

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

May 11, 2022

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Kim Murray

Council Absent: Mike Aebischer

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 Councilwoman Murray seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the April 10th meeting: Discussion/Action: Mayor asked for a motion to approve the meeting minutes; Councilwoman Murray made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Tiffany Nettleton: Candidate for County Assessor: she wants to hear any suggestions or concerns you have about the County Tiffany Nettleton introduced herself and asked if the Mayor or Council had any suggestions or concerns.

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

Public Hearing: Danial & Barbara Beckner filed application to Rezone 132 West Colorado; Lots 9 & 10, Block 48 from Industrial to Residential. Tom Koltes spoke for the home owner. He stated the area is surrounded by residential homes. Several citizens spoke in favor of the rezone. Council had no objections.

Mayor opened the regular meeting:

Discussion/Action: Danial & Barbara Beckner filed application to Rezone 132 West Colorado; Lots 9 & 10, Block 48 from Industrial to Residential. Mayor Christoffersen asked the Council on their thoughts; they had no objections. He asked for a motion to approve the rezone; Councilman Tines made the motion; Councilwoman Murray seconded. Motion approved ½ plus 1 of the Council.

Mayor Christoffersen closed the regular meeting for the public hearing:

Public Hearing: Garlandon, LLC filed application to Rezone 8 W. Owyhee Ave; Lots 28 & 29; Block 60 from Commercial to Residential. Tom Gaskin spoke to the Mayor and Council requesting permission to rezone from commercial to residential. He stated there were other residences in the area. Several citizens/business owners spoke up;

Faydra Given; she is against it; she feels we should not change our commercial district
Jesse Denten; he agreed with Faydra
Mark Tidalgo: dog spa: he also voiced his objection to changing the zoning
Business owners in the area are concerned about the noise from their businesses.
Victor; Sergio's son: they would like to move a manufactured home in that spot.

Mayor Christoffersen closed the public hearing and opened the regular meeting

Discussion/Action: Garlandon, LLC filed application to Rezone 8 W. Owyhee Ave; Lots 28 & 29; Block 60 from Commercial to Residential.

Council spoke up about wanting to keep the area commercial; they are worried about not having spaces for commercial businesses.

Mayor Christoffersen asked for a motion to approve the rezone;

Councilman Tines voted no

Councilman Atkins voted no

Councilwoman Murray voted no

Motion not approved.

Library Report:

Sharla said they were getting ready to start the summer reading program.

She added they had 1,165 visitors per month

Police Report: Danny reported things were slow; he added the City Cleanup was Saturday and everyone should meet at the Riverside Park at 8:00 a.m.

Public Works Report: Bret reported they are spraying and weeding around town.

He added Peterson Park is almost ready for the restrooms.

He discussed his trip to Illinois to review other Cities waste water systems.

Mayor Christoffersen said he felt they should definitely go with the maintenance agreement.

Bret added they had repaired one irrigation leak.

Engineer Report: Andrew Kimmel said USDA should be sending their approval next week.

He added DEQ is actively reviewing and we should hear from them soon.

He mentioned there is a possibility of a walking path grant coming around again. The Council asked him to apply.

Andrew mentioned the possibility of using some of the dirt from the Airport at the lagoons.

He said they would leave 100 feet of right of way along Hwy 95. He added there is approximately 35000 yards of dirt available and we will need 53,000 yards total.

City Hall Update: P & Z Report: Alice gave her report; see attached.

Attorney Report: Paul had nothing to report.

Mayor and Council Member Report

Discussion/Action – Bulk Water Rates; this was discussed and Alice was asked to table this until the Council could research the issue.

Discussion/Action: Impact Fees – The Council asked the Mayor to contact Anne Wescott (Paul's contact) and research with the possibility of implementing impact fees.

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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.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk