

HOMEDALE CITY COUNCIL MEETING

Presiding: Council President Mike Aebischer

Absent: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Bret Smith

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda, Action: Councilman Aebischer 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 March 10, 2021: 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.

Commercial Fence Permit: Frank Martinez: Discussion/Action: Frank Martinez requested permission to put a fence around his property at 302 S Main St. per ordinance; a commercial fence on city right of way must be approved by City Council. Councilman Aebischer asked for a motion to approve the fence; Councilman Atkins made the motion and Councilman Tines seconded. Motion approved by full council.

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

PUBLIC HEARINGS:

Special Use Permit for a Tattoo Shop: 16 W Idaho Ave. : Jenny Brown grandmother of J Ash spoke to the Council. He passed away and she owns the building; but is not sure what she wants or can do with the place. Per Paul Fitzer; the Council let her table the special use permit until our June meeting.

Rezone – Bever 505 E Owyhee: Tim Bever asked the Council to rezone his property from industrial to residential. No one spoke against the rezoning.

Councilman Aebischer closed the Public Hearing and reopened the regular meeting

Westown's Disposal/Republic: Discussion/Action on possible rate increase; Bill Pastoor spoke for Republic Disposal. He is asking for a 3 percent increase in their fees. The rate would be 3% of 10.75 raising the rate to \$11.07. The Council did ask that they not ask for an increase when the lease is up for renewal in March of 2022.

Bill stated they would not ask for an increase then. Councilman Aebischer asked for a motion to approve the 3 percent increase effective October 1st, 2021; Councilman Tines made the motion and Councilman Tines seconded. Motion carried by full council.

Police Report: Jeff was on vacation and no other officer was available.

Public Works Report:

He is working with Homedale Highway district; they should be paving part of W Main and Owyhee; he added that one of the business owners is paving in front of his business at his cost. They are doing the prep work for the restrooms at the new Riverside Park. He added irrigation will be up and running April 23rd.

Owyhee County requesting a 2 inch water meter at the Fairgrounds RV Park

Discussion/Action: Kirby Cook (County Engineer) spoke to the Council about the water meter: He said the RV Park will be out of City limits; the area will be paved and gravel parking areas; a sewer dump; they will be hooked up to water. The project was funded partially by Idaho Parks and Rec. and the County. He added it was mainly for the Fair and Rodeo but other RVing groups will be allowed to rent it. He wants the city to allow a 2 inch water meter and waive the \$1,500 hook up fee. Kirby added they were going to allow 3 to 7 day stays; he was uncertain which. Bret stated he was all for the RV Park but he doesn't feel we should waive the hook up fee; and he feels the 2 inch meter would be ok. Councilman Aebischer asked for a motion to approve the 2 inch water meter; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council. Councilman Aebischer asked for a motion to waive the \$1,500 hook up fee; no motion was made; motion died.

Engineer Report: Andrew said they were moving forward with the Wastewater project. He added they were working with USDA to hopefully get what funds would be available. He mentioned the City should have approx.. \$580,000 from the Federal funds.

Discussion/Action: Designate Airport Engineer: (scoring per RFQ):

Alice presented the Council with the scoring sheets to designate the Airport Engineer. There was only one response to the RFQ and it was Great West. She added FAA requires they score the sheets.

The score sheets were turned in to Alice; and Great West

Councilman Aebischer asked for a motion to name Great West Engineering the official Airport Engineer for the City of Homedale, Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

City Hall Update: P & Z Report: Alice reported 3 new building permits; the school had a remodel; one reroof and 1 crawl space redo. We had 2 bartender licenses and dog tags were at 189; (45 less than last year at this time)

Attorney Report: no comment

Mayor and Council Member Report

Discussion/Action- Thoughts on selling the property at 501 E. Owyhee: Councilman Aebischer asked for comments on selling the property; Councilman Tines said he didn't feel the City had any use for the property and he was for selling it. Councilman Aebischer asked for a motion to approve the sale of 501 E Owyhee; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved. Paul Fitzer said at the next meeting the Council would set a resolution declaring the fair market value and price they will sell it for; then they set a public hearing for comments; then they set the date for the auction.

Discussion/Action: Special Use Permit for a Tattoo Shop: 16 W Idaho Ave

Councilman Aebischer asked for a motion to table the application for the Tattoo Shop until June 9th; Councilman Tines made the motion and Councilman Atkins seconded; motion approved by full Council.

Discussion/Action: Proposed RV Park: Motion to Reconsider

Councilman Aebischer asked for any comments; he asked them if they had agreed to fence the property on Idaho St. and he would like to have a 10 or 15 mile an hour speed limit. They agreed to both. Councilman Tines said he felt all requirements had been met. Councilman Aebischer asked for a motion to reconsider and approve the Proposed RV Park with the stipulations; privacy fence, fence on Idaho St. and improving Owyhee St. Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council.

Discussion/Action Lot Split: 1) Conant: 419 N 5th Street W. Councilman Aebischer asked for any comments; Bret said he would need to get a sewer easement on the rear property line. Councilman Aebischer asked for a motion to approve the lot split with the easement; Councilman Tines made the motion and Councilman Atkins seconded; motion approved by full Council.

Discussion/Action Lot Split: 2) Bever; 505 E. Owyhee: Councilman Aebischer said the Fire Department would not sign off on the lot split until the easement was approved. The easement can't be approved due to the City wanting to sell the property he needs an easement for. Paul explained that unless he had a written easement by the city; it was not a legal easement. Council Aebischer asked for a motion to table the lot split for a future meeting; Councilman Atkins made the motion and Councilman Tines seconded. Motion carried by full council.

Discussion/Action Lot Split: 3) Vineyard Cottages: It was explained they needed to split the property into two lots for their financing. Councilman Aebischer asked for a motion to approve the lot split for the Vineyard Cottages; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council.

Discussion/Action : Request for Easement: Bever 501 E Owyhee : The lot split was tabled so this is null and void.

Discussion/Action – rezone for Bever at 505 E Owyhee: Councilman Aebischer asked for a motion to approve the rezone from industrial to residential; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Discussion/Action - Set August 11, 2021 as the Date for the FY2022 Budget Public Hearing.: Councilman Aebischer asked for a motion to approve the FY2022 Budget Public Hearing on August 11, 2021; Councilman Tines made the motion and Councilman Atkins seconded; motion carried by full Council.

Approve the Bills Discussion/Action: Councilman Aebischer asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Atkins seconded; motion approved by full council.

Council President adjourned the meeting.



Council President, Mike Aebischer

Attest:  _____
Alice E. Pegram, City Clerk