



The Common Council of the City of Bellevue, Idaho, met in a Special Meeting, on Tuesday, October 10, 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 Special Meeting to order at 5:30 p.m. and roll call attendance was conducted. Mayor Johnson indicated a quorum was present.

ROLLCALL:

Chris Johnson, Mayor
Christina Giordani, Council President
Robin Leahy, Council Member
John Carreiro, Council Member
Shaun Mahoney, Council Member – via Zoom

Staff Present:

Shelly Shoemaker, City Treasurer
Greg Bever, Fire Chief
Casey McGehee, Streets/Parks Superintendent
Kirt Gaston, Chief Marshall
Maria Palomera, Deputy Clerk/Treasurer
Michelle Snarr, City Clerk
Tyrel Vaughn, Sewer Contractor

Others in Attendance: Diane Shay, Tom Richmond, and Jeff Pfaeffle

Notice and Hearing Compliance:

The posting of this special meeting agenda complied with Idaho Code §74-204. The special meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, the Post Office, and on the city website on October 4, 2023.

Council Member Carreiro pointed out the notice and hearing compliance referenced the wrong Chapter (Idaho Code §74-240). It should be §74-204. The item was noted and corrected in the minutes.

Motion: President Giordani moved that the notice agenda was in compliance with Idaho Code 74-204. Council Member Carreiro seconded the motion. Members voting aye: Council Member Leahy, Carreiro, Mahoney and Giordani. Members voting nay: None. 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. There were no conflicts noted.

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

Mr. Tom Richmond, Riverside Drive, Bellevue, addressed the Council. He explained the residents in the Riverside Subdivision were experiencing some erosion to the riverbed. He presented three pictures of the river, which were up, down and across the river. He noted that the property in question was first offered to the Land Trust; however, they did not want the property; therefore, it was given to the city.

Mr. Richmond stated the issue needed to be addressed. The river is running hard, and in the curve, it is eroding. He added that the assessment values of the homes in the area were quite high. He went on to explain the rip raft at the end of the road was doing its job; however, where they are, it is not doing its job.

He indicated he knew the city was tight on money, and he thought some of the property owners might be able to come up with something to protect their interests in the area. He added, he could not speak for them.

Mayor Johnson informed Mr. Richmond the city could work with the County Floodplain and Management.

3. CONSENT AGENDA: ACTION ITEM

Mayor Johnson noted that agenda items 4. g and h were removed from the agenda. He explained the city would not be purchasing a F550 truck; they would be leasing one.

- a. City Council Meeting Minutes:
September 25, 2023, Regular City Council Meeting
- b. Claims from September 26, 2023 to October 10, 2023
- c. Request for Funds: Toolcat Bobcat Repair in an amount not to Exceed \$2,983.27, High Desert Bobcat Twin Falls, Streets: Casey McGehee, Streets Supervisor

Mr. Casey McGehee, Streets Supervisor, informed the Council the city has a blower; however, there are some issues with it, and it would cost just under \$3,000 to repair it. If it were repaired, they would be able to plow the sidewalks and it would reduce the damages from the past. He noted that a new blower would cost approximately \$15,000.

- d. Request for Funds: Pump for Ground Water Monitoring – **Three options presented below:**
Wastewater, Tyrel Vaughn, City Contractor
Motor Shop Expendables: Riverside Inc.
Plus XL 12-Volt Submersible Pump: Proactive Environmental Products
Redi-Flow2 Pump: Proactive Environmental Products

Mr. Tyrel Vaughn, sewer contractor for the city, explained to the Council, the city has a reuse permit, and they are required to do so much ground water monitoring. As of now, they utilize a pump that they drop into the well pumps. He stated it is cumbersome and a safety risk.

Three quotes were presented to the Council for their review: Motor Shop Expendables, Plus EX 12-Volt Submersible Pumps, and Redi-Flow2 Pumps.

Mr. Vaughn explained they would like to place a pump in each well, which would make it easier for any future operators. In addition, it was cheaper than the two sample pumps that were quoted.

