



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on Monday, November 27, 2023, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

Mayor Johnson called the Regular Meeting to order at 5:32 p.m. and roll call attendance was conducted.

Roll Call:

- Chris Johnson, Mayor
- Christina Giordani, Council President
- Robin Leahy, Council Member
- John Carreiro, Council Member

Excused: Shaun Mahoney, Council Member

Staff Present:

- Greg Beaver, Fire Chief
- Bryson Ellsworth, Wastewater Contractor
- Shane Garrison, Water Contractor – *via Zoom*
- Kirt Gaston, Marshall
- Casey McGehee, Streets Supervisor
- Shelly Shoemaker, City Treasurer
- Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, Diane Shay, Jessica Obenauf, Trent Shoemaker, Kendy Walker – *via Zoom*, Scott Beaver – *via Zoom*, Jose L. – *via Zoom*

Notice and Hearing 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 October 27, 2023.

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

1. Call for Conflict as Outline in Idaho Code §74-404 With Any Agenda Item

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

2. Public Comment for Items of Concern Not on the Agenda

No public comment was given at this time.

3. CONSENT AGENDA:

- a. City Council Meeting Minutes: November 13, 2023, Regular City Council Meeting
- b. Claims from November 14, 2023 through November 27, 2023
- c. Request for Funds: Street Department, Two (2) ea. BACKRACK Three Light Racks and Two (2) ea. BACKRACK Light Bracket needed for F-250s – Proposed Total \$915.44.00
- d. Request for Fund: Fire Street Department, Five (5) Strobe Lights for Silverado 5500
- e. Consideration and Approval of Resolution No. 2356, A Resolution of the City of Bellevue, Idaho, Approving a Scrivener’s Error Regarding Resolution 2352, Monthly Sewer User Charges

Council Member Leahy inquired what the light racks were utilized for. Mr. McGehee explained the racks are a part of the city’s safety mandate. He added that the department needed the racks to hold the lights. Mayor Johnson added, with the aluminum trucks, magnets cannot be used.

Mayor Johnson noted that Resolution No. 2356 corrected an error in Resolution No. 2352 from last week's meeting, which adopted the existing/current monthly billing rate; no change was made to the sewer fee.

Motion: President Giordani moved to approve the Consent Agenda as presented. Council Member Leahy seconded the motion. Council Member voting aye: Members Carreiro, Leahy, and Giordani. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote

4. **OLD BUISNESS:**

None

5. **NEW BUSINESS:**

a. Acceptance of City of Bellevue, Idaho November 7, 2023 Election Results Received from Blaine County

Michelle Snarr, City Clerk, informed the council the Blaine County Commissioners had 10 days to canvass the November 7, 2023, election, and the canvass was sent via email on November 15, 2023. She added that voter turnout was approximately 31-percent (30.67-percent), which she thought was high for a non-presidential election. President Giordani noticed the percentage as well and noted that other entities had higher percentage voter turnouts than Bellevue (note: ranging from 34.43 to 42.06-percent). She questioned how the city could increase voter turnout.

Motion: President Giordani moved to accept the City of Bellevue, Idaho, November 7, 2023 Election Results Received from Blaine County. Council Member Carreiro seconded the motion. Council Members voting aye: Members Giordani, Carreiro, and Leahy. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote.

b. Consideration and Approval of Resolution No 2357, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute the Renewal of a Service Contract with Mountain Humane for Facilities and Services for the Care of Impounded Animals

Mayor Johnson informed the Council the service contract with Mountain Humane is a contract the Marshal's office utilizes when working with dog and cat concerns. He added if the city does not have this contract, the animal goes to the pound in Shoshone. He went on to say, it is a small monetary amount on the city's part. He added the city could make quarterly payments; however, he thought the city should pay it all at once (\$1,000).

Marshal Gaston stated they take the animals they receive to Sawtooth Animal Center. He said that most of the residents use Sawtooth, and they can reunite the owners with their pets. In addition, they have the contract in case someone cannot or does not want to take back the animal. He informed the Council an animal can only be at the pound in Shoshone for three (3) days and if that happens, they have no way to take care of the situation.

Motion: President Giordani moved to adopt Resolution No. 2357, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute the Renewal of a Service Contract with Mountain Humane for Facilities and Services for the Care of Impounded Animals. Council Member Carreiro seconded the motion. Council Members voting aye: Members Leahy, Giordani, and Carreiro. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote.

c. Consideration and Approval of Resolution No. 2358, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Consulting Agreement for Professional Services with Great West Engineering in an Amount Not to Exceed \$50,000 for Wastewater Treatment Plant Evaluation and Alternative Analysis System

Mayor Johnson reminded the Council that they have been working with Keller and Associates (Keller) and the city had them do a facilities plan. He went on to say the city has had issues with the plan, which includes previous mayors and himself.

Mayor Johnson stated he was not sure if the city should be working with Keller rebuilding the membrane plant, which he likened to a high-performance vehicle. He added the city paid a lot of money for the high-end, high-

quality discharge; however, the city can go with a return activated sludge (RAS). He pointed out that the city has all the upgrades that go with Keller, but the cost is between 10 and 20-million dollars. The RAS would probably be half the amount, and the operational costs would be less.

Mayor Johnson continued, with the RAS, they would get the city a screw press, which would reduce the cost of hauling the sludge; the water amount would be reduced. In addition, it meets a lot of items in the Keller plan, and he thinks it is a better plan and saves the city money.

Mr. Bryson Ellsworth, city wastewater contractor, stated the Keller plan is not a holistic plan; it is an A, B, C. plan. Furthermore, he agrees with Mayor Johnson; this is a much better plan. It will have more capacity and it will be less money on the operations cost. He went on to say, he did not think Keller's plan should be thrown to the wind; however, the plan does not have what the city needs.

It was noted that Great West Engineering will take Keller's plan and produce an alternate plan to present to the Department of Environmental Quality (DEQ). Mayor Johnson stated that it is a timely thing, and the city needs it prior to submitting the application of funds with the Idaho DEQ. He added that he spoke with Mr. Ellsworth and Great West Engineering's team, and they think it is a solid plan.

Council President Giordani questioned, as the city expands, is this what the city will continue to do? Mayor Johnson indicated it would take a few more cells, and he believes it will continue to grow and expand.

Mr. Ellsworth informed the Council the city also needs to update its SCADA. They did not receive the alerts from the system, and a basement was flooded. That instance is the second time it has happened this year. If the city updated the SCADA, it would allow the city to improve its reaction to those types of situations and improve customer service.

Mayor Johnson said the city could afford the alternative. He noted the city is getting (financially) tight on a lot of things; however, he thinks this is the best way the city can go forward in the long term. He stated this is what the city should have done 15 years ago.

Council Member Leahy inquired if the membranes would completely go away. Mayor Johnson indicated that was correct. He went on to say the city would gain approximately 80-percent of that. In addition, the city's permitting is at approximately 50-percent, and the city is exceeding that amount. He informed the Council the city can discharge at a "C," but the city discharges at an "A."

President Giordani stated she looked forward to offering the city's constituents a better option and not spending 20-million dollars. When it comes to the city's sewer and water, the city needs to do it right and if it takes the right contract to do it, she is on board.

Mayor Johnson pointed out that the Agreement was presented as: "*for an estimated total amount of \$50,000.*" He stated the city changed that to: "*for a total amount not to exceed of \$50,000.*" The city wants to make sure as it moves forward with contracts, the contractors come before the Council with change orders.

Motion: President Giordani moved to adopt Resolution No. 2358, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Consulting Agreement for Professional Services with Great West Engineering in an Amount Not to Exceed \$50,000 for Wastewater Treatment Plant Evaluation and Alternative Analysis System. Council Member Carreiro seconded the motion. Council Members voting aye: Members Carreiro, Giordani, and Leahy. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote.

d. Discussion and Approval of a Service Estimate for the Repair of an Emergency Vehicle (2013 International/7400) Bellevue Fire Department

Mayor Johnson informed the Council the engine is the main residential fire apparatus for the city and there is a small change to the service estimate.

Chief Beaver explained they had problems with the engine starting, and he and Trent Shoemaker, Assistant Fire Chief, took the engine into an authorized Freightliner dealer/shop and cylinder 6 needs repairs. Now, they just found out today that the cylinder head has been cracked as well. The additional cost is \$5,527.20 for a new service estimate of \$35,765.03 to get the engine up and operational. Mayor Johnson explained the engine only has 11 hours and 12,000 miles. The city was going to bond for the engine, but the city took out a lease instead.

Chief Beaver added that ICRMP said the city could submit a claim and it would not change anything on the insurance; all they can say is, no.

Council Member Leahy inquired how long the engine will be out of commission. Chief Beave indicated it would be about two weeks. Mayor Johnson stated the city must have the engine fixed right. It is "life safety" and a price cannot be placed on that.

Mayor Johnson said the city's budget will be tight this year, and they will watch that. He went on to say, the fire department has a saving account to utilize, but unfortunately, they will be taking some equipment items out of their savings. The city needs to make sure they have the equipment they need; the city may have to amend the budget. The Council needs to support its fire department as much as they can.

Motion: President Giordani moved to Approve a Service Estimate for the Repair of an Emergency Vehicle (2013 International/7400) Bellevue Fire Department. Council Member Leahy seconded the motion. Members voting aye: Council Members Carreiro, Leahy, and Giordani. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote.

e. Discussion and Consideration of *Action on Ordinance 2023-06, adopted August 14, 2023, "An Ordinance of the City of Bellevue, Idaho, Amending the Code of the City of Bellevue by Amending Title 1 of Administration, Chapter 6, Mayor and Common Council Compensation..."*

Mayor Johnson explained during the budget sessions, the Council already approved an increase in compensation for the Mayor and Aldermen. He said they are putting in hours at the city, and there have been years they have gone without pay. He acknowledged the city is in a tight year; however, he would like to see this pushed forward. If the city has to amend the budget, they can lower the rate or do a percentage of the rate. He went on to say, with the hours the Council is putting in, including previous members, it would be helpful to help engage others to be a part of the Council. He pointed out that there are cities north of Bellevue, and their compensation is between \$25,000 and \$35,000. He noted that he spends a lot of hours signing items and having discussions with staff. The Council members have to review the agendas and prepare themselves for the meeting. He thinks it is worth the increase, whether it is a percentage or a part of the full amount. They Council's decision is not set in stone if they change it. If they need to adjust the budget, they can.

President Giordani state they know where the budget is, and they know what is coming. This issue has not moved forward. They are now the ones that have to make the decision. If they do not do it now, it will continue to be "kicked down the road." She said if they need to, they could take a percentage. She stated she would like to move ahead as approved, and if they need to make changes, they can. She went on to say she thought the mayor's position should increase so they can draw other candidates.

Council Member Leahy suggested they move forward with the mayor's increased compensation and maybe they can do half of the Council's rate. Council Member Carriero said that was not something he thought about. Things have been discussed and approved, but it continues to be kicked down the road. He noted the Council can reduce it to a percentage or reduce the amount.

President Giordani said she thought the reduction is an option moving forward. She wished Council Member Mahoney were present for the discussion; however, she thinks she knows where he is (his opinion) with conversation she has had with him.

Mayor Johnson said it is a little unprecedented with two new oncoming members. He questioned where Jessica Obenauf, elected candidate, stood on the issue. She indicated that she is in agreement with President Giordani. She stated her plan is to go above and beyond and go out into the community. If the compensation needs to be reduced, then it would need to be reduced. However, they need to figure out how to get funds for the city.

Daine Shay, elected candidate, said a lot of time is spent being a staff member and Council member. She thought it would be nice to be compensated, but she too has seen the budget and the numbers. President Giordani stated she did not think anyone on the Council was doing it for the money and it seems a little off par for 2023 going into 2024.

Mayor Johnson explained to the Council they utilized \$25 per hour with the number of hours it takes to prepare and attend meetings. He said he was spending at least ten hours a week, and he believed they were taking the conservative approach.

Ms. Shoemaker inquired when the council prepared the budget, was the budget prepared reflecting the increase in compensation? Mayor Johnson indicated it was. He went on to say an increase in compensation has been approved two other times, and it has never gone forward. He noted that last year it was approved but an ordinance was not adopted.

Mayor Johnson said the increased compensation has been budgeted, and it can always be adjusted. He stated he agreed with President Giordani, and they should adopt it instead of kicking it down the road. President Giordani questioned how the other members felt about adopting it as originally presented. Council Member Leahy indicated she liked the ability to backout of the increased compensation. President Giordani said the fact they have talked about it for a long time, this council in particular, is going to take the weird optics. It was said, this is a great budgetary option and none of the Council would put that over the city.

Motion: President Giordani moved to *take action* on **Ordinance 2023-06, adopted August 14, 2023**, “*An Ordinance of the City of Bellevue, Idaho, Amending the Code of the City of Bellevue by Amending Title 1 of Administration, Chapter 6, Mayor and Common Council Compensation...*”. Council Member Carriero seconded the motion. Council Members voting aye: Members Leahy, Carreiro, and Giordani. Members voting nay: None. The motion passed unanimously. Council Member Mahoney was not present for the vote.

Discussion followed the motion.

Marshal Gaston inquired if the Council was going to suspend the rules and adopt the ordinance in one reading instead of three. Ms. Shay indicated it seems to her as she read it; the ordinance had already been adopted and passed. Mayor Johnson indicated that was correct. The ordinance was published, they waived the readings, and they passed the ordinance.

