

HOMEDALE CITY COUNCIL MEETING  
Homedale City Hall

MAY 10<sup>TH</sup> 2023

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, 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 Atkins made the motion; Councilman Tines seconded. Motion approved by full Council.

Approve Council Meeting Minutes from the April 12<sup>th</sup>, 2023, meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the meeting minutes; Councilman Tines made the motion and Councilwoman Atkins seconded. Motion carried by full Council.

Mayor closed the regular meeting and opened the Public Hearing:

Public Hearing: Amendment to Ordinance #437; changing the verbiage and description of vacated portions of property commonly known as the Sugar Beet Dump between Idaho Avenue and Industrial Rd.

Mayor explained this was a formality on the verbiage the title company wanted changed on the original ordinance. Jason Mau with Amalgamated Sugar explained this was needed to sell the property; they needed to include the total property description; not just the vacated portion. No one else had any comments.

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

Discussion/Action: Amendment to Ordinance #437; changing the verbiage and description of vacated portions of property commonly known as the Sugar Beet Dump between Idaho Avenue and Industrial Rd.

Mayor asked the Council if they had any comments; none given. He then asked for a motion to approve the amended ordinance; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Mr. Packer asked to have this moved to the June meeting.

Packer Development/TKO Homes/OPS LLC.: Discussion/Action Items: requesting permission to create a park like setting on the City property between N 4<sup>th</sup> Street W and N 3<sup>rd</sup> Street W. Also, requesting help in the access to the remaining Nevada Lots.

Republic Services: Discussion/Action on increase: A PUBLIC HEARING WILL BE HELD AT A FUTURE DATE:

CURRENT RATE			PROPOSED RATE			PERCENT OF INCREASE
SERVICE	PER TOTE FEE	TOTAL	SERVICE	PER TOTE FEE	TOTAL	
\$11.03	\$2.50	\$13.53	\$12.02	\$2.73	\$14.75	9.02%

Bill Pastoor spoke to the Council about a proposed rate increase; see attached list. He asked them to consider the increase due to an increase in Republic's costs. Bill said they may need to come back annually and request a smaller increase. It was decided to put this at a future meeting due to the increase being over 5%.

Police Report: No report

Public Works Report: no report from Scott

Mayor Christoffersen did report on a water line replacement of approx. 300 feet on Main Street.

Engineer Report: No Report

Mayor Christoffersen did report it looked good for us to finally get the walking path grant.

City Hall Update: P & Z Report: Alice reported we had 300 dog tags; and Linda was doing a great job of collecting on the irrigation.

Attorney Report: no report

Mayor and Council Member Report

Approve the Bills Discussion/Action. Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full council.

Library District: Discussion/Action: John Russel; City Auditor spoke on the final library audit. The final dollar amount the City would need to disperse to the library before insurance is: \$3574.01. Amanda Rice stated the Library District Board is in full agreement with the auditor's figures. See attached audit report and letter from Dennis Porter at the Idaho Dept. of Commerce.

Councilman Aebischer: he felt this should be broken up into the 3 separate building; and he feels the new library should be given to the district. The original library should also be given to the library district also. The 1980 should also be given to the district; they use it a lot.

Councilwoman Murray said she agrees with Councilman Aebischer.

Councilman Tines asked the attorney his thoughts: Paul stated the agreement would need to state the property is being donated to another government entity and it must remain a library for a certain time and if they didn't it would revert to the City of Homedale. This must be decided after a public hearing.

Councilman Tines said he would like to wait until after the public hearing.

Mayor Christoffersen said they need to decide something today so we know what to publish in the public hearing. Councilman Tines said the original and the new one could be in the agreement; but we should keep the one we are calling a Community Center. Councilman Aebischer said they would still use it as a community center; and they would allow the police dept to have first rights to use it at no cost. Mayor Christoffersen wanted to be sure they would honor the people who have it reserved. He wants to be sure they know if it fails; it comes back to the citizens of Homedale.

Councilman Atkins: he stated his opinion is different; but his job is to do what the citizens want; so, he said to give them all 3 buildings. He added; he was upset by the letter that was given to the Mayor and Council; he added the Council is on the hook for the \$500,000 if the deal wasn't done correctly. He said he did not appreciate the letter, and no one had an axe to grind, and he hopes it all turns out good. He added it must be done by the

Law.

Mayor Christoffersen said the attorney will write up the contract and his word goes. He said he would do this by the new library, the library built in 1980 and the old old library. He added the tables and chairs would come back to the city. The council said to do all three at once. He asked for a motion to go into a public hearing to transfer the three buildings from the City of Homedale to the Homedale Library District; with a value of zero; with an agreement to comply with the Dept. of Commerce letter dated March 2<sup>nd</sup>, 2023; motion to include a public hearing on June 14<sup>th</sup>; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full council.

No executive session

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.

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

Mayor Christoffersen adjourned the meeting.

  
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Mayor Gheen Christoffersen

Attest:   
Alice E. Pegram, City Clerk