



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

Roll Call:

Present

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

Roll Call was conducted; all Members were present. Council Member Mahoney attended the meeting *via Zoom*.

Staff Present:

Rick Allington, City Legal Representative
Greg Beaver, Fire Chief
Kirt Gaston, Marshall
Shelly Shoemaker, City Treasurer
Shane Garrison, Contract Water
Dave Patrie, Contract Planning - *via Zoom*
Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, Alan Chambers, Florence Blanchard, Tom Blanchard, Tim Frazier, Keri York, Kristin Fletcher, Suzanne Wrede, Danielle Quade, Hawley Troxell, *via Zoom*, Greg Dye, Merrick & Company, *via Zoom*, Bryan Carnahan, *via Zoom*, Jeanne Liston, *via Zoom*, Wally Morgus, MRTA, *via Zoom*, Carlos Tellez, MRTA and Jolyon Sawyer, Vital Ink Architecture

1. Notice of Agenda Compliance:

The posting of this regular meeting agenda, as amended, complied with Idaho Code §74-204. The regular amended 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 *February 22, 2024*.

Motion: President Giordani 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. Council Update | Friends of The Howard Preserve

Ms. Florance Blanchard addressed the Council. She pointed out that this year is the 20th anniversary of the Howard Preserve, and the Friends of the Howard Preserve (“Friends”) are almost 20 years as well. She informed the Council that Mike Howard offered to host a bar-b-que in September in honor of the occasion.

Ms. Blanchard covered the history of the Friends of the Howard Preserve and their Achievements ([Full History – Friends of the Howard Preserve](#)). She explained the volunteers are engaged in protecting the river. She went on to

explain all of the monies have come from grant monies. No city funds were required to expand the Howard Preserve. She indicated that in the beginning, some of the Council Members were spectacle that the Park Committee could help make the Howard Preserve a success.

Ms. Blanchard explained the Friends has been a non-profit organization since 2009. In addition, the City of Bellevue adopted the Howard Preserve Management Plan in October 2009. She pointed out it was just updated; it includes all of the land acquisitions. She added that since 2004, the Friends have contributed over 4,000 hours and \$14,000 to the Howard Preserve. Ms. Blanchard said the Howard Preserve is a partnership with the city, and that is why they have always had a Council liaison.

Ms. Blanchard informed the Council that the bulk of their budget comes from the private sector. The Friends are only supposed to be advocates. She said there are school and preschool trips, fly fishing classes, and other classes available at the Howard Preserve. In addition, some of the favorite activities, such as dog walking and bird watching.

Ms. Blanchard commented on how many acres the City of Bellevue owns and that 36 of the total acreage is public space. In addition, a few of their future projects will include the Meyers' property, which will be the only access for approximately 100 families in that area. She went on to say they need to repair the wood fence at the Elm Street gate. In addition, the Department of Environmental Quality (DEQ) removed the lead contamination signage.

Ms. Blanchard stated they are invested in our community. She commended the Marshal's Office for their support with vandalism. She indicated the city needed an ordinance for trash; it is a continuous problem; however, they are trying to solve the problem by locating trash bins, information, and policing.

Ms. Keri York, Director, Wood River Land Trust ("Land Trust"), mentioned the partnership between the Land Trust, the City of Bellevue and the Howard Preserve is a unique opportunity. She stated they are hoping to have a good relationship with the City of Hailey as well. She explained the relationship has changed and evolved.

Ms. York provided some history regarding the land associated with the Howard Preserve. The original Howard preserve was 12.53 acres, which was acquired from the Howard family. The Land Trust helped with land acquisition until 2017. Funding was received from Blaine County, and the 2-percent levy, which they held it in a fund for support in Blaine County and the Gardner family. She noted that a lot of people think they are using the Howard Preserve, but they are not; there are other properties. She explained when the Land Trust acquired that land, it all went to the city, and now the entirety is in a conservation easement. She said it ensures the property and public accesses will remain and animals will be protected

Ms. York indicated there are always projects to do at the Howard Preserve: annual workdays, weed control, working on better sign and working on the entrance near the city shop. In addition, there are also some things going on with their river restoration team; they opened a side channel. They also did a project with the Drinkers of the Wind in the floodplain and the District 45 channel at the headgate. Ms. York went on to discuss the low head dam; they would like to put a notch in the channel so the district can have water and not all fish. She did not know if it was going to happen this year or next year. They are trying to find solutions to meet fish and aquatic needs.