Discussion followed regarding the Plus XL 12-Volt Submersible Pumps. Mr. Vaughn said they would have to go out to the wells with a generator to get their samples. Council Member Leahy inquired if that was part of their overall checklist. Mayor Johnson noted that it was.

President Giordani questioned if they were going with the middle of road option and were there six different pumps. Mr. Vaughn said they were proposing to go with the \$9,916.80 pumps. He went on to explain what they did prior, was use one pump for three wells. It would take three individuals with a homemade pump, 300-feet of hose and an extension cord, that weighed 30 pounds (without water) to perform the task. After, they would have to pull out 180 feet of pump full of water. The method they are currently utilizing is 100-percent unsafe.

The new objective is to have six pumps: one pump for each well. They would be able to collect their well samples and collect them in four hours for six pumps instead of three individuals. They would need to take a generator with them, but the pumps do come with the electrical cable.

President Giordani inquired about the price difference between the pumps. Mr. Vaughn noted there are three, 3-inch hoses and three, 5-inch hoses. The 3-inch hoses for the 230-volts pumps are too tight, and they need a 5-inch hose, which is less expensive than the 3-inch hose.

e. Request for Funds: Jetter Nozzle for the Vac Truck to Clean Sewer Lines, in an amount not to exceed \$3,328.00, MetroQuip: Wastewater: Tyrel Vaughn, City Contractor

Mayor Johnson explained the way they currently clean the lines, they do not have a lot of control over the water and pressure. The proposed nozzle is a finer nozzle, and it won't backflush someone's house.

f. Department Head Reports

Motion: Council Member Carreiro moved to approve the Consent Agenda. President Giordani seconded the motion. Council Members voting aye: Members Leahy, Mahoney, Giordani and Carreiro. Members voting nay: None. The motion passed unanimously.

4. **NEW BUSINESS:**

a. Consideration and Approval of Resolution No. 23-25 Appointing Michelle Vest Snarr to Serve as City Clerk and Providing for an Effective Date: Mayor Chris Johnson

Motion: President Giordani moved to adopt Resolution No. 23-25 Appointing Michelle Vest Snarr to Serve as City Clerk and Providing for an Effective Date. Council Member Carreiro seconded the motion. Council Members voting aye: Members Mahoney, Giordani, Leahy and Carreiro. Members voting nay: None. The motion passed unanimously.

b. Swearing-in-Ceremony / Oath of Office in accordance with Idaho Code §59-401: Maria Palomera, Interim City Clerk
Shelly Shoemaker, City Treasurer
Michelle Vest Snarr, City Clerk

Ms. Maria Palomera executed the Oath of Office for Shelly Shoemaker as City Treasurer and Michelle Vest Snarr as City Clerk. The Council thanked Ms. Palomera for stepping up and performing the duties of the office as Deputy Clerk.

c. Acceptance of the Resignation of Doug Brown as Council President/Member effective August 24, 2023: Mayor Chris Johnson

Council Member Carreiro noted the date on the resignation letter was September 25, 2023. The amendment was noted and corrected in the minutes.

Mayor Johnson said he and Doug Brown had some discussions, and Mr. Brown provided a lot of support and insight. He indicated that he hoped other Council members could step up and have some more robust conversations.

Motion: President Giordani moved to accept the resignation of Doug Brown. Council Member Carreiro seconded the motion. Members voting aye: Council Members Mahoney, Giordani, Leahy and Carreiro. Members voting nay: None. The motion passed unanimously.

d. Consideration of Election of New Council President: Mayor Chris Johnson

Mayor Johnson said the Council needed a new Council President. Member Carreiro explained he had a discussion with Member Giordani, and at this time, he was not interested in the position due to his current workload.

Nomination: Council Member Leahy nominated Member Giordani to be the new Council President. Council Member Carreiro seconded the nomination. Council Members voting aye: Council Members Leahy, Mahoney, Giordani and Carreiro. Members voting nay: None. The motion passed unanimously.

e. Consideration and Approval of Findings of Fact of Lot Line Adjustment Application submitted by Judy and Keith Meyers for the properties located at LOTS 1, 2, 3, 4, 5 & 6 BLK 96, Bellevue Idaho: Ashley Dyer Planner

Mayor Johnson noted that Ms. Ashley Dyer, Senior Planner, was not present at the meeting. He inquired if anyone was present to represent the application. No one was present at the meeting to represent the applicant. Mayor Johnson stated with Ms. Dyer not being present, he would ask to postpone the agenda

item until October 23, 2023.

Motion: President Giordani moved to postpone agenda 4g, Approval of Findings of Fact of Lot Line Adjustment Application submitted by Judy and Keith Meyers for the properties located at LOTS 1, 2, 3, 4, 5 & 6 BLK 96, Bellevue Idaho until October 23, 2023. Council Member Carreiro seconded the motion. Members voting aye: Council Members Giordani, Mahoney, Carreiro and Leahy. Members voting nay: None. The motion passed unanimously.

- f. Consideration and Approval of Resolution No. 23-26 Authorizing the Mayor to Sign a Purchase Contract with Clearwater Power Equipment for the Purchase of Two (2) Snowplows to Fit Ford F-250 Trucks in an Amount Not to Exceed \$21,950.82 (\$17,250): Mayor Chris Johnson and Casey McGehee, Streets Supervisor

Mr. McGehee indicated that he had been working with Mr. Troy Butzlaff, and they were not able to find plows for the F-250s the city had acquired; therefore, they went with Clearwater Power Equipment. In addition, it was noted that the not to exceed amount should be the original amount of \$21,950.82 for the plows; not the amended amount of \$17,250.

President Giordani inquired what the purchase of the new plows would allow the city to do internally; would it give the city an opportunity to be a little quicker? Mr. McGehee indicated it would. He went on to say they met with the snowplow contractor (Papps Plumbing and Land Development), and that was discussed. He noted that part of the problem with snowplowing is the individuals are night crews working and at night, there isn't any slush. If the sun is up, the trucks could run as long as there is sunlight.

Mr. McGehee informed the Council that last year was the first year they had contracted with Pappas. This would be the second year, and they will have a jump on the situation. In addition, the city has a contract with Pappas, and they will be able to utilize the city's grader, and the city will keep up on the maintenance.

Motion: President Giordani moved to adopt Resolution 23-26 Authorizing the Mayor to Sign a Purchase Contract with Clearwater Power Equipment for the Purchase of Two (2) Snowplows to Fit Ford F-250 Trucks in an Amount Not to Exceed \$21,950.82 Council Member Carreiro seconded the motion. Council Members voting aye: Council Members Carreiro, Giordani, Leahy, and Mahoney. Members voting nay: None. The motion passed unanimously.

- g. Consideration and Approval of Resolution No. 23-27 Authorizing the Mayor to Sign a Purchase Contract with Clearwater Power Equipment for the Purchase One (1) Snowplow to Fit a F-550 Ford Truck in an Amount Not to Exceed \$12,887.68: Mayor Chris Johnson and Casey McGehee, Streets Supervisor

At the beginning of the Council meeting, the item was removed from the agenda.

- h. Consideration and Approval of Resolution No. 23-28 Authorizing the Mayor to Sign a Purchase Contract with Mountain Home Auto Ranch Group for the Purchase of a Ford F-350 in an Amount not to Exceed \$53,912.00 and a Ford F-550 Truck in an Amount not to Exceed \$67,404.00 for a Total Amount Not to Exceed \$121,316.00: Mayor Chris Johnson and Casey McGehee, Streets Supervisor

At the beginning of the Council meeting, the item was removed from the agenda.

