



**CITY OF BELLEVUE
COMMON COUNCIL
December 9, 2024
Minutes**

The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, December 9, 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 5:30 p.m.

Roll Call:

Members Present

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

Staff Present:

Greg Beaver, Fire Chief
Kirtus Gaston, Marshal
Shelly Shoemaker, City Treasurer
Amy Phelps, City Clerk
Brian Parker, Community Development Director

Others in Attendance: Suzanne Wrede (24 Muldoon Canyon Road), Tony Evans (Idaho Mountain Express- *Via Zoom*), Jeff Pfaeffle- (*Via Zoom*), Evan Stelma- (*Via Zoom*), Derek Ruhter, Jeff Neel

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 *December 5, 2024*.

Motion: **Council President Giordani** moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Carriero** 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.

3. MAYOR AND COUNCIL REPORT

Mayor Johnson spoke about some complaints that had been received regarding the odor at the Bellevue wastewater treatment plant. He explained that the issue was being addressed.

Council President Giordani made an acknowledgement about the success of the Bellevue Christmas Tree Lighting.

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

Mayor Johnson opened the meeting for public comment at 5:37 p.m.

Tony Evans, Idaho Mountain Express

Evans stated that it took him by surprise that Mayor Johnson may perhaps be running public works and in that case, he looks forward to communicating about the ongoing challenges the City faces with the wastewater facility. He would like to know if the insurance payment will help to fix the electrical panels and get them operational or go back to a less-expensive-to-maintain system that has previously been discussed. Evans explained that these are things he would not be able to get to the bottom of unless he had someone willing to communicate about the technical issues: which Mayor Johnson is so familiar with because of his professional skills. He looks forward to communicating with Mayor Johnson further on the matter.

Mayor Johnson gave a run down of what is currently happening with the wastewater plant. He explained that after he was appointed Mayor in August of 2023, the City found new wastewater engineers and had an assessment done. ICRMP's regulations state that the City must get everything back into the operational state as it was before the plant went offline. We are working with Veolia, the same company that operates the City of Boise's Wastewater. He is projecting the plant to be back online in April 2025.

Derek Ruhter, Nursery Director, Webb Landscaping

Ruhter explained that he was waiting to hear what the plan was in regard to the wastewater plant and the accompanying odor. For a couple months it was better than it had been since the beginning of the summer. Recently it has gone the other way.

Mayor Johnson explained that instead of using mechanics, the team is using biology to resolve the odor problem and that could take a few days.

Jeff Neel, 97 Glendale Road Blaine County

Neel told the Mayor and Council that the smell (from the Wastewater Plant) is terrible, it's really bad and the natives are getting restless. He thanked the Mayor for addressing the issue at this meeting.

With no further comments, Mayor Johnson closed Public Comment at 5:44 p.m.

The Mayor and Council considered pulling item C from the consent agenda to discuss it further under old business.

Motion: Council Member Shay moved to remove the Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat approval for Malone Subdivision application from the Consent Agenda and move it to Old Business. Council Member Carreiro Seconded the Motion. The Motion Passed unanimously.

5. **CONSENT AGENDA: ACTION ITEMS**

- a. Approval of Claims: November 25 through December 9, 2024
- b. Approval of Minutes: November 25, 2024, Regular Meeting Minutes
- c. ~~Approval of Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat approval for Malone Subdivision application submitted by KMAM Real Estate IDBEL, LLC.~~

Motion: Council President Giordani 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 Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

6. EXECUTIVE SESSION: PURSUANT TO IDAHO CODE §74-206: ACTION ITEM

Real Property Acquisition under IC 74-206 (1)(c) or Pending and Imminently Likely Litigation under (IC 74-206(1)(f)) or Personnel Matters under (IC 74-206(1)(b)

Motion: Council member Shay moved to enter into executive session pursuant to Idaho code §74-206. Council President Giordani Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

Executive Session began at 5:48 p.m.

Council member Carreiro motioned to exit executive session. Member Shay Seconded.

Regular session resumed at 6:24 p.m.

7. OLD BUSINESS

Approval of Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat approval for Malone Subdivision application submitted by KMAM Real Estate IDBEL, LLC.

Brian Parker, Community Development Director, explained that adopting findings is usually a routine item, but on this one he wanted to take the opportunity to provide clarification on the public comment that was received. He confirmed that all public comments were passed onto the Council electronically. He reiterated that gas stations are a permitted use in the Business Zone. The Planning Commission approved the site design and aesthetics through the Design Review Process. He went on to invite community members to take a survey and come to the scheduled open houses so they can provide comment on the appropriateness of various uses in the business zone and help the City recalibrate what is permitted.

Council Member Shay commented that there should be language in the agenda stating cut off times for public comment. ^{Written}

Discussion was had about public comments and how they are received.

Motion: Council President Giordani moved to Approve the Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat for Malone Subdivision application submitted by KMAM Real Estate IDBEL, LLC. Council Member Shay Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

8. NEW BUSINESS

a. Common Council Acceptance of the Resignation of Chris Johnson, Mayor: ACTION ITEM

Mayor Johnson expressed that his motives and intentions over the last year have all been to help Bellevue. He has submitted his resignation as Mayor in order to further help Bellevue by applying for the Public Works Director Job Opening.

Motion: Council Member Carreiro moved to accept the resignation of Chris Johnson, Mayor. Council President Giordani seconded the motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

b. Council Discussion and Decision on the Appointment of a Replacement for Mayor with Term Expiring January 2026: **ACTION ITEM**

Council Member Shay made a recommendation for Council President Giordani to serve as appointed Mayor.

Motion: Council Member Shay moved to appoint Christina Giordani for Mayor with term expiring January 2026. Council Member Carriero Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

c. Swearing in Ceremony – Appointed Mayor: Amy Phelps, City Clerk: **ACTION ITEM**

Christina Giordani took the oath of office to Serve as the Mayor of Bellevue.

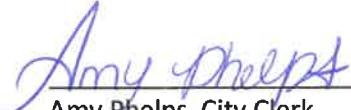
9. **Adjournment:**

With no further business coming before the Common Council at this time, Council Member Carriero moved to adjourn the meeting. Council Member Obenauf seconded the motion. The meeting adjourned at 6:38 p.m. The motion passed unanimously.



Christina Giordani, Mayor

Attest:



Amy Phelps, City Clerk