Ms. York stated that the Land Trust is a unique property. They do not own it, but they have a very vested interest. She continued, they would like to work with some of the Friends on projects and someday restore some of the habitat in the Howard Preserve.

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

Mayor Johnson opened the meeting for public comment.

Mayor Johnson apologized to the Planning and Zoning Commission for their meeting on Monday, February 12, 2024. He said he would like the city to be able to prepare a statement of work that they can develop and work with. He added that the city has a planning team that is going to prepare a packet for the Planning and Zoning Commission for the proposed Business Core Overlay District. Mayor Johnson indicated that he took ownership of that; there was not enough direction given on the item.

Suzanne Wrede – 24 Muldoon Road, Bellevue

Ms. Wrede addressed the Council. She noted there should be further discussion on the May 21, 2024, special ballot. In addition, the Council is asking the community to take on the bond and to straddle the community with the bond was not good for Bellevue. She stated she would like the special election moved to the November 2024 Election, which is a presidential election. Ms. Wrede pointed out it barely made it through last fiscal year, and the city's compliance with the Department of Environmental Quality (DEQ) is a failure.

Kristen Fletcher – 200 N. 4th Street

Ms. Fletcher thanked the Streets Department for keeping the street plowed. She added that she would also like to thank the Marshal's Office for their diligence in stopping speeders.

Allan Chambers – SAFEbuilt

Mr. Chambers informed the Council he is a certified building official with SAFEbuilt. He explained that SAFEbuilt offers services for building plan reviews to permit technicians. The company is a full-service company offering building and permitting services. He noted they are currently under contract to provide full services for the City of Ketchum, and he would like the opportunity to sit down and have some conversations with city staff.

Public Comment closed at 6:03 p.m.

5. Unfinished Business:

- a. Consideration of Approval of Resolution 2366, A Resolution of the Mayor and Common Council of the City of Bellevue, Idaho, Authorizing the Mayor to Sign the Engineers Joint Contract Documents Committee (EJCDC) Agreement Between the City of Bellevue (Owner) and Merrick Company (Engineer for Professional Services) Relating to the Drinking Water Project

Mr. Greg Dye, Merrick & Company, explained that during the last Council meeting (February 12, 2024), there were some changes to the agreement that came about as a part of the review of the agreement.

Mr. Dye informed the Council that Merrick incorporated that the "Notice to Proceed" would be delivered after the bond election, and after the city had arranged for its funding. In addition, the signatory for the agreement was changed from Stuart Hurley to Michael Martin, Senior Vice President. Finally, the agreement originally stated that Merrick would perform the appraisal services. However, that has changed. Merrick would assist with the appraisal; they would not do the appraisal.

Motion: President Giordani moved to adopt Resolution 2366, A Resolution of the Mayor and Common Council of the City of Bellevue, Idaho, Authorizing the Mayor to Sign the Engineers Joint Contract Documents Committee (EJCDC) Agreement Between the City of Bellevue (Owner) and Merrick Company (Engineer for Professional Services) Relating to the Drinking Water Project. Council Member Shay seconded the motion. Council Members voting aye: Members Shay, Mahoney, Obenauf, Leahy, Carreiro, and Giordani. Members voting nay: None. The motion passed unanimously.

6. Consent Agenda:

- a. Approval of Claims: February 13, 2024, thru February 26, 2024
- b. Department Head Reports

Discussion followed regarding the consent agenda. Council Member Leahy questioned if there were any other department head reports. It was noted that the reports presented were the only ones. President Giordani inquired if

there was anything notable on the January 2024 Financial Report. Ms. Shoemaker stated she had a separate agenda item to address January's financials.

Council Member Obenauf asked if the snowplow services were for the past two months. Ms. Shoemaker indicated they were. Council Member Obenauf inquired if the snowplow services were at an hourly rate and if it was the same contractor the city used the previous year.

It was explained that the contractor, Pappas, is paid at an hourly rate, and he is the same contractor. They perform snowplowing services at night, and Mr. McGehee's crew do the cleanup in the morning. Council Member Obenauf questioned if the city received any other bids for the services. She pointed out the current contract is \$80 to \$100 per hour. Mayor Johnson explained the next closest bid was approximately \$200 per hours. He went on to explain, the city did an update on the contract in the fall of 2023, and he believes the city has only utilized them two or three times this year.

