

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall
31 W. Wyoming Street

August 10, 2022

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Mike McFetridge, Sharla Jensen,

Guests: See Attached

Attorney: Paul Fitzer

Mayor Christoffersen asked for a motion to amend the agenda to add an Executive Session in Accordance with Idaho Code 74-206 (1) (a); Councilman Tines made the motion and Councilman Atkins seconded; motion carried by full Council.

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

Approve Council Meeting Minutes from the July 13th, 2022 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.

Mayor Christoffersen 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 about his new plan/layout for his duplex.

Justin Rickleman stated he was not totally against the duplex but he was denied a mother-in-law's quarters.

Other members of the audience asked about the drive way and parking. Ethan stated he would have room for parking and backing out due to the City's 20 foot set back.

Mayor Christoffersen reopened the regular meeting.

Discussion/Action: Special Use Permit for E. Eells to build a duplex at 234 E. Colorado.

No further discussion was made; Mayor Christoffersen asked for a motion to approve the special use permit; Councilman Aebischer made the motion and Councilman Atkins seconded, motion carried by full Council.

He asked for a roll call:

Councilwoman Murray	yes
Councilman Aebischer	yes
Councilman Tines	yes
Councilman Atkins	yes

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

Public Hearing: Rezone and Vacate for East Owyhee for the Homedale High School:

Rob Sauer; school superintendent; spoke to the Mayor and Council explaining their plans for the rezone and vacate. (See attached) The School district wants to rezone the area

addressed as 101 E. Owyhee from commercial to public. The school district purchased the property and would like it zoned appropriately. Andrew questioned maintenance and drainage on the vacated portion of Owyhee; the engineer stated they would work out whatever the City and homeowner wanted/needed.

The Vacate is for East Owyhee approximately from N 1st ST. E to the alleyway at N 2nd St. E. (See attached) They are hoping to have the vacated property as a drop off and pick up only. The buses will use the back side of the 101 E. Owyhee; the school is going to make a roadway by the alley; but will not encroach on the alley. They were asked to have several feet between the irrigation lines and the bus route. The parent drop off will be on Owyhee; they will have a roundabout at the intersection of 2nd and Owyhee. Jeff asked if the turnaround was large enough for firetrucks. They said they would follow city regulations and make adjustments as needed. (See attached plans) They added they would have a gate at the N 2nd St E location.

Discussion/Action: Rezone and Vacate for East Owyhee for the Homedale High School:

Mayor Christoffersen asked for a motion to approve the rezone for the 101 E Owyhee from Commercial to Public; Councilman Tines made the motion and Councilman Atkins seconded;

Roll Call:	Councilwoman Murray	yes
	Councilman Aebischer	yes
	Councilman Tines	yes
	Councilman Atkins	yes

Motion approved by full Council.

Mayor Christoffersen asked for a motion to approve the vacate E Owyhee at N 2nd E to the alley on conditions the fire department approves the road and the turn around and the approval of the homeowner at 20 N. 1st Street East. Councilwoman Murray made the motion and Councilman Aebischer seconded.

Roll Call:	Councilwoman Murray	yes
	Councilman Aebischer	yes
	Councilman Tines	yes
	Councilman Atkins	yes

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

Public Hearing: Vacate unused alleys and streets that run through 401 U S Highway 95 and Between E Idaho Avenue and Industrial Road. The City's attorney explained that this property was never part of the City; but just to be on the safe side; the property owners asked the City to vacate; disclaimer of interest in the property. Amalgamated Sugar asked for a vacate on the above described property. Amalgamated Sugar is moving their beet dump and this property will eventually be sold and they would like a disclaimer of interest to be signed by the City. The Attorney recommended the City approve the Mayor to sign the vacate and sign the disclaimer of interest. No further comments were made; the Mayor closed the Public Hearing and reopened the regular meeting.

Mayor reopened the regular meeting:

Discussion/Action: Vacate unused alleys and streets that run through 401 U S Highway 95 and Between E Idaho Avenue and Industrial Road: Mayor Christoffersen asked for any input/questions from the Council; none were given. Mayor Christoffersen asked for a motion to approve the vacate unused alleys and streets that run through 401 U S Highway 95 and Between E Idaho Avenue and Industrial Road and for him to sign the disclaimer of interest in the property; Councilman Tines made the motion and Councilman Atkins seconded.

Roll Call: Councilwoman Murray yes
Councilman Aebischer yes
Councilman Tines yes
Councilman Atkins yes

Motion carried by full Council.

Library Report: Sharla reported they had received approval from Canyon County Commissioners to be on the November ballot to become a library district. They will meet on the 15th with the Owyhee County Commissioners for the same thing. She did mention they had a leak in the roof and Councilman Aebischer said he would check it out due to the fact it has not rained.

Police Report: Jeff said he had nothing to report

Public Works Report: Mayor Christoffersen said the public works guys were working on flushing lines; spraying weeds and keeping busy.

Engineer Report: Andrew Kimmel said they are working with Idaho Dept. of Commerce to see if they can get the parking lot and sidewalks included in the Peterson Park Grant. He added a condition to the grant is security cameras; Jeff said he would check on the price and what type could be installed.

He reported we were 3 down on the list for the walking path grant. He is going to check to see what would work better for us.

Andrew said there were 9 contractors interested in the wastewater system bidding; and the deadline for submitting a bid is August 23 and we would need to have a special meeting August 24th.

Andrew said the school's engineers had ask about receiving permission to start with the water line; he had told them no; they must submit the total project prior to his approval. He added they would need to widen 3rd Street E. due to additional traffic on that road.

City Hall Update: P & Z Report: Alice reported a couple of new building permits.

Attorney Report: nothing to report.

Mayor and Council Member Report:

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

PUBLIC HEARING: PROPOSED FY2023 BUDGET; Appropriation Ordinance for FY23; Discussion/Action:

Mayor asked for public comments; none made.

He closed the public hearing and reopened the regular meeting

Mayor Christoffersen asked for a motion to suspend the 3 readings of the ordinance and read in title only; Councilman Tines made the motion and Councilman Atkins seconded. Mayor asked for a roll call:

Roll Call: Councilwoman Murray yes
Councilman Aebischer yes
Councilman Tines yes
Councilman Atkins yes

Motion carried by full Council.

Alice read the proposed ordinance title:

Mayor Christoffersen asked for a motion to adopt the proposed ordinance; Councilman Tines made the motion and Councilman Atkins seconded

Roll Call: Councilwoman Murray yes
Councilman Aebischer yes
Councilman Tines yes
Councilman Atkins yes

Motion carried by full Council.

Discussion: Nevada Avenue between North 3rd St West and N 4th Street West
(Currently County Road)

Mayor Christoffersen reported that currently this section is in the County and approximately 30 feet wide. He said Curtis was going to meet with the County to discuss the roadway. The County is going to have the roadway surveyed and currently they are asking the City take the roadway. He added he felt it should be a one way road going west. It was decided they would need to wait on the County's survey and report.

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 asked for a motion to go into executive sessions for the following; Councilman Tines made the motion and Councilman Atkins seconded.

Roll Call: Councilwoman Murray yes
Councilman Aebischer yes
Councilman Tines yes
Councilman Atkins yes

Motion carried 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.

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 reopened the meeting;

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 
Alice E. Pegram, City Clerk