



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Tuesday, November 12, 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 5:35 p.m.

Roll Call:

Members Present

Chris Johnson, Mayor
Christina Giordani, Council President – *Via Zoom*
John Carreiro, Council Member
Robin Leahy, Council Member
Diane Shay, Council Member
Jessica Obenauf, Council Member
Shaun Mahoney, Council Member

Roll Call was conducted; all Members were present. Council President Giordani was present *via Zoom*.

Staff Present:

Greg Beaver, Fire Chief
Kirtus Gaston, Marshal
Shelly Shoemaker, City Treasurer
Amy Phelps, City Clerk
Bryson Ellsworth, Water and Wastewater – *Via Zoom*

Others in Attendance: Suzanne Wrede (Via zoom), Jayne and Michael Flynn, Jay Veregge, Holly Gawlinski, Jim Laski, Errin Bliss (Bliss Architecture)

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 *November 7, 2024*.

Motion: **President Giordani** moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Shay** seconded, and the motion passed unanimously.

Mayor Johnson asked the Council to add an item to the agenda for a **Mayor and Council Report**.

Motion: Member Shay moved to add an item to the agenda for a Mayor and Council Report. Member Carreiro seconded, and the motion passed unanimously.

2. Call for Conflict as Outlined 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 at this time.

3. MAYOR AND COUNCIL REPORT

Mayor Johnson gave an update on progress made with the wastewater treatment plant. He also touched on 'chainmail' public comment coming from the Bellevue.Works website explaining that these public comments would be posted as part of the meeting minutes but would not ask the Clerk to print them out individually for each Council Member. He appreciates and encourages people to take the time to review the meeting packet materials and provide their own public comments.

Council Member Obenauf talked about the Christmas Tree lighting event and the need for volunteers.

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

Mayor Johnson opened the meeting for public comment at 5:41 p.m.

No Public Comment was made. Closed at 5:41 p.m.

5. **Consent Agenda: Action Items**

a. Approval of Claims: 10/29/2024 through 11/12/2024

b. Approval of Minutes: October 28, 2024, regular meeting minutes

Member Obenauf asked if we were still contracting with Great West Engineering. Mayor Johnson clarified that they are the City's wastewater engineer. Member Carriero pointed out the charges for irrigation for O'Donnel Park listed on the Claims. Treasurer Shoemaker explained that Clearwater changed the way they did their contract this last year. They did some repairs without prior consulting with City Staff. Some negotiations were made to lower the charges with some success. The charges were lowered slightly.

Motion: Council Member Carreiro moved to approve the Consent Agenda. Council Member Shay Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

6. **PUBLIC HEARING: ACTION ITEM**

Public Hearing to consider a Preliminary Plat/Subdivision application submitted by Mark Phillips on behalf of Cidney Hammer of KMAM REAL ESTATE IDBEL, LLC. to subdivide the lot located at Lot 1 Blk 1 in the (B) Business Zone into two (2) lots: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker, Community Development Director, gave a summary of site history for the subject plat. This application is to divide one parcel into two parcels. He clarified that the Karl Malone Dealership is not part of this application.

Council Member Shay disclosed that she reached out to David Hicks as a neighbor, in no way acting as a City Council member, to make a complaint about the construction noise coming from the KMAM plat.

Mayor Johnson opened public comment at 5:50 pm.

Holly Gawlinski, 411 Tendoy Street asked what the goal of subdividing the property in question is.

Errin Bliss, Bliss architecture- on behalf of the applicant, answered by explaining the point of the subdivision is to create two lots, or two properties, out of what currently exists as one property.

Suzanne Wrede, 24 Muldoon Canyon Road, said she thought the answer Errin Bliss offered lacked the pertinent detail that the property is being subdivided for the purpose of a gas station.

Mayor Johnson explained that the purpose of the application is to separate the parcel into two lots and the discussion is not about the uses for those parcels. Through the Bellevue City Codes, Zoning, and Ordinances, a landowner is able to take the step to break down a large parcel of land into smaller parcels for whichever use is authorized within that zoning area. The Mayor further expressed that the end use is not up for discussion at this time, and the current discussion is to determine whether the property owner has met the criteria for their request.

Mayor Johnson closed the Public Comment period at 5:53 pm.

The Council had a brief discussion about the application and the compliance with the current zoning code in the Business District.

Motion: Council Member Shay moved to approve a Preliminary Plat/Subdivision application submitted by Mark Phillips on behalf of Cidney Hammer of KMAM REALESTATE IDBEL, LLC. to subdivide the lot located at Lot 1 Blk 1 in the (B) Business Zone into two (2) lots finding the application complies with the applicable criteria set forth in Title 11 subject to the conditions one and two as started in the staff report. Council Member Carreiro Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

7. NEW BUSINESS:

a. Consideration and Adoption of City Ordinance #24-03, an Ordinance Amending Bellevue City Code Title 3 Chapter 2 Sections 1 and 8 by Adding Definition of Resort City Restaurant Liquor License and Establishing Hours of Sale for Resort City Restaurant Liquor License: Chris Johnson, Mayor | **ACTION ITEM**

President Giordani explained the proposed City Ordinance details the hours of liquor sales for restaurants that hold Resort City Liquor Licenses. Discussion was had about what other Cities in Idaho had decided on the same topic and how legacy liquor licenses are different from this license. This is tied to food service and typical kitchen hours. President Giordani touched on summer hours and how it stays light later which may have an impact on how long restaurants stay open. Further conversation was had about reevaluating the hours and making changes in the future if needed after implementation.