Council Member Shay referred to the last page, which has an invoice from Keller and Associates for wastewater in the amount of \$431.25. Mayor Johnson said the invoice was associated with closing out Keller's contract. The city has closed out the contract with the liner. Mayor Johnson noted the city is trying to meet with the County Commissioners because the residue in the liner was charged at a higher rate than expected. After working with the county, it would take care of the liner project.

Mayor Johnson informed the council he had a meeting with Keller that day (February 26, 2024). He went on to say that Keller did the plant facility study, and even though the plant is in the condition it is they city is having Keller finish the project; it may cost a few hundred dollars. In addition, the city is expecting to receive some financial reimbursement from them. He explained the city is currently working with Mountain Water Works for the city's re-use permits and determining what items the city needs to meet its discharge rate/release and what the city needs to fully replace.

Motion: President Giordani moved to approve the consent agenda. Council Member Carrerio seconded the motion. Council Members voting aye: Members Leahy, Obenauf, Shay, Mahoney, Giordani, and Carreiro. Members voting nay: None. The motion passed unanimously.

7. **Treasurer's Report:** | As of January 20, 2024, FY 2024

Ms. Shoemaker reported the city's financials as of January 31, 2024. She pointed out the first report provided is the profit and loss statement. As of January, the city started to receive some income; the city received approximately \$465,000 in property assessments. The city is at 38-percent of what it budgeted. She noted that payroll was in a good position; the operating expenses are at 36-percent, which is a bit above budget. As of today's expenses, in general fund, the city is where it should be.

Ms. Shoemaker explained the city will need to make some budget amendments with some of the other departments to make some of the other items are corrected. She noted the city will need to hold a public hearing in order to make budget amendments.

President Giordani pointed out there was a decrease in profit from 2022 to 2023. She stated the Council needs to know why it changed or what happened. Ms. Shoemaker stated she is looking at the overall costs and property assessments because is a large portion of the city's revenue. She pointed out the building permits are below budget. It was inquired if the city was seeing a slowdown in building. Ms. Shoemaker indicated that typically this is the slow time of the year. Mayor Johnson added, they would see more of a slowdown; there is not anyone to do the work.

Council Member Leahy pointed out the budget was low on the Grant side. Ms. Shoemaker said she was not aware of anyone working on grants; she will need to look back and see how it was budget. Mayor Johnson stated that he

knows the library has been working on donations and grants. In addition, both the marshals' office and fire department have been working on grants. It was noted that the city received the \$75,000 grant for the transportation study.

8. **Public Hearing:**

- a. Public Hearing to Consider the Final Plat Subdivision Application for the Drinkers of the Wind Subdivision, submitted by Opal Engineering, LLC, on behalf of Brook Bonner, Drinkers of the Wind Trust, Located at 51, 65 and 71 Lower Broadford Road, Bellevue (Tax ID: Lot 7516, Section 36, T2N, R18E and Lot(s) 1 and 2, Block 1, Bouttier-Williams Subdivision

Mr. Dave Patrie, Galena-Benchmark Engineering, was present to review the Final Plat Subdivision for the Drinkers of the Wind. He informed the Council that he spoke to the applicant's representative (Opal Engineering), and she is sick. She apologized for not being present. Mr. Patrie informed the Council he thought he could answer any questions the Council may have.

Mr. Patrie reviewed the course of the application. The Common Council held a public hearing on May 23, 2023, and approved the preliminary Plat subject to six (6) conditions. The applicant submitted a final plat on December 7, 2023, and on February 20, 2024, the Planning and Zoning Commission recommend approval of the final plat to the Council finding that the Final Plat is substantially consistent with, and meets the conditions placed upon, the approved preliminary plat, conforms to all the requirement of Bellevue Code and Idaho State Code, subject to five (5) conditions of approval.

He went on to say the notice of the public hearing was published on February 7, 2024; mail notices, first class, to all property owners within 300 feet of the external boundaries of the lots on February 6, 2024; and it was posted at the Bellevue City Hall, Bellevue Post Office and on the city webpage on February 6, 2024.

