



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, July 26, 2024, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

**Call to Order:** Mayor Johnson called the Regular Meeting to order at 5:31 p.m.

**Roll Call:**

**Present**

Chris Johnson, Mayor Johnson - *via Zoom*

Christina Giordani, Council President

John Carreiro, Council Member

Robin Leahy, Council Member

Diane Shay, Council Member

Shaun Mahoney, Council Member

Roll Call was conducted; all Members were present.

**Staff Present:**

Rick Allington, City Legal Representative

Greg Beaver, Fire Chief

Kirt Gaston, Marshal

Shelly Shoemaker, City Treasurer

Shane Garrison, Contractor Water – *via Zoom*

Michelle Snarr, City Clerk

**Others in Attendance:** Tony Evans, Tom Blanchard, Jeff Pfaffle, Les Cameron, Tax & Fee Payer, *via Zoom*, and Suzanne Wrede, *via Zoom*

**1. Notice of Agenda Compliance:**

The posting of this regular meeting agenda complied with Idaho Code §74-204. The regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the city website on *July 18, 2024*.

**Motion:** Council Member Shay moved the notice agenda was in compliance with Idaho Code §74-204. Council Member Carreiro seconded the motion. The motion passed unanimously.

**2. Call for Conflict as Outline in Idaho Code §74-404:**

Mayor Johnson called for conflict from any Council Member or staff Member with any agenda item. No conflict was noted.

**3. Wastewater Facility Plan Update, Dated June 30, 2023 (Planning Study and Environmental Document)  
City of Bellevue – Wastewater Facility Plan Update, June 2023**

**a. Public Comment Period. (*Written Comments may be submitted during the meeting as well*)**

Mayor Johnson explained the item was brought to the Council from the previous Mayor Johnson. He went on to say that every five (5) years, an update has to be completed. In addition, the city received a Department of Quality (DEQ) grant. As of now, the city will be approving the plan; however, they will not approve any of the actions. Although the update plans provides alternatives, the city does not have to make a recombination at this point. Mayor Johnson provided an update on the wastewater system. The odor from the lagoon system went away after proper treatment and the system is working as it should. The city is waiting for Idaho Counties Risk Management

Program (ICRMP) to assess the city's claim for the wastewater system, and they are finalizing the electrical systems, pumps and motors. He does not have a timeline; however, he hopes to have a good assessment and the plant up and running soon.

Mayor Johnson opened the public comment period at 5:34 p.m.

With no public comment forthcoming, the public comment period closed at 5:35

b. Consideration of Discussion and the Council's Possible Formal Preferred Selected Alternative (Alternatives found in the City of Bellevue, Wastewater Facility Plan Update, Section 4: Collection System Alternatives

Mr. Kimmel, Great West Engineering, was present to discuss the Wastewater Facility Plan Update. He explained how the process worked with DEQ; an entity can't do a facility upgrades unless it has an approved, updated facility plan. If the Council were to approve the Plan Update as written, they could change your mind. The city can always refocus their decision. However, if the city doesn't change the base report, there will be some issues.

Council Member Obenauf recalled the city had to complete something by a specific date in regard to the water bond; does this item apply to that time sensitive? It was explained the water grant paid for the study to be completed; it is a Compliance agreement. Mayor Johnson explained the city had to move away from Keller & Associates, and there will be a few other things to address. This provides the city with a certified plan approved by DEQ, and it allows the city to be more transparent.

**Motion:** Council Member Shay moved to approve the City of Bellevue Wastewater Facility Plan and Planning Study and Environmental Document Update, Dated June 30, 2023. President Giordani seconded the motion. Council Members voting aye: Members Giordani, Carreiro, Leahy, Mahoney, Obenauf and Shay. Members voting nay: None. The motion passed unanimously.

**4. Public Comment:** (for Items of Concern Not on the Agenda)

Mayor Johnson opened the meeting for public comment at 5:39 p.m.

Mr. Tom Blanchard – 33 Lower Broadford Road

Mr. tom Blanchard said he was interested in making comments on the agenda item regarding the 61.01 acres owned by the city. If the council is not taking comments during that agenda item, he would like to give the comments now. Mayor Johnson, indicated the item was just a discussion to start the process.

With no other public comment forthcoming, the public comment closed at 5:40 p.m.

