

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

March 16, 2022

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Mike Aebischer, Kim Murray

Staff Attending: Alice E Pegram, Bret Smith, Danny Zenor

Guests: See Attached

Attorney: absent

Mayor Christoffersen asked for a moment of silence for former Councilman Jerry Anderson who recently passed away.

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

Approve Council Meeting Minutes from the February 9th meeting: 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.

Wild Lotus; Fence in Commercial Zone: discussion/action: Faydra Smith talked with the Mayor and Council about putting up a small fence (see attached) on her property at the Wild Lotus. Mayor Christoffersen asked for a motion to approve the request; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

III –A Update (City Health Insurance): Susan Lasuen with III-A spoke to the Mayor and Council on the last year' annual report. Councilman Tines thanked her and said he felt III-A has been a good investment for the City.

Owyhee Meat Packing: Request to tie into City Sewer: Discussion: J D Hoagland spoke about their hopes on hooking up to the City's sewer system. Bret stated they are out of city limits; so they need Council approval.

Per Andrew Kimmel; they will need to give us the quantity and quality and waste strength.

They will need to do some additional testing and come back to the City Council. Possibly do some additional treatments; due to the possible input on our system. They will need to treat their discharge to the City's requirement. They are asking to try a temporary discharge; per Andrew we would need to limit the amount, when and where it would happen and what to charge. Andrew asked the Council if they would be in agreement for a 4 to 6 month test of letting them discharge in our system and are they interested in potentially letting them hook up to the City system if they treat their system done to our requirements. Andrew said his recommendation would be; they must get their numbers down and keep them down. JD said his engineer is working on a system that would lower their ammonia and clean up their discharge.

Andrew said if they were approved; Bret would do sampling at least 2 if not 4 times a month and Bret would go do an onsite random testing at least monthly. They would need to meet our requirements and anything over would have a financial penalty and if the sample was over a predetermined amount we would shut their system off until they complied. Andrew stated the kill floor is separate from the cut and packing room. The blood and waste is hauled off.

It was determined they could possibly have an interim agreement but they must bring back the information Andrew needs. Per Andrew; he will need this prior to the next meeting.

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

Public Hearing: Rezone for 503 E Owyhee; From Industrial to Residential: Mayor Christoffersen asked if anyone had any comments; there were none.

Mayor Christoffersen closed the Public Hearing and reopened the regular meeting.

Discussion/Action on 503 E Owyhee Rezone: Mayor Christoffersen asked if anyone had any comments; none were made. He asked for a motion to approve the rezone; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Republic Trash: Discussion/Action: adjusting the contract to a percentage. Bill Pastoor and Alice explained the previous contract needed to be adjusted to 5.5% from 0.50 cents per household. The fifty cents does not cover the city's costs. Mayor Christoffersen asked for a motion to approve contract adjustment from 0.50 cents to 5.5%; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council. Bob Bennett with Republic spoke to the Council and hopefully won't need to raise the prices in the short term; but he can't say about the long term.

Chad Packer Development Company; discussion/action on the Nevada property. Chad Packer spoke to the Council requesting they reconsider his offer of \$50,000 for the Nevada property. (See attached letter) Chad said they are hoping they can keep the costs down so they could keep the rent prices down. Mayor Christoffersen stated the property could not be sold less than fair market value; the property belongs to the citizens. He added they were looking at building a public works shop on the property. Councilwoman Murray stated they must be good stewards of the City property.

Chad added they would sell the houses and keep the duplexes as rentals.

Discussion on Possible Water Hookup at Batt Corner Rd and Ustick: Martin Maestrejuan came before the Mayor and Council to inquire about the possibility of hooking up to City Water at his 18257 Batt Corner, Wilder, ID property. (See attached plat) He stated he had met with Canyon County P & Z and Canyon County Commissioners and they denied him; they wanted it to remain ag and then felt he might be better off hooking up to the City's water in place of drilling 12 new wells. He said they are in the process of approving a new comp plan and it should be approved in June and he would be resubmitting his plans after that. Per Andrew his concern is Martin would not meet the State's pressure requirements and Martin would need a booster station. He added Martin's engineer would need to let the city know how much water he will need, the water demand requirement; and what fire hydrants would be needed. Martin stated Wilder Fire Dept. didn't have any hydrant concerns. He did add if he hooks up to City water the State would require a hydrant at the end for flushing. (Per Alice; Wilder Fire Dept. does require hydrants if he is on City water.)

Mayor Christoffersen asked about irrigation; Martin said they would have their own irrigation systems and they would also have curb and gutter.

It was mentioned anything Martin would need our engineer to do; the cost would be on him.

Mayor Christoffersen asked the Council if Martin met all of our requirements would they consider this hookup to City water; Bret stated he did a daily check at the City well on Ustick and he was ok with it as long as he met all requirements. Councilman Tines asked him to have his engineer contact our engineer. Andrew stated he would give him an estimate as to his charges.

Library Report: no report

Police Report: Danny stated they had several vehicle thefts.

Public Works Report: Bret reported: streets; large mule is in need of a new motor; clutch and belt. Once it's done; they will start spraying.

Parks; working on a few small projects; they are scheduling up grades; another hydrant and bathroom work. He hopes to be open the first full week of April.

Water; new service on E Owyhee

Sewer; New RV lift station pumps are in Boise; a bit different and we need an adapter.

He said they had another violation las month; but it's taken care off.

He added Curtis passed his Water Distribution II test.

Irrigation: they are still working on their to do list and should be done soon. He still isn't sure when the irrigation will be in town; probably the 3<sup>rd</sup> week of Apr

Engineer Report: Andrew said the Peterson Park restrooms have been approved and should be here April or May.

Wastewater project; Equipment Procurement Contract; Discussion/Action: Andrew said they are hoping to send everything to DEQ; he needs the Council to approve the Mayor to sign the Equipment Procurement Contract. The numbers have not been finalized yet; they trimmed off approx..\$60,000; but he will need the City's signature as soon as it comes in. Mayor Christoffersen asked for an approval to sign the Equipment Procurement Contract when submitted; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

City Hall Update: P & Z Report: Alice reported they have ordered an additional 100 dog tags; we have sold 255 so far.

Also we've had two new building permits turned in.

Attorney Report: no report

Mayor and Council Member Report

Discussion/Action: Donation of Kitchen property from Spark Strategic Solutions. (see attached list) Mayor asked for a motion to accept the donation from Spark; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council. Alice mentioned she had a new plumber come out and hopefully fixed the odor at the Community Center. Councilman Aebischer mentioned he would like to sell the fridge and freezer and use the money to buy a residential size fridge. Mayor Christoffersen said the first thing we need to do is vent the room. The possibility of donating the appliances to a school.


Mayor Christoffersen mentioned we need to consider possibly charging an impact fee for new developments.

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.

Mayor Christoffersen adjourned the meeting.

  
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Mayor Gheen Christoffersen

Attest.   
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Alice E. Pegram, City Clerk