- i. Consideration and Approval of Resolution No. 23-29 Authorizing the Mayor to Approve a Contract with Pappas Plumbing and Land Development Company in an Amount Not to Exceed \$30,000.00 for On-Call Snowplowing Services: Mayor Chris Johnson and Casey McGehee, Streets Supervisor

President Giordani questioned if \$30,000.00 was a realistic amount. Mayor Johnson said they could not be certain. They could try to keep it as low as possible. He indicated that one source said it would be a warmer, dryer winter. However, the Farmer's Almanac said it was going to dump on the area. He went on to say the city is going to work the best they can with Pappas, and the city would be involved in

reducing the costs as well. He added that they would evaluate the funds utilized in January and February and be as fiscally responsible as possible.

President Giordani stated the more the city gets things going and gets to a good spot, they wouldn't be relying on contractors. She inquired if the contractor's rate increased. Council Member Mahoney noted it increased to \$30.00 per hour.

Mr. McGehee informed the Council Mr. Pappas crews were a little reluctant to do snowplowing again this year because of what they had last year. However, now the city has equipment they can rely on and equipment the city didn't previously have.

It was noted that the next quote for snowplowing services was \$150.00 per hour. The rate the city received from Pappas is a better rate.

President Giordani said she did appreciate the quote, and how they would be more experienced and efficient. She questioned Mr. McGehee if he had good communication with the company and the crew(s). Mr. McGehee said he didn't know the crew, but he does know the owner.

Mayor Johnson stated that before the snow comes, they will make sure the contractor knows what is expected, and they will do some practices.

Motion: Council Member Carreiro moved to adopt Resolution 23-29 Authorizing the Mayor to Approve a Contract with Papps Plumbing and Land Development Company in an Amount Not to Exceed \$30,000.00 for On-Call Snowplowing Services. Council Member Leahy seconded the motion. Members voting aye: Council Members, Giordani, Mahoney, Leahy, and Carreiro. Members voting nay: None. The motion passed unanimously.

j. Consideration and Approval of Resolution 23-30 Authorizing the Mayor to Sign a Rental Contract with High Desert Bobcat – Twin Falls for the Rental of a Bobcat Toolcat for Winter Snow Removal in an Amount not to Exceed \$21,000

Prior to discussion, it was noted that the cost of the rental contract was reduced from \$21,000.00 to \$17,250.00.

Mayor Johnson informed the Council that the city's Toolcat is in bad shape, and it always has. He went on to say, the city's current lease for the Toolcat will expire in December 2023. The total cost of a new Toolcat is \$75,000.00, and the city is basically getting the rental for one-fifth (1/5) of the cost of a new one.

Council Member Leahy questioned what a Toolcat was. Mr. McGehee explained a Toolcat utilizes multiple attachments: blower, sweeper, rear attachments, a mower, post hold digger, etc. He explained the Toolcat they are going to rent has a pickup bed on the back and it attaches to the City's blower. He added that it is small enough to fit on the sidewalks. Council Member Leahy stated that sidewalks are major.

President Giordani noted the rental was only through April 30, 2024. Mayor Johnson explained the city is six to eight months out on getting a lease of a new Toolcat. President Giordani inquired if the city went over the not to exceed amount of \$17,250, would they be able to lease or utilize Pappas Toolcat. Mayor Johnson informed the Council the city would not always have access to their equipment; they have other contracts. It was inquired what would happen if the city did not need to utilize the Toolcat for the time of the rental and were there any other restrictions with the rental contract? Mr. McGehee stated he was not aware of any.

Motion: Council Member Carreiro moved to adopt Resolution 23-30 Authorizing the Mayor to Sign a Rental Contract with High Desert Bobcat – Twin Falls for the Rental of a Bobcat Toolcat for Winter Snow Removal in an Amount not to Exceed \$17,250.00. Council Member Leahy seconded the motion. Council Members voting aye: Council Members Mahoney, Carreiro, Leahy, and Giordani. Members voting nay: None. The motion passed unanimously.

