

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall
31 W. Wyoming Street

October 13th, 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, Kevin Bean, Curtis Stansell, Sharla Jensen

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 September 08th, 2021: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by full Council.

High School Senior Project: Discussion/Action: Senior project involving cleaning up the town: Jordon Mullins presented his cleanup project to the Mayor and Council. He wants to have students filling trash bags, weigh them in and give prizes for the ones that picked up the most trash. Mayor Christoffersen asked for a motion to approve the project; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

High School Senior Project: Discussion/Action: Project involves a free library at B Uda Park. Allison Whitehead presented her project to the Mayor and Council. She is wanting to install a small free library in the Bette Uda Park. (See attached) She said all materials have been donated and her family would do all the maintenance on the library. Mayor Christoffersen asked for a motion to approve the project; Councilman Aebischer made the motion and Councilman Anderson seconded. Motion carried by full Council.

Republic Sanitation Service: Checking in on lease renewal. Discussion:

Bill Pastoor spoke to the Mayor and Council about renewing the contract early; it is up for renewal in March, 2022. Republic would like to renew for another 5 years. Bill added they shop locally. The Mayor and Council said they would need to review and put it on a future agenda as a discussion/Action item.

Councilman Aebischer and Councilman Atkins both said Bill had stopped by their homes to make sure there were not any issues.

Bill asked if there were any service issues; no one had any.

Hardin Sanitation: Discussion; introducing Hardin Sanitation: Mark Fulwiler with Hardin spoke to the Mayor and Council. (see attached presentation) He asked for a chance for Hardin to bid the trash contract when it comes due. Mayor Christoffersen told him they would take it under advisement and let him know if the City was going to put it out for bid.

Mayor Christoffersen closed the regular meeting and opened the first public hearing.

PUBLIC HEARING; Application for Annexation and Zoning of 3947 Pioneer Road, Homedale, Idaho 83628. Gary McAlister spoke to the Mayor and Council on annexing the property. He is representing the owner, Rodney Fedie. He would like to phase in self-storage units. Currently there are several mobil homes on the property.

Rich Curtis spoke against the idea; he doesn't want it annexed or zoned industrial. He added the County does not allow two zonings on one property; he feels that is why they want it annexed into the City.

Mr. McAlister said the trailers would stay; he added the storage units would be fenced.

Jack Ulrich spoke against the process; he feels it is a total dump and not taken care of; he said they would need a six foot no see fence around the property. He added they also have issues with the irrigation.

Joe Mansisor said he wanted to know what their plans are for the storage units; site plan, Paved area; graveled?

John Eels: Manager of Gem Irrigation; he wants to know who will take care of the irrigation water? It is shared/rotated by several of the property owners. He wants to know if the storage units would be in the pasture; which is currently irrigated? He wants to know what their plans are for waste water?

Rick Dodge; he is against the process. He is in dispute with Mr Fedie on property lines.

Rich Curtis said they currently have issues with the property on their irrigation water,

Gary McAlister said the concept is to phase in the storage units and do away with the mobil homes. He added they are working on the irrigation issues. He said they had a survey done and it was in the packet and they would move the fence after the boundary issues were settled.

Andrew Kimmel; City Engineer; mentioned per City code they would need to hook up to City water and sewer. Mr. McAlister said he wouldn't need water and sewer for storage units; but he was told if you are in the City; it is not an option. He would also need to hook up water and sewer to the mobil homes.

Mayor Christoffersen closed the Public Hearing and opened the next Public Hearing

PUBLIC HEARING; PROPOSED GRANT DETAILS (CDBG) A Kimmel Reporting:

Andrew spoke to the public about the City's need to borrow money for the Wastewater project. The money would be used for engineering fees; not construction fees.

Mayor Christoffersen closed the public hearing and opened the regular meeting.

Library Report:

Sharla said they are very busy; she added they are starting a program partnering with the University of Idaho every Friday at 2:00 p.m. for all ages.

Mayor said the fire dept. was going to test the roof at the library this week.

Discussion/Action: Accept Library Boards recommendation for Doris Roland to complete Dawn's term. October, thru 2023. Mayor Christoffersen asked for any comments; none made. He asked for a motion to approve Doris Roland to complete Dawn's term of October, 2023; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

Police Report: Kevin Bean said there was nothing to report.

Public Works Report: Curtis said they were winterizing and are starting on the Christmas lights.

Jon Brown asked about the parking at the Senior Center: Mayor Christoffersen stated there would not be any handicap parking on Idaho Street/Hwy 19 at the Senior Center. The road is crowned too much and it does not meet the handicap regulations per the State of Idaho. Per Andrew Kimmel anything over 2% does not meet the ADA regulations.

Engineer Report: Andrew said they are moving forward on the sewer project; he did add we will need to go a different route for the interim financing. He added they are working on it

City Hall Update: P & Z Report:

Discussion/Action: Review and possible selection of a new City Auditor. Alice spoke to the Mayor and Council on selecting a new Auditor. Mike Parker is retiring from City Audits and he was recommending Zwygart and Associates; CPAs. Alice did say she had called two other firms but they did not return her calls. Mayor Christoffersen asked for a motion to approve Zwygart and Associates; Councilman Tines made the motion and Councilman Atkins seconded. Motion passed by full Council.

Attorney Report: Nothing to report.

Mayor and Council Member Report

Discussion/Action: Continuation of Application for Justin Rickelman; creating a second residence for his Mother on his property at 233 E Colorado Ave.

Paul told the Mayor and Council per our code this is not legal because we do not allow for an accessory dwelling unit. We could not allow for additional uses that are not already on our conditional use table. Therefore; this is not legal and eligible for a special use permit and the Mayor and Council should not and cannot take action. Mayor Christoffersen asked for a motion to deny the application; Councilman Tines made the motion to deny and Councilman Atkins seconded. Motion passed by full Council.

It was ask if someone wanted to have a dwelling under the City's sq. footage would it be legal; Paul stated if you are asking for a second residence on a city lot in a residential zone you cannot have two residents. Once you add the kitchen and bathroom it becomes a second dwelling unit.

Discussion/Action Application for Annexation and Zoning of 3947 Pioneer Road, Homedale, Idaho 83628.

Gary McAlister said his client wanted to withdraw the application.

Discussion/Action on Community Development Block Grant (CDBG):

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

Discussion/Action on Employee Handbook; Social Media Policy and City Vehicle Use Policy: The Mayor and Council discussed the Employee handbook and decided to table it until further research by Paul as to the new Federal Holiday; Juneteenth.

Mayor Christoffersen asked for a motion to approve the Social Media Policy; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council. Mayor Christoffersen asked for a motion to approve the City Vehicle Use Policy; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Mayor Christoffersen closed the regular meeting and asked for a motion to go into Executive Session in Accordance with Idaho Code 74-206(1)(f): Councilman Tines made the motion and Councilman Atkins seconded. Roll Call

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

Motion approved by full Council.

Executive Session; in Accordance with Idaho Code 74-206(1)(f):

To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

Regular Meeting was reopened.

Sale of City Properties: Discussion/Action

1: Vacated Street of Nevada Between N. 3rd St. W. and N 4th St. W, Homedale

Mayor Christoffersen asked for a motion to list the Nevada property for auction at \$118,500; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

2: 503 East Owyhee, Homedale


Mayor Christoffersen asked for a motion to list the 503 E Owyhee for auction at \$40,000; Councilman Aebischer 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 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