**5. Park Fees: (Request for Fee Waiver and/or Reduction of Fee – Memorial Park)**

Consideration of Fee Waiver and/or Reduction of Fees for Memorial Park of \$680 for September 1 and September 2, 2024, for the Bellevue Labor Day Celebration

Mrs. Stefany Mahoney addressed the council and requested a park fee waiver in the amount of \$680 for the annual City of Bellevue Labor Day Celebration. She stated the event brings in a lot of individuals and revenue for the city. President Giordani explained the city has been trying to set a precedent with fee waivers. She added while this is a City of Bellevue event. It is not directly tied to the city; it is a private party that organizes it and keeps the money. The city charges other applicants for park events, and it is important to set a precedence to charge fees.

Mrs. Mahoney discussed the history of the Labor Day Celebration and added that the money stays in a dedicated account. In any year, they could make or lose money. President Giordani said she completely appreciates the group that puts on the event, and she thought there were private fees that cover the costs it. She knows how important the fees are in order to keep the city running.

Council Member Shay expressed concern about the entire fee. She pointed out there have been years that she and other volunteers have been there and from all the candy that is thrown from the parade, there are some fees that are charged to cover the cleanup portion of the event. Mayor Johnson indicated he didn't deny that staff has to come for the event and there is a law enforcement presence.

Council Member Obenauf said she believed in the cause, and the event is really important. She questioned how they could reach out to the community and get everyone involved. She felt the city couldn't do it for free any longer. Mrs. Mahoney informed the council they pay the individuals to do the bar and music. She thought if the event turned out good this year, it would be the last year they would need very little help from the city.

Discussion followed regarding facilities for the event, e.g., porta potties and garbage cans. Council Member Mahoney indicated they pay for the facilities and added it is a great event and everyone does a great job. Fire Chief Beaver said the event donates a space/booth for the fire department, and they have never been charged a fee. It was added they wouldn't charge a fee to the Marshal's Office or the Library to have a booth.

City Staff involvement was discussed. Council Member Shay asked what the city's hard cost would be; how many people does the city need to set up the event? It was noted there isn't a lot of city participation until after the event and during cleanup. Marshal Gaston discussed his staff's involvement. The Marshal's Office usually runs over \$1,000, and it is for the actual event. He stated the officers would not actively watch the park from Sunday night through Monday morning; however, there would be extra patrol of the area.

Council Member Mahoney indicated everyone says they are going to help but it doesn't happen. Individuals may be at the event location at the beginning of the day but not at the end of the day. Some days they have participation from staff and other days they do not. Mrs. Mahoney stated they do a good thing and it pays tribute to the city; it is a city event.

Mayor Johnson informed the council that he had a discussion with Mrs. Mahoney, and there is one account of money for the event. When participating as a vendor, they make money for their business. However, as the city, the event has been going on long enough. If the city needs to find a line item in the budget, to support this as a city maybe council needs to look into it. It shows public involvement and keeps individuals in the city. He said this is the only event the city highlights what a great community the City of Bellevue is.

Council Obenauf inquired what the city would do moving forward. Could they do outreach and get sponsors like the library? Council Member Mahoney indicated the library event is paid for by the coffee shop and this event is no different than the library. Council Member Obenauf commented if people think this is a city event, the council should be involved. It was said there are no fees collected for the parade; they are just trying to have people and businesses involved. They are in the process of trying to find someone, with a longstanding history in the community, to be the grand marshal of the parade.

Council Member Shay said she didn't think the question was should we or should we not have the event. It is how is the city going to cover its costs? Council Member Mahoney suggested they see where they were at, at the end of the event. President Giordani pointed out there would be fees for law enforcement and grounds. The city's park fees don't cover that. She referred back to the precedence the city was setting. If it is a city event, it should be advertised as a city event; and the city needs to have involvement in the planning.

Council Member Mahoney said he thought they were thinking about the matter too much. If payment is required for the park and for the staff, they will pay it, but if they can't, they can't. President Giordani indicated there was a conflict of interest, and she thought they should pay for the park fee. It was clarified that they were only asking for the park fee waiver.

Council Member Leahy said she loves the idea of the event; however, the only fees that have been waived were for the Hunger Coalition and the ERC Clean Sweep. Council Member Carrerio noted he sees the event as a city

event, but the city does has problems with collecting fees. Council Member Leahy comment it is a bit of a gray area; she just doesn't want everyone to have their park fees waived because it is "a community event." Council

President Giordani said she just wants the city to set precedence that the city does not waive park fees. Council Member Shay asked if there was any interest in splitting the fee; Mrs. Mahoney paying for one day and the city paying for one day.