Motion: Council Member Shay moved to dispense the three readings and read by title only. Council Member Leahy seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay. Council Members Voting Nay: None. *Council Member Mahoney recused himself from voting because of a conflict of interest.* The Motion Passed.

Mayor Johnson read Ordinance #24-03 by title only.

Motion: Council Member Shay moved to approve Adoption of City Ordinance #24-03, an Ordinance Amending Bellevue City Code Title 3 Chapter 2 Sections 1 and 8 by Adding Definition of Resort City Restaurant Liquor License and Establishing Hours of Sale for Resort City Restaurant Liquor License. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay. Council Members Voting Nay: None. *Council Member Mahoney recused himself from voting because of a conflict of interest.* The Motion Passed.

- b.** Consideration and Approval of Resolution No. 2395, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Contract for Services with Blaine County for Providing Dispatch Services to the City of Bellevue: Chris Johnson, Mayor | **ACTION ITEM**

Motion: Council Member Obenauf moved to approve Resolution No. 2395, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Contract for Services with Blaine County for Providing Dispatch Services to the City of Bellevue. Council Member Carreiro Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

- c.** Consideration and Approval of Resolution No. 2396, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to execute a contract with Workman & Company for annual audit of City financials for FY24 in an amount not to exceed \$10,470.00: Shelly Shoemaker, Treasurer | **ACTION ITEM**

Motion: Council Member Carreiro moved to approve a Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to execute a contract with Workman & Company for annual audit of City financials for FY24 in an amount not to exceed \$10,470.00. Council Member Obenauf Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

- d.** Consideration and Approval of Resolution No. 2397, A Resolution of the City of Bellevue, Idaho Authorizing the Treasurer to assign \$33,300 to the Sewer LGIP capital Account with the Idaho State Treasurer's office: Shelly Shoemaker: Treasurer | **ACTION ITEM**

Treasurer Shoemaker explained that it has previously been practice to transfer monies from Cap fees to savings in order to earn interest. President Giordani commented on the importance of reading the agenda packet, especially when it comes to financials and treasures reports because it can act as a snapshot in time of cashflow. More discussion followed.

Motion: Council Member Shay moved to approve Resolution No. 2397, A Resolution of the City of Bellevue, Idaho Authorizing the Treasurer to assign \$33,300 to the Sewer LGIP capital Account with the Idaho State Treasurer's office. Council Member Mahoney Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

- e.** Consideration and approval of Resolution **No. 2398**, A resolution of the City of Bellevue, Idaho Amending the Monthly Water User Charges for the Municipal Water System: Shelly Shoemaker, Treasurer | **ACTION ITEM**

Treasurer Shoemaker explained that this change was made when the budget was established for FY 25. This resolution needs to be approved before it can be implemented. President Giordani stated that she would like to have a conversation to assess yearly fee increases to be sure they meet the financial needs of the City. Mayor Johnson explained that AIC has a general assessment of fees.

Motion: Council Member Carreiro moved to approve Resolution No. 2398, A resolution of the City of Bellevue, Idaho Amending the Monthly water User Charges for the Municipal water System. Council President Giordani Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member

Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

- f.** Consideration and approval of Resolution **No. 2399**, A resolution of the City of Bellevue, Idaho Amending the Monthly Sewer User Charges for the Municipal Sewer System: Shelly Shoemaker, Treasurer | **ACTION ITEM**

Motion: Council Member Carreiro moved to approve Resolution No. 2399, A resolution of the City of Bellevue, Idaho Amending the Monthly Sewer User Charges for the Municipal Sewer System. Council Member Mahoney Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

8. EXECUTIVE SESSION: PURSUANT TO IDAHO CODE §74-206(1)(F): Action Item

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. The mere presence of legal counsel at an executive session does not satisfy this requirement: **Action Item**

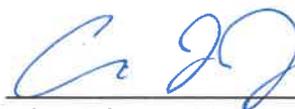
Motion: Council Member Shay moved to enter into an Executive Session Pursuant to Idaho Code §74-206(1)(F) Member Carreiro Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

Executive Session commenced at 6:33 p.m.

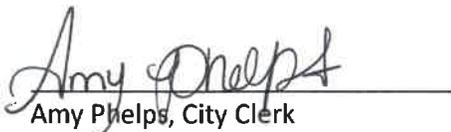
The Council reconvened regular session at 7:19 p.m.

9. ADJOURNMENT:

With no further business coming before the Common Council at this time, Council Member Carreiro moved to adjourn the meeting. Member Obenauf seconded the motion. The meeting adjourned at 7:20 p.m. The motion passed unanimously.



Chris Johnson, Mayor



Amy Phelps, City Clerk