

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

September 8th, 2021

6:00p.m.

Council Meeting Minutes

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

Approve Council Meeting Minutes from the July 14th, 2021: Discussion/Action: Mayor Christoffersen asked for a motion to approve the July 14<sup>th</sup> meeting minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Approve Council Meeting Minutes from the August 11<sup>th</sup> 2021: Discussion/Action: Mayor Christoffersen asked for a motion to approve the August 11<sup>th</sup> meeting minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion Carried by full Council.

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

PUBLIC HEARING: Application for Zone Change from Industrial to Residential at 100 N 4<sup>th</sup> St. East; Block 105, Lots 9 – 12 Homedale, Idaho. Mayor Christoffersen asked if there were any comments: none were given.

He closed this public hearing and opened the next one.

PUBLIC HEARING: Application for Special Use Permit for 233 E Colorado Ave; Justin Rickelman is requesting he be allowed to remodel his existing detached garage into a second residence on his property. Mr. Rickelman wants to remodel his existing garage and turn it into a second residence for his elderly mother. Bret stated the Council could allow under special circumstances if it was recorded that the buildings remain under single ownership but for water and sewer they would be charged as two separate dwellings. It was mentioned he would need to build a single car garage; City ordinance states you must have a single car garage. City attorney; Paul Fitzer, asked if the city allowed two residents on a single lot; Bret said he hadn't checked into the zoning laws; he only looked at the water ordinance. Mr. Rickelman said he would like to build this for his mother.

Public Hearing: reopen the library FY21 Budget. The need to reopen the budget is due to the contractor being behind in his schedule and not being paid his final payment until FY2021.

Anthem Broadband & Microsoft - Fiber Internet to Homedale: Discussion/Action  
POSTPONED AGAIN

Library Report:

Discussion/Action: Accept Dawn Whitney's resignation from the Library Board  
Mayor Christoffersen asked for a motion to accept Dawn's resignation; Councilman  
Aebischer made the motion and Councilman Tines seconded. Motion carried by full Council.  
Mayor Christoffersen stated what an asset Dawn has been to the Library and Community.

Discussion/Action: Accept Library Boards recommendation for Doris Roland to  
complete Dawn's term. October, 2023  
Councilman Aebischer said he would like to table this. Mayor Christoffersen asked for a  
motion to table the appointment of Doris Roland; Councilman Aebischer made the motion  
and Councilman Anderson seconded; Councilman Tines said Nay and Councilman Atkins  
also said Nay. Mayor Christoffersen voted to table the recommendation.

Discussion/Action: Accept Pam Gibbens reappointment for 5 years ending 2026;  
Mayor Christoffersen asked for a motion to accept the reappointment of Pam Gibbens;  
Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by  
full council.

Police Report: Jeff said they are still dealing with the road construction. They have been  
busy trying to regulate the traffic at the schools; especially the elementary school.

Public Works Report: Bret said the spray rig was having issues and may be a motor  
problem. He added they are using the cold patch in some areas and it appears to be working  
good. Bret said he wanted to revisit switching the stop sign on Wyoming and Rail Road; he  
wants to discuss it with Jeff.

He added they cleared most of the weeds at Sundance and Riverside Park.

He said they were having difficulty with the aerators and they are going to replace the flow  
meter and sensor the measures the water flowing out the back end. He talked with Andrew  
about getting a replacement.

Irrigation may go until the end of September or October 8<sup>th</sup>.

Engineer Report: Andrew stated the meter should work with the new system but they won't  
know about the sensor. He added they are about \$2,000 and that is the cheapest way to get  
it fixed for now.

Wastewater Project; Stephany Bonnie is working on the financing and the bank is waiting on  
additional information. He said the survey is completed along with geo-technical testing and  
he is waiting on the results.

He added they are going to bid out the equipment ahead of the bidding; which takes a lot of  
guess work out for the contractors.

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

Attorney Report: Nothing to report

Mayor and Council Member Report

Application for Zone Change from Industrial to Residential at 100 N 4<sup>th</sup> St. East; Block 105, Lots 9 – 12 Homedale, Idaho – Discussion/Action;

Mayor Christoffersen asked for a motion to approve the zoning from industrial to residential; Councilman Tines made the motion and Councilman Aebischer seconded.

He asked for a roll call; Councilman Aebischer           yes  
                                  Councilman Anderson           yes  
                                  Councilman Tines                yes  
                                  Councilman Atkins             yes

Motion carried by full Council.

Application for Special Use Permit for 233 E Colorado Ave; Justin Rickelman is requesting he be allowed to remodel his existing detached garage into a second residence on his property. Discussion/Action

Paul said he would need to research the legality of having a mother's quarters and no garage in this zoning area. Paul suggested they table this until a future meeting. Councilman Aebischer said he was worried because we had denied this in the past. Andrew Kimmel said they would need their own sewer connection.

Mayor Christoffersen asked for a motion to table this application until the next meeting; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

He asked for a roll call; Councilman Aebischer           yes  
                                  Councilman Anderson           yes  
                                  Councilman Tines                yes  
                                  Councilman Atkins             yes

Motion carried by full Council.

Appropriation Ordinance to Reopen the Library FY21 Budget; Discussion/Action:

Mayor Christoffersen asked for a motion to waive the three reading of the ordinance and have the Clerk read the ordinance in title only; Councilman Tines made the motion and Councilman Atkins seconded. Motion Carried by full Council. City Clerk Alice read the ordinance in title only. Mayor Christoffersen asked for a motion to approve the Amended Appropriation Ordinance to Reopen the Library FY21 Budget. Councilman Aebischer made the motion and Councilman Atkins seconded.

Mayor Christoffersen asked for a roll call; Councilman Aebischer           yes  
                                  Councilman Anderson           yes  
                                  Councilman Tines                yes  
                                  Councilman Atkins             yes

Motion carried by full Council.

Discussion/Action: Farmer's Market lease at the Community Center; Denise explained the change in the lease from Spark to Farmer's Market. There were a couple of changes she was requesting; lease at \$100 and splitting the utilities between the City and the Farmer's Mkt. Denise said Foodstead was asking \$55.00 an hour to use the kitchen. Several citizens stated they thought that was too high. The high electric bill was discussed and comments were made they needed to vent the door to get more ventilation. It was discussed to put the lease on a one year lease; Mayor Christoffersen asked for a motion to have a one year lease and make the appropriate changes (Foodstead venting the kitchen); Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Executive Session: in Accordance with Idaho Code 74-206 (1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;

Mayor Christoffersen asked for a motion to go into executive session in accordance with Idaho Code 74-206 (1)(a); Councilman Tines made the motion and Councilman Aebischer made the second;

Mayor Christoffersen asked for roll call:

Councilman Aebischer	yes
Councilman Anderson	yes
Councilman Tines	yes
Councilman Atkins	yes

Mayor and Councilman dismissed everyone and went into executive session.

Regular meeting was resumed.


Approve the Bills Discussion/Action;

Request to Upgrade the Caselle Accounting System: Upgrading the Caselle Accounting System to the Cloud was discussed. It will be approx. an additional \$4,488 over our service agreement. We would also like to upgrade to the Caselle Document Management

Mayor Christoffersen asked for a motion to approve the bills including the Caselle upgrades; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

Mayor Christoffersen adjourned the meeting.

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

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