Mayor Johnson went on to say, tonight’s discussion is approving the pay structure and deciding if they were going to increase the compensation of the Mayor and City Council that was already approved. Council Member Leahy added, during the budgeting process, they decided they were going to hold off on it. Mayor Johnson went on to explain, at that time, they would decide, at a future date, if they were going to approve the funding

Discussion and Consideration of Sunrise Engineering's Presentation for (the) Downtown (Core) Overlay and Affordable Housing Districts

Mayor Johnson indicated Sunrise Engineering has prepared a Business Core Overlay District and an Affordable Housing District. The city originally contracted with Sunrise for the Business Core Overlay District. He went on to say some things were missing, and Sunrise went \$16,000 over their contract. He asked Mr. Troy Butzlaff about the matter and how it happened. Mayor Johnson noted that the previous mayor asked Sunrise to hold back on the business district; however, things were already in motion.

Mayor Johnson stated that Sunrise did the study, and the Council can have them present their findings and propose what they have prepared. Then, have the discussion of who owes the additional \$16,000. He spoke with Mr. Lance Evans about it, and he has everything together to present to the Council. However, Mayor Johnson still does not have an answer of why the contractor went over the not-to-exceed amount.

Mayor Johnson said he did not have a problem talking with contractors that need additional funds. He noted he needs to talk to Mr. Rick Allington regarding who is liable for the additional \$16,000. He went on to say he would like Sunrise to present their findings and then work on the additional costs.

President Giordani indicated she thought she already saw these proposed districts. Mayor Johnson stated the entire affordable housing portion was not a portion of the original contract. The previous mayor and council president initiated the affording housing district. President Giordani noted it would be nice to wrap up the current contract and determine if the city needed more work under a new contract.

Mayor Johnson pointed out the city already paid Sunrise for their contract. He wants to see what Sunrise has, get the information, see what the city paid for and be able to have a discussion. He suggested they could push the discussion off to January 2024, with the new Council. He stated these are important issues; they need to find out what they can do with business overlay and affordable housing districts. He noted that they would figure it out; however, he did not think the city should have to pay for the entire \$26,000. The city may be able to get some grant money for affordable housing, so they do not have to take on the additional \$16,000. President Giordani agreed with Mayor Johnson.

Ms. Shay inquired if there were materials presented to the Council; and if so, is there access to the materials? She added they moved this item all the way through the Planning Commission when she worked for the city. She recalled when the Planning Commission continued to have questions about the city's capacity, they decided to pull the item from moving forward until they had solid numbers because increasing that capacity in their downtown core by double was a big concern for both the Planning Commission and Council.

Mayor Johnson indicated it originally got brought up, and the Council saw outlines of where things should go. Then there were discussions regarding "why aren't we extending up to this line;" in addition to, the city extended its boundary up to Karl Malone. He said he thought that was the reason; it was tied up by Karl Malone. It was present at an initial meeting and then it was sent back. Then, between the previous mayor and previous council president, there was the communication that more was done and there is a lot of information the city needs, to do an economic development, downtown core, and affordable housing.

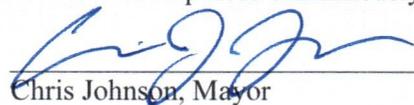
Mayor Johnson reiterated there is a lot of information the city has already paid for that the Council needs to have presented to determine if it is economically feasible, does it meet their capacity and a few other things. This is one more study that has been put out there that kind of got lost in the shuffle with the changeover of the Mayor and Council President and having an administrator that works remotely. The individuals at this table had no idea of what was going on; himself included. He has been trying to go back and find items, and Mr. Evans seems very committed to helping the city. Mr. Evans said he has a good packet for the city, and he, Mayor Johnson, would like Mr. Evans to share it with everyone, review it, and see what it is worth to the city, and figure out where the extra \$16,000 came into play.

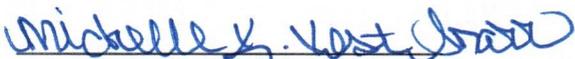
Ms. Obenauf inquired if they would have time to review all the information prior to the meeting. Mayor Johnson explained all the information would come in a Council packet. The Council will receive the information prior to the January meeting.

Mayor Johnson indicated he would follow up with Sunrise and Mr. Butzlaff and have something presented by the first meeting in January. In addition, he would work with Mr. Allington on what the city's liabilities are on the financial side.

ADJOURNMENT

With no further business coming before the Common Council at this time, President Giordani moved to adjourn the meeting at 6:24 p.m. Council Member Carreiro seconded the motion. The motion passed unanimously.


Chris Johnson, Mayor


Michelle K. Vest Snaf, City Clerk