Mr. Patrie stated that Staff is Recommending approval of the Fina Plat based on the Commission's recommended motion. Council Member Shay indicated it seemed very straight forward to her. .

Mayor Johnson opened the public hearing for public comment at 6:30 p.m.

It was inquired where public notices are posted. It was stated the public notices are posted at: Bellevue City Hall, Bellevue Post Office and on the city webpage.

Tom Blanchard – 33 Lower Bradford, Bellevue

Mr. Tom Blanchard said he made a comment to the Planning and Zoning Commission a while back regarding the proposed subdivision, and he has not seen the floodplain map or the position of the lots – particularly on the east side. He went on to say there are some difficult spots, and how it relates to historic flooding. He stated it is disappointing they do not have that information.

Mayor Johnson inquired if there were any updates on the trial system. Mr. Patrie stated there was not a trail on this plat; however, the plat notes include a 10-foot fisherman's easement. He went on to say, the ordinary high water will move from year to year, and it is not necessary to place it on the plat, but the floodplain is shown on the plat. In addition, there is a plat note for a 20-fot access easement that was a requirement with the preliminary plat approval – note 15.

With no further public comments forthcoming, Mayor Johnson closed the public hearing at 6:33 p.m.

Motion: Council Member Shay moved to approve the Final Plat application for the Drinkers of Wind Subdivision, on behalf of Brook Bonner, finding the plat complies with the applicable standards set forth under City of Bellevue Code Sections §11-3-4 and Idaho State Code Title 50, Chapter 13. President Giordani seconded

the motion. Council Members voting aye: Members Giordani, Shay, Carreiro, Mahoney, Leahy, and Obenauf. Members voting nay: None. The motion passed unanimously.

9. **New Business:**

- a. Consideration and Approval of Ordinance 2024-01, An Ordinance Calling a Special Municipal Revenue Bond Election to be Held for the Purpose of Submitting to the Qualified Electors of the City of Bellevue, Blaine County, Idaho, the Proposition of the Issuance of up to \$7,000,000 Negotiable Water Revenue Bonds of the City of Bellevue, Blaine County, Idaho, to Finance the Design, Acquisition and Construction of Improvements to the Water System and Facilities of the City of Bellevue, Blaine County, Idaho, Providing for the Issuance and Payment of Such Bonds and Design and Construction of Said Improvements, and Providing for Reserve Funding and Payment of Costs of Issuance of the Bonds

Mayor Johnson introduced Ms. Danielle Quade, Hawley and Troxell, *via Zoom*. He informed the Council she was present to discuss Ordinance 2024-01 regarding the special municipal revenue bond election for the proposed Water Revenue Bond to finance the design, acquisition and construction of improvements to the Water System and Facilities of the City of Bellevue.

Ms. Quade thanked the Council for having her at the meeting to answer any questions the Council may have regarding the Ordinance before they consider taking any action on it. She noted the summary that was read was a pretty good summary, but she wanted to direct the Council's attention to the official ballot, found on page 3. The election ordinance is what will be presented to the voters. She noted, the ordinance is quite long and a lot of that is because of required disclosures that have been added over the last five to seven years.

Ms. Quade stated the question does clearly call out what the project is for, what you are going to build, the maximum amount you are going to authorize, which is the 7-million dollars out of the city's total amount of the project of approximately 9.5-million dollars taking into account the significant grant funds from DEQ. The loan from DEQ will be amortized over a 20-year period, and they have offered the city a loan to go with the grant funds at an interest rate of 2.5-percent, which is how they got to the estimated total cost and principle and interest costs.

Ms. Quade said the city has the option to call elections on two dates, May and November. They would have to wait until November if the city chooses not to use the May date. To get on the ballot in May it must be to the county clerk by March 22, 2024, which is 60 days prior. From there, the county clerk takes the initiative; they put it on the ballot and produce the public notice of election.

Ms. Quade suggested the city educate the voters as much as possible. She added, as a part of their advice during the election process, they offer consultation on the issue of education campaign because the city cannot use public funds to advocate for a bond election. She stated they are happy to participate in any educational materials that the city may use.

Ms. Quade invited questions from the Council regarding the ordinance and the language on the ballot.

Council Member Leahy said she knew the Council discussed dates and she believed there was a reason they were pushing to go with May. She asked if they could review that again. Mayor Johnson indