

HOMEDALE CITY COUNCIL MEETING
Homedale City Hall

June 14th, 2023,

6:00p.m.

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Jeff Eidemiller, Scott Jacops,

Guests: See Attached

Attorney: Paul Fitzer

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

Approve Council Meeting Minutes from the May 10th, 2023 meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the meeting minutes; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Packer Development/TKO Homes/OPS LLC.: Discussion/Action Items: requesting permission to create a park like setting on the City property between N 4th Street W and N 3rd Street W. Also: requesting help in the access to the remaining Nevada Lots. (See attached plan) Chad is requesting the city allow them to run a 20-foot road down the vacated road and they would put in some landscaping/park type area. The City would need to maintain the property. After much discussion, it was decided the City would put the property back up for sale and take sealed bids. Mayor Christoffersen asked for a motion to table this request; Councilwoman Murray made the motion and Councilman Atkins seconded. Motion passed by full Council.

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

PUBLIC HEARING: : Hearing is for the public to address the City Council's declaration pursuant to Title 50, chapter 14 of the Idaho Code that it is in the City's best interest to transfer and/or convey without consideration certain real property to a State of Idaho tax supported governmental library district to wit: The Gypsy Jackson Memorial Library. The gifted property includes: the Homedale Library located at 121 West Owyhee and its contents: Homedale Community Center located at 125 West Owyhee and the Original Homedale Library which is currently located behind the Community Center. See attached information. After much discussion; everyone seemed in agreement to "gift" the 3 buildings to the Library District.

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

Library Property Distribution: Discussion/Action: City Council's declaration pursuant to Title 50, chapter 14 of the Idaho Code that it is in the City's best interest to transfer and/or convey without consideration certain real property to a State of Idaho tax supported governmental

library district to wit: The Gypsy Jackson Memorial Library. The gifted property includes: the Homedale Library located at 121 West Owyhee and its contents: Homedale Community Center located at 125 West Owyhee and the Original Homedale Library which is currently located behind the Community Center.

Mayor Christoffersen asked the Council for any additional thoughts. None given.

Mayor Christoffersen asked for a motion to either approve or deny the conveyance of the Library, Community Center and the old original library building and the documents that pertain here to; government conveyance; the quit claim deeds and the ordinance upon receipt from the Homedale Library District of the information requested by Department of Commerce and a legal description of the property; excludes the tables and chairs the City purchased. Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council. Mayor Christoffersen asked for a motion to waive the 3 readings of the ordinance 438 and have it read in title only; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

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

Attorney read Ordinance 438 in title.

Mayor Christoffersen asked for a motion adopt the ordinance; Councilman Aebischer made the motion and Councilwoman Murray seconded. Motion carried by full Council.

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

Martin Maestresjuan: Discussion/Action: Proposed subdivision at Batt Corner and Boehner (Out of City Limits) Possibility of using City Water for subdivision.

Martin requested the City waive him access to City Water for his subdivision.

Mayor Christoffersen asked for a motion to approve Martin access to City Water; no motion was made; so the answer to hook up to City Water System is no.

Tom Gaskins; Garlandon LLC: Sewer Assessment on Car Wash: Discussion/Action.

Tom Gaskins proved 50 pages of other cities and communities. He would like the City to reevaluate his sewer bill for the car wash. After much discussion, it was decided Andrew Kimmel would review and check into the situation.

Mayor Christoffersen asked for a motion to table this until Andrew review and come back with more information; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Police Report: Jeff said they had two vehicles at the auction.

Public Works Report: Scott said they are spraying weeds; mowing. He added they would start working on the sprinkler system at Peterson. Mayor Christoffersen stated they would be putting in a guard rail, so no one drives into the river.

Engineer Report: Andrew stated the sewer project was about one month behind schedule. They have started moving dirt from the airport. He said they have started the design on the walking path. Mayor added the grant was for \$250,000 and we would be adding some in-kind. Andrew said they had Skinner survey the pathway.

Andrew said we would be receiving a funding packet offer from DEQ for a water project in the amount of 5.5 million. He added roughly 53% is grant; to cover the new well; service lines; lead

and copper rule. Andrew said if lead was found; it would replace the line from the meter to within 5 feet of the house.

City Hall Update: P & Z Report: see attached

Alice said the pool was open; staff and weather permitting.

Lot Line Adjustment for 308 and 310 West Owyhee Ave: Discussion/Action. The idea is to take the 3 lots and make it 2 lots; so they would have more space for 2 homes. Mayor Christoffersen asked for a motion to approve the lot split; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Attorney Report: No report

Mayor and Council Member Report Mayor stated he would be out part of next week attending the AIC conference in Boise.

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 stated the meeting would be moving out to the Sewer Lagoons.

The Mayor; Council, Alice and Andrew met at the lagoons and reviewed the progress.

Mayor Christoffersen adjourned the meeting at the lagoons



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk