

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

June 8, 2022

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Mike Aebischer

Council Absent: Kim Murray

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

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor asked for a motion to approve the agenda; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the May 11th meeting: Discussion/Action: Mayor asked for a motion to approve the minutes from May 11th; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes form the May 24th meeting: Discussion/Action: Mayor asked for a motion to approve the minutes from May 24th; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Mayor closed the regular meeting and opened the Public Hearing:

Public Hearing: Special Use Permit for E. Eells to build a duplex at 234 E Colorado:
Ethan Eels spoke on applying for the permit to build a duplex. Glenda Watts spoke against having a duplex in their subdivision. She commented on the streets being busy and the lot being too small for a duplex. Connie Garibay also spoke against a duplex in the subdivision. Justin Rickelman spoke up about being denied last year; he is also against it. Ethan said the setbacks and traffic would be the same no matter if he built a duplex or a single home on the lots.

With no further comments; Mayor Christoffersen closed the public hearing and reopened the regular meeting.

Discussion/Action: Special Use Permit for E. Eells to build a duplex at 234 E. Colorado.
Mayor Christoffersen asked if the Council had any questions; Ethan Eels told the Council his plan is different from what he had previously turned in; he is also willing to change the entry into the duplexes. Councilman Tines said he needs to turn in his new site plan. Per Paul we would need to hold another public hearing; due to the public has not been privy to the new information. Mayor Christoffersen asked for a motion to approve or deny the special use permit: No motion was made; so per Paul the motion failed.

Alforex Seeds LLC: Discussion/Action; approval to place a temporary office/restroom building on site for 26 months. Doug Gross spoke to the Mayor and Council about setting a temporary building at the seed company. He stated they needed the room for approx. 24 months for a breakroom/ restroom. He has already presented the plans to the City building inspector. He said the sewer would be taken care of by a septic company. Doug said it may be 26 months and then they would be putting up a permanent building. Mayor Christoffersen asked for a motion to approve the temporary building to be placed at Alforex Seed for a period of 26 months ending August, 2024. Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Hailee Tilton with Owyhee Health Coalition: Hosting fun run; Introduction to what they do. Hailee Tilton and Serine Greenway spoke to the Mayor and Council on her fun run; she presented a two separate routes for approval. They are promoting health care in the County including families of all ages. It was discussed what they would need to have a health fair at our City Park. Mayor Christoffersen suggested they contact Jeff for a safe route and for them to send their information to Alice at City Hall.

Library Report: Sharla said they are working on their summer reading report.

Police Report:

Certificate presentation postponed until a later date.

Public Works Report: Bret said they are patching; the pool is almost ready to open; water; they have a new service by Alberstons; sewer- they had some lift station issues but they are fixed now; irrigation- a few issues but they are working good now.

Engineer Report: Per Andrew they are waiting on DEQ approval and USDA; then we can go out to bid.

Andrew said they should hear from the LTAC grant on the walking path by the first or second week of July. He added this was our 4th try for the grant. (we had recd 97 letters from just students) Mayor Christoffersen said we should also consider the area from Audrey/Marion subdivision also.

City Hall Update: P & Z Report: Alice reported on one new building permit and 2 remodels. Two new business licenses and one new bartender permit.

Attorney Report: nothing to add.

Mayor and Council Member Report

Discussion/Action – Bulk Water Rates; Alice explained we have 5 farmers that are getting water from our bulk tank and they pay less than Homedale citizens. We have some construction companies that also get water; but we charge them a different rate and they report the amount each trip. (see attached rate sheet) Several options were discussed; the item was tabled until future meetings so the Council could research the issue. Mayor Christoffersen asked for a motion to table this; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Discussion/Action: Impact Fees; Anne Wescott – See attached information from Anne. She spoke to the Mayor, Council and Fire Dept. on options for impact fees. She explained