WORK SESSION:

Discussion of city-owned property, "Strahorn Property", located East of Highway 75 and North of Muldoon Canyon Road comprising of 61.01 acres: Mayor Chris Johnson

Mayor Johnson introduced the work session for discussion regarding the city owned property consisting of 61.01 acres. He then turned the time over to Mr. Jeff Pfaeffle.

Mr. Pfaeffle addressed the Council. He explained when they first applied for their annexation, the city was concerned the county was in the process of utilizing Permitted Development Rights (PDR). He noted that they applied for 100 acres, and 61 acres were to remain in the county and be utilized for some form of county development.

The city's concern was development around the city's borders, and the city insisted on taking on the 61 acres to create some ongoing opportunities; maybe some type of recreation opportunity. However, the city could look at selling some of its property through other transactions, and the city could monetize.

Mr. Pfaeffle stated, this parcel came into the city's possession with the purpose of one: there was some Bureau of Land Management (BLM) properties within their development and the city; and two: there might be some possibilities to talk with BLM to do some type of exchange. However, that never happened.

Mr. Pfaeffle explained the reason and the need still exists to do some exchanges with BLM because the city's water tank is located on BLM property. He suggested the city see what it might look like to find out how much property would be necessary to transfer some property with BLM. They could evaluate the city's recreational needs or some form of less-dense development.

Mr. Pfaeffle said when they drill a well, they drill it to a capacity of about 60 gallons per minute. He went on to say if he were to do a lesser-dense development, he would ensure there was water and septic. However, if it were a denser zoning, it would make sense to run water and sewer lines to the development. He noted if the parcels were larger, six to ten parcels, the city would be able to accommodate their water and sewer needs.

In talking with BLM, the city would need to decide if they wanted to do any exchanges and see how much BLM was interested in exchanging. He said it could increase the value of the properties and monetize it to interested parties.

Mr. Pfaeffle stated, at this point, he is here to help the city; it's the city's property. In addition, the property needed to be monetized funding per the capital improvement plan that their plan was tasked to fund.

Council Member Leahy inquired where the water tower was located. Mr. Pfaeffle indicated it is right above Strahorn.

It was pointed out the city has an additional 9.13 acres that are separate from the 61.01 acres. It is basically a portion of Phase 3. It is a parcel that was deeded to the city to have some sort of park but, it may not be the right location to have a baseball park. He suggested it could be used for another use. Mr. Pfaeffle proposed the city speak could with BLM and see if they were interested in exchanging property. They may want to have some type of trailhead.

Mayor Johnson agreed it was ideal to obtain the property where the water tank is located. He went on to discuss fencing the property. To fence the property, the Department of Environmental Quality (DEQ) said the city had to fence the property around the water tank; however, the city also had to work with BLM. He reiterated that it would be good to have ownership of the property.

Council Member Leahy inquired if the city could have a lease on the property. Mr. Pfaeffle indicated that the city did have a lease, and the lease expired years before. It was never renewed.

Council Member Mahoney left the meeting via Zoom at 6:33 p.m.

President Giordani agreed they needed to clean up things with BLM and open discussions. She went on to say she too would like to own the property where the water tank is located; she strongly supports obtaining ownership of the property. In addition, it would be nice to clean that up prior to breaking up the 61 acres.

It was said, the wise thing to do would be to assess the possibility and determine the best way to break up the property, which would include doing research and going out to the property. In Mr. Pfaeffle's opinion he did not see a reason to sit on the property. The city would have to put the time and effort into, but he thought it was a smart move.

Mayor Johnson pointed out there were other opportunities other than development. The city could utilize it for a city hall and community center or keep it open and have some buildable land. He asked everyone to think about what the city could do with the property; but they are not doing anything about it right now. President Giordani stated she would like a BLM session to be something soon; not something they would table for a later date.

5. ADJOURNMENT

With no further business coming before the Common Council at this time, Council Member Carreiro moved to adjourn the meeting at 6:40 p.m. Council Member Giordani seconded the motion. The motion passed unanimously.



Chris Johnson, Mayor



Michelle K. Vest Snarr, City Clerk