

HOMEDALE CITY COUNCIL MEETING

Presiding: Mayor Gheen Christoffersen

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

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

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor Christoffersen asked for a motion to approve the agenda as written; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Approve Council Meeting Minutes from May 12, 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.

Continued Special Use Permit for a Tattoo Shop: 16 W Idaho Ave; Discussion/Action: Jenny Brown said she has decided she would like to keep the tattoo shop designation. Mayor Christoffersen asked for a motion to approve the special use permit for a tattoo shop at 16 W Idaho Ave.; Councilman Atkins made the motion and Councilman Aebischer seconded. Motion carried by full Council. Ms. Brown also stated the building has two entry doors and wanted to know if she could have two businesses in the building; she was told as long as they were allowed in a commercial zone it would be ok.

Owyhee County RV Park Hookups: Discussion/Action on number of connection fees at the Owyhee County RV Park.

Kelly Aberasturi spoke to the Mayor and Council requesting a waiver on the number of hook ups at the County's RV Park. He added it would be for short term camping. He said they would like to be charged for 2 residential hookups and they would pay the usage fees. Councilman Tines asked for clarification on the EDU's. Mayor Christoffersen said with another RV park coming into town; we don't want to cause issues with the City. Bret stated that an RV with 88 spaces would be considered 44 EDUs, Paul said water and sewer funds are enterprise funds and they must be self-sustaining and be able to pay any debt service, replacement or maintenance they may have. It would not be a waiver; you would be taking it out of the General Fund and moving it to the enterprise fund. Kelley said they would only have one hook up, he was reminded there would be 88 spaces and it would be counted as 44 EDUs. Andrew Kimmel (City Engineer) stated per City Ordinance it is 1/2 EDU per trailer space. He added that is how the funding agents look at it and if we don't charge that way; we could and will be in jeopardy of not receiving funding. Kelly said it wasn't the same thing as a house because they would not be there full time; he added they are willing to pay for 2 hookups and whatever usage. Paul reminded the Mayor and Council that would be outside our billing system and our ordinance. Kelly said if the city didn't want to do it their way, they

would be glad to put in a well. Paul said he just wanted the Council to be aware of the need to cover the debt service; Kelly said they would cover the debt service. Andrew offered to explain the "debt service"; every single connection; 1 EDU per house and ½ EDU per RV space; is the equivalent to a ¾ in meter; so the County would not be covering the City's debt service. Kelly added they would not pay for 44 hookups; he said no way; they would put in a well first and then he left.

Councilman Tines asked Bret; he wanted to know who initiated the conversation between himself and Kirby? Kirby said he and Bret were talking about other things and Bret said he and Andrew had spoken about it. Bret added that at the last meeting the Council had ruled on the Vineyard Cottages and he mentioned it to Kirby.

Kirby said the ruling comes from the sewer ordinance and since this is only for water; he feels the Council could rule differently. Andrew said the Sewer ordinance links back to the water fund. Kirby said if the City must have 44 hookup fees; then they will put their own well in.

Mayor Christoffersen asked the Council for a motion to waive the 44 hookup fees for the County; no motion was made; motion denied.

Library Report: Sharla reported the roof had another leak; Andrew suggested we reach out to the contractor's performance bond. Mayor Christoffersen said he was worried that we would still have leaks after the warranty has expired. Paul said we would have grounds for to sue and he agreed with Andrew and we need to reach out to the Performance Bond.

Sharla said they had 55 kids last week for the summer program. She said they were looking at becoming a Library District. She added they would be able to have full time staff and added hours. Paul said the tax payers own the building; Sharla thought maybe they could lease the building. Mayor Christoffersen said he has been questioned by citizens about what would the new district receive. Paul said the Governmental entity and the Physical assets would belong to the City and the District would be on its own in name only; no assets. He said the City could rent the building to the new district and then add a clause for the district to purchase the books; etc. over time.

Stop Sign Pattern Change; W. 2nd and W. Montana; (from North/South to East/West)

Discussion/Action: Councilman Aebischer asked Jeff about a patrol around the busy time; he said he felt the complaints will mainly be after school starts back up. Councilman Tines asked Jeff and Bret to put together a traffic study so they could address any City wide traffic issues. Mayor Christoffersen asked Jeff if the officers were passing by every house twice in a shift; he said yes he had directed them to do that. Mayor Christoffersen asked for a motion to table this until the next meeting; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Police Report:

Jeff said Karl retired last week and the second ISP car is here and waiting on a radio.

Public Works Report: Bret asked if they were waiting on the Railroad St and Wyoming; he was told no; that was already approved.

Streets and Hwy; spraying and patching

Diesel Mule is scheduled for maintenance and service

Pool opened today; he added no structural issues that he came across

They are flushing water lines in several areas that complained about dirty/smelly water
Sewer; he is ordering 2 new chlorine storage tanks for the lagoons

Councilman Tines asked him about the intersection of Owyhee and 3rd: Bret said it was on his schedule to be patched this week. Mayor Christoffersen mentioned the intersection of Owyhee and 4th also.

Engineer Report: Andrew said he had the public meeting for the facility plan and the environmental; and no one but Jon showed up. He added DEQ and USDA are issuing FONSI (finding of no significant impact) He said we

City Hall Update: P & Z Report: Nothing to report

Attorney Report: Nothing to report

Mayor and Council Member Report

Farmers Market location agreement: Select Health Awards Story Stories

Discussion/Action, (Filming at the Park during a Farmer's Mkt.) Mayor Christoffersen asked for a motion to approve him to sign the video agreement; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

SELECTION OF WASTEWATER TREATMENT AND COLLECTION ALTERNATIVE:

Discussion/Action: City Council selected Treatment Alternative 4: Partial Mix Lagoons with Submerged Attached Growth Reactor and Discharge to the Snake River and Collection Alternative 3."

Mayor Christoffersen asked for a motion to approve the selection of Treatment Alternative 4: Partial Mix Lagoons with Submerged Attached Growth Reactor and Discharge to the Snake River and Collection Alternative 3; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

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 carried by full Council.



Gheen Christoffersen, Mayor

Attest: 

Alice E. Pegram, City Clerk