporting system change over. He added when it was up and running they would be 100% on line reporting and tied into the County. He reminded them the white charger would be going to the auction this year.

Public Works Report:

Discussion/Action: New Riding Mower for Public Works. Bret discussed the purchase of a new mower. He is requesting they purchase the Hustler from Smiths Lawnmower Sales. He is replacing the 2014 mower; with approx. 3,000 miles on it. He figures we will get around

\$2,000 to \$5,000 from the 2014 at auction. He added they try to purchase a new mower every 7 years. Mayor Christoffersen asked for a motion to allow him to purchase the Hustler for \$12,665.00, Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

Bret went on to report they have completed the french drain on West Owyhee with the help of South board. He added they were a big help. He said the cost was a little under \$10,000 for all the parts.

Most of the Christmas decorations were down.

Bret said the national news informed the nation about hackers into water systems. He said the City does not have any chemical feed in our water system that is remote access; we are at a lower risk but nobody is invulnerable. We should continue to access the issue.

He said the two aerators were back from being repaired.

Engineer Report: Andrew Kimmel with Great West spoke on the Waste Water Project; he said DEQ has not reviewed the Facility Plan. They have had it for 6 weeks; they have responded saying they will have comments. He is currently working with Alice on a funding application with USDA. He added their current interest rate is down to 1.76%, he said if they did fund the City we could roll our current loan into the new one and have the new lower interest rate.

He said they had received the bids on the restroom for Peterson Park. The low bidder came in at \$55,713, which is the cost to design it, ship and set it. The only costs to the city would be to prep the site and bring the water and sewer to the spot.

City Hall Update: P & Z Report:

Alice reported: one reroof at the motel

Several inquiries on business and residential properties

Two new business licenses; one is the New Owner at the Subway

One at 302 S Main: (A Plus Welding and Fabrication)

Three new bartender licenses

121 dog tags sold with 5 pending rec of proof of rabies

Attorney Report: Nothing to report: except we need to start reworking some of the old ordinances

Mayor and Council Member Report:

Discussion/Action on Special Use Permit and lot split for Idaho Custom Homes at 11 N. 1st St. E.: Mayor asked for any comments from the Council

Councilman Aebischer spoke against the lot split; He feels we should not allow housing in commercial zoning. He added we need room for commercial businesses.

Councilman Atkins said he thought it was a good idea; the property hasn't been used and he liked the idea. Mayor Christoffersen mentioned all set backs were met. Mayor Christoffersen asked for a motion to approve the Special Use Permit and lot split for Idaho Custom Homes; Councilman Tines made the motion and Councilman Atkins seconded; Councilman Aebischer and Councilman Anderson voted no. Mayor Christoffersen was the tie vote of yes. Motion approved by 3 to 2.

Discussion/Action on Application for Re-zone and lot split for properties at 117 W Wyoming and 125 W Wyoming. Mayor Christoffersen asked for a motion to approve the rezone; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council.

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

Discussion/Action to Consider the Filing of a Petition for Judicial Confirmation to make immediate and necessary improvements to the existing wastewater system.
Tabled until the next meeting.


Discussion/Action: Owyhee Avalanche requesting a letter of support against HB-53
Jon spoke to the Mayor and Council saying the bill had died; but he does hope they will speak up if and when it comes back.

Jim Salisbury asked what had happened to the Airport fence project. Andrew explained the FAA wanted the city to do a new master plan to be sure the fence would meet all of their requirements.


Teresa asked for a letter of approval for the swap to add to the grant application; Mayor Christoffersen explained it was not on the agenda as an action item. She said she would get the additional information. Paul stated before anything could be done the City and the Fire Dept. both would need to have public hearings for and have a resolution to exchange property and include the value of the properties.

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 approved by full Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk