

**MINUTES  
PAYETTE CITY COUNCIL  
Public Hearing & Regular Meeting  
January 20, 2015**

**6:30 PM – Public Hearing**

**ROLL CALL**

**Members Present:** Mayor Jeff Williams, Mark Heleker, Nancy Dale, Ray Wickersham, Craig Jensen, Jeff Sands and Lee Nelson

**Members Absent:** None.

**Staff Present:** Mary Cordova, City Administrator; Doug Argo, City Engineer and Bobbie Black, Deputy City Clerk

Council President Mark Heleker served as moderator of public hearing. Mayor Williams stated he has a conflict of interest. Heleker asked if any ex-parte communications have taken place with Council members on this subject, due to this being a quasi-judicial hearing. Has anyone had discussion outside council chambers and if so what conversations have occurred? Councilor Dale disclosed that she has visited with owners of the second hand store, Alan Massey, just general research on the subject. No one else.

- A. An application by Shawn & Mindy Rudkin for a Variance to off street parking requirements and residential use before completion of the off street parking requirements. 240 No Main St, Lots 8, 9 and 10 in Blk 7 of Payette, Gorrie (Old Courthouse). The property is zoned C-1 Commercial Downtown.

Mindy Rudkin, PO Box 154, Parma addressed the Council. She stated that she had spoke with Betty from D & B furniture regarding her concerns with parking in front of her store. Site plan shows parking would be in front of the empty lot for her tenants, and she tried to address her concern. Ms. Rudkin will educate her tenants on where to park. There is a street lamp in front of the proposed parking lot, so parking will be moved to the south side, then they wouldn't have to move light and that would free up parking concerns. It will be one way entrance from alley and exit onto Main Street. Council President Heleker stated it looked like 15 proposed parking lots, Ms. Rudkin thinks it is only 14 with the handicap. They are planning on doing the project in two phases; the first phase will be completed May 31, of this year. They will not start phase II until the parking lot is paved. Councilor Jensen asks in regards to vacant parking lot, how many are in the vacant lot now, 4-5 she stated. There are three parking spaces directly in front of building. Ms. Rudkin was asked if she will have tenants living there before being graveled, she stated it will be pushing it. In the main courthouse building there will be two, one bedroom apartments. That is what the Masons had worked out with the original owner. Their vision was to have business and use those spaces for parking. She was asked how many parking spaces are around the corner and she stated three spots that come up to the mailbox and past that where it slopes, people also park there. Bail bonds business does park in front of building. It is parallel parking now. Councilor Sands stated it is wide enough for vertical. Ms. Rudkin stated most people park across the street when she is there. They are closing next week, and the appraisal should be completed today. Councilor Sands asked if the vacant lot goes with courthouse, Rudkin replied yes. She was asked how many apartments altogether and she stated four on upper level, four on main level and three in the back. First phase there will be five units and second phase six. All one bedroom apartments. The 11 does include the one existing businesses. She doesn't know what relationship they have with current owner. Doug Argo stated with one way routing it can work. They lose at least four parking spaces on the street. Councilor Sands asked if the parking lot is solely for the apartments, Ms. Rudkin stated yes. Councilor Nelson stated with angle parking by the barber shop, it is tighter, but he doesn't see it any more dangerous than this one. Mr. Argo stated straight parking makes a difference on site. Ms.

Rudkin stated Phase II is flipped flopped from what you have now. Mindy Rudkin asked Doug Argo about parallel parking on 3<sup>rd</sup> Avenue North, it doesn't seem like there are actually parking spots there. He stated yes there was. Councilor Dale asked if Phase II goes back to P & Z, Ms. Rudkin stated she wanted to accommodate the second hand store. Councilor Dale stated she is uncomfortable about approving without knowing what Phase II is and the overall development. Councilor Sands stated the courthouse was used before and we got through it, cars park on Main Street right now for people that live in apartment's downtown. Councilor Dale stated there is no place else to park except vacant lot. Sands stated when Joe's Club was operating; everyone parked in the WICAP parking lot. Ms. Cordova stated that tonight you are making a decision on the recommendation from P & Z. The proposal that was given is not an approved parking plan. All these items in yellow will be variances to what is proposed. The City offered several proposals to P & Z and they chose to go with Option #1. The Rudkin's would come back with Phase II and ask for all the variances at a later date. They are trying to close and that is why we offered several options. The parking plan has not been approved, gravel only, and access through the alley only. This is a concept plan at this point. This is to help them and get rental income coming in. Doug Argo stated there is substantial shortfall to parking requirements. Councilor Sands asked Ms. Rudkin if she is okay with being approved for this now and Phase II in the future, she stated, yes I am hopeful. Dave Jennings, 2274 NE 16<sup>th</sup> Street, Fruitland, addressed the Council. He is the secretary of Washoe Lodge of the Masons. They are the property owners to the south. He wants to go on record that they are in support of the Rudkins proposal.

Public Hearing closed at 7:04

#### **7:04 PM – Regular Meeting**

A regular meeting of the Payette City Council was called to order at 7:04 PM by Mayor Jeff Williams in the City Council Chambers of Payette City Hall, 700 Center Avenue.

#### **ROLL CALL**

Members Present: Mayor Jeff Williams, Mark Heleker, Nancy Dale, Ray Wickersham, Craig Jensen, Jeff Sands and Lee Nelson

Members Absent: None.

Staff Present: Mary Cordova, City Administrator; Doug Argo, City Engineer, and Bobbie Black, Deputy City Clerk

#### **PLEDGE**

The Pledge of Allegiance was led by Doug Argo.

#### **CITIZENS COMMENTS**

Councilor Wickersham stated there will be a meeting on February 4<sup>th</sup> for discussion on the boys & girls club at the Hideaway Grill from 6-7:30pm.

Mayor Williams reminded council members to please ask to be recognized by chair and not have multiple conversations going on while others are speaking.

#### **APPROVAL OF MINUTES**

A motion was made by Heleker and seconded by Jensen to approve the work session & regular meeting minutes of 01-05-2015 as written.

After a unanimous voice vote by the Council, the motion  
CARRIED.

## **APPROVAL OF BILLS & PAYROLL**

A motion was made by Nelson and seconded by Heleker to approve the City Bills & Payroll in the amount of \$267,657.21.

At the roll call:

Ayes: Wickersham, Jensen, Dale, Nelson, Heleker, Sands.

Nays:

The motion CARRIED.

## **SPECIAL ORDERS**

None

## **COMMUNICATIONS**

- A. Thank You – Eilene Sweeney – Street Department – Mayor loves to hear this from our citizens; kudos to our guys.
- B. Dodge Ball Tournament – March 7<sup>th</sup> – Heleker informed that it will be held at the dome, but is not a HS activity. Lion's breakfast will be that same morning. Black informed the Council that the funds raised at the dodge ball tournament will go to the reader board fund.

## **PLANNING & ZONING**

None

## **AGENDA ITEMS**

- A. Agenda Request - AmeriCorps VISTA Introduction  
Crystal Yokom from AmeriCorps VISTA addressed the Council. She handed out a one page summary. She wants to let the Council know they are here and what they are doing. She is a volunteer paid stipend position. Payette County local foods campaign is her project. Ms. Yokom stated she has copy of the cultivate Idaho annual report if interested. She encourages growers to keep what they grow local and consumers to purchase local. Her final project will be a farm crawl; you start a meal at one place and continue to other places where product is grown.  
Samantha Breech also addressed the Council. She handed a one page summary to Council. There was a breakout work shop to join the three cities in the county. She would like to develop a county wide youth council and focus on food security issues. She asked if anyone from the Payette Mayor's Youth Advisory Council could be a part of that. The one that works with the City would be glad to be a part of it Councilor Heleker stated. Councilor Jensen asked about the farmers market, and Ms. Yokom gave a brief rundown of state laws and regulations. Smaller producers would like to sell locally. Ms. Breech asked if the Council would like progress reports, and Mayor Williams stated quarterly would be nice.
- B. Donation Request - Friends of the Pool  
Jim Franklin, 10301 Payette Heights, addressed the Council. He stated the Friends of the Pool have had successful projects sponsoring children to swim. He is asking for a one month individual pool pass to be used for someone outside the group as a reward.

A motion was made by Heleker and seconded by Dale to approve donation request for Friends of the Pool for a one month individual pass to pool for \$50.00.

After a unanimous voice vote by the Council, the motion CARRIED.

C. Donation Request – Treasure Valley CC Baseball

It was noted that no one was here to speak. Ms. Cordova stated she believes we have given a discount rate from \$2.75 to \$2.25 in the past. Councilor Heleker declared a conflict of interest, as he coaches at TVCC. Pool would keep track of who students were.

A motion was made by Nelson and seconded by Wickersham to approve donation request for Treasure Valley CC Baseball for reduction in pool pass from \$2.75 to \$2.25 and not to exceed \$100.00.

Councilor Dale stated she has an issue spending Payette resident's money and no one was here to speak on it. Councilor Nelson asked if there any local kids on the team.

After a voice vote by the Council, the motion CARRIED, with Dale opposed and Heleker abstaining.

D. Variance - Shawn & Mindy Rudkin

Mayor Williams abstained himself from this agenda item.

A motion was made by Nelson and seconded by Jensen to approve variance request for Shawn & Mindy Rudkin for Phase I to off street parking requirements and gravel off street parking provided for Phase I, with completion of Phase I no later than May 31, 2015 and allow the residents of the four apartment dwellings and one commercial unit to park in existing parking spaces on the street at 240 No Main Street.

After a unanimous voice vote by the Council, the motion CARRIED.

E. Utility Account Write-Offs

A motion was made by Heleker and seconded by Wickersham to approve utility account write-offs as presented in amount of \$1,096.60.

After a unanimous voice vote by the Council, the motion CARRIED.

F. Agenda Request – Payette Valley Gardeners Request for Sign

A motion was made by Heleker and seconded by Jensen to approve Payette Valley Gardeners request for sign in Central Park near the NE corner of the Library.

After a unanimous voice vote by the Council, the motion CARRIED.

**DEPARTMENTAL REPORTS**

- A. Police Department – December 2014
- B. Fire Department – December 2014
- C. Treasurers Report – December 2014- Mayor Williams asked about BAB bond money. Ms. Black explained the BAB bond money process.
- D. Parks & Rec Committee – January 7<sup>th</sup> – Councilor Jensen stated Jim Franklin is asking about pool update and pool maintenance and is getting someone to do an analysis. He did get the name to Ms. Cordova and it was stated we are in communication with them. We are waiting to hear back from Kathy Muir from the state on the bike pump park. The requested paperwork has been sent to her.
- E. Airport Commission – January 12<sup>th</sup>
- F. Forestry Commission – January 13<sup>th</sup>
- G. Library Commission – January 13<sup>th</sup> – Councilor Dale stated the library directors report was distributed for information. They are taking applications for the vacancy on the library commission. The new chair is Erica Bazil.
- H. Doug Argo – He stated that construction on boat ramp will start February 1<sup>st</sup>.

**MAYORS COMMENTS**

Mayor Williams stated that our public works committee had discussion about a onetime credit for swimming pool users.

Legislators and senators will be in Payette this Saturday, January 24<sup>th</sup>.

He stated that residential use in commercial zones have to get a CUP every time. Planning & Zoning had a public hearing to not have to do that. At their next meeting they will talk about non-conforming uses. Public Works also talked about water leak credit. The Mayor would also like some discussion on Kiwanis building at the 2<sup>nd</sup> meeting in February. Storage container units also need to be on a work session.

**CITIZEN'S COMMENTS**

Liz Amazon had the 2015 Historical Society Calendars for sale at \$12.00 each. They are available at the museum.

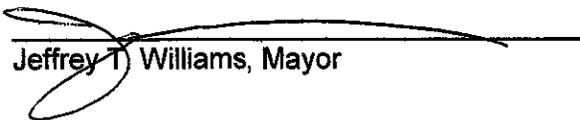
Councilor Heleker stated that on March 7<sup>th</sup> is the dodge ball tournament that starts at 10:00 and the Lions breakfast starts at 7:00. He thanked Councilor Jensen for helping with the senior projects.

**ADJOURNMENT**

A motion was made by Heleker and seconded by Jensen to adjourn the regular meeting at 8:03 PM.

After a unanimous voice vote by the Council, the motion CARRIED.

Signed this 3<sup>rd</sup> day of February, 2015.

  
 Jeffrey T Williams, Mayor

ATTEST:

  
 Bobbie Black, Deputy City Clerk