**Motion:** Council Member Shay moved to have the city absorb one day of the two day park fee.

The motion failed due to lack of a second.

Open discussion continued. Council Member Obenauf inquired what the fees were for the Marshal's Office and what about the cleaning of the park after the event; the celebration is extensive.

**Second Motion:** Council Member Shay moved the City of Bellevue absorb one day of the two-day park fee waiver request to the cost of three hundred and forty dollars (\$340). Council Member Carrerio seconded the motion. Council Members voting aye: Member Carrerio, Leahy and Shay. Members voting nay: Members Mahoney, Giordani and Obenauf. The votes did not constitute a majority vote. Mayor Johnson voted Nay. The motion failed with four votes opposed and three votes in favor.

Open discussion continued and the possibility of a second motion. Mayor Johnson asked if there was a motion to waive the fees.

**Third Motion:** Council Member Mahoney moved to waive the park fees.

The motion failed due to lack of a second.

#### **6. Consent Agenda:**

- a. Approval of Common Council Meeting Minutes | *May 13, 2024, Regular Council Meeting Minutes*
- b. Approval of Claims: *July 9, 2024, 2024, through July 22, 2024*
- c. Department Head Reports

Discussion followed regarding the consent agenda. Ms. Snarr noted that Item 6c, Approval of Common Council Meeting Minutes | *May 13, 2024, Regular Council Meeting Minutes*, needed to be removed from the consent agenda.

**Motion:** President Giordani moved to approve the consent agenda (excluding item 6a). Council Member Shay seconded the motion. Council Members voting aye: Members Mahoney, Obenauf, Carreiro, Leahy, Shay and Giordani. Members voting nay: None. The motion passed unanimously.

#### **5. New Business:**

- a. Consideration of Discussion and Possible Recommendation for the City to Proceed with Advertising / Requesting Invitation to Bids for Professional Appraisal Services; Including but not Limited to Setting Parameters on Financial Cost for 61.01 Acres of City Owned Property, Blaine County Parcel Number RPB041700000B0 (North of Cowcatcher Loop and East of Slaughterhouse Road)

Mayor Johnson introduced the item of a potential recommendation to move forward with an invitation to bid (ITB) for professional appraisal services, which included setting parameters on a financial cost. Mayor Johnson provided the history of the 61.01 acres of city owned property that is a part of the Strahorn annexation and development. He explained there were certain parameters set on the land and the time has elapsed. The land was supposed to be sold by the city for something else; however, it was never within the parameters. Due to the best

land sales economy, he wants to see what opportunities there are available for the land. He stated he was not just looking to give it away; it has to be in the best interest of the city.

Mayor Johnson opened the public comment period at 6:14 p.m.

Tom Blanchard 33 lower Broadford Road

Mr. Tom Blanchard suspected that some of the obligations were to take care of the land in nine years. He stated the original appraisal of the land was 1.5-million dollars and since that time, a previous city council didn't enforce the obligation of the development. The original agreement and provision were that the city would establish three (3) State lots in the last phase, and the land would become a State parcel.

Mr. Blanchard thought another option the city should look at was opening up the business zone for housing and a more vibrant downtown. By allowing the option for the entire parcel of property there could be development of property, and the city could be looking 40 to 50 housing units, which would be difficult for the city to provide services. He went on to say, from that point of view, he would encourage the city being its own developer, and the city has the capacity to contract out those service. As a result, the city would become its own property manager. He pointed out the City Comprehensive Plan, Chapter 10, Table 5, recreation needs and nature preserve are listed as the fourth option out of 30. The city should reserve the natural area so the adjacent property owners can enjoy it.

Mr. Jeff Pfaffle commented that what Mr. Blanchard said is wonderful points, but it is not what is on the agenda this evening. This is about a piece of property that was appraised in 2008, and at that time, the land was in Blaine County, with a R-5 zoning designation. The appraisal of 1.5-million dollars is correct. Mr. Blanchard noted that all of the property is not the same, and it would have the same appraise values it did in 2008.

Mr. Pfaffle said the land is currently zoned transitional, which defaults to general residential. The purpose of the appraised is to understand what the value of the city's asset He question what the city wanted to do with land and, how did the city you want to monetize it. The appraisals on the land that were generally done, is not what the city needs. The city needs an independent third party for conversations with other parties. The needs a range appraisal.

With no more public comments forthcoming, Mayor Johnson closed the comment period at 6:25 p.m.

Mayor Johnson indicated the city is only discussing what the value of the property is. If they know what the value is, they can talk with the Planning and Zoning Commissions and others. In addition, if they know the range of the land valuation, then they can have public comment. The reason to have a range of valuation is so the city can create a plan for the city, recreational needs, etc.

President Giordani said she thought it was a smart move and hopes the valuation that come back to the city is favorable. She believes the recommended type of appraisal is the right type so the city doesn't spend a lot of money on the appraisal to be able to understand what the city can do with it.

Council Member Shay inquired if the proposed process to advertise for bids was the correct process. Mr. Allington explained the council has a limit. Anything under \$50,000 is in the best interest of the city. In addition, there is a formal process to declare city property as surplus property.

**Motion:** President Giordani moved for the City of Bellevue to proceed with an advertisement for professional appraises services not to exceed \$5,000 for city owned property. Council Member Shay seconded the motion. Council Members voting aye: Members Shay, Leahy, Carreiro, Obenauf, Giordani and Mahoney. Members voting nay: None. The motion passed unanimously.

b. Consideration of Resolution No. 2384, A Resolution of the City of Bellevue, Idaho, Relating to Surplus Personal Property; Declaring Certain Personal Property of The City to be Surplus; Authorizing and Directing the Disposal of the Surplus Property; and Providing an Effective Date

Mayor Johnson informed the council Surplus personal property is the Marshal's vehicles, a 2018 Ford Explorer, Police Interceptor. The vehicle has significant issues, and the city doesn't want to spend any more money trying to fix it. The vehicle will go to auction

**Motion:** President Giordani moved to approve Resolution No. 2384, A Resolution of the City of Bellevue, Idaho, Relating to Surplus Personal Property; Declaring Certain Personal Property of The City to be Surplus; Authorizing and Directing the Disposal of the Surplus Property; and Providing an Effective Date). Council Member Shay seconded the motion. Council Members voting aye: Carreiro, Obenauf, Mahoney, Giordani, and Shay. Council Members voting nay: None. The motion passed unanimously.

6. **Budget Workshop:** Consideration of Discussion and Direction Regarding the Preliminary Budget for Fiscal Year 2025: July 22, 2024, Draft Budget Documents

Ms. Shoemaker addressed the Council and discussed the summary and all items balance. She noted that five (5) departments are budgeted less than last year, and there is a 2.5-percent increase for the overall general budget.

She addressed the general revenue fund, and it is broken down by percentage of income and account. She pointed out they are cutting the carryover in half; however, she could not get the numbers down without some carryover.

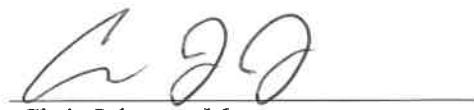
Discussion followed regarding operating expenses in the general fund by department and account. And each department is broken down. There have been a few minor changes. The city will probably change its primary plan for health insurance. The premium went up 28-percent. There are several plan options the city can adjust to that would be similar.

Ms. Shoemaker informed the council that the public hearing to adopt the annual appropriation budget for Fiscal Year 2025 is August 12, 2024. It was noted that the tentative budget can go down but it cannot increase.

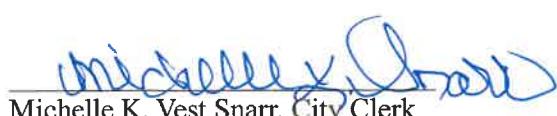
**Motion:** Council Member Shay moved to approve the City of Bellevue Fiscal Year 2025 Tentative Budget of \$7,765,415. Council Member Mahoney seconded the motion. Council Members voting aye: Council Members voting aye: Members Giordani, Carreiro, Leahy, Mahoney, Obenauf and Shay. Members voting nay: None. The motion passed unanimously.

Adjournment:

With no further business coming before the Common Council at this time, Council Member Carrerio moved to adjourn the meeting. President Giordani seconded the motion. The meeting adjourned at 6:54 p.m. ~~seconded the motion~~. The motion passed unanimously.



Chris Johnson, Mayor



Michelle K. Vest Snarr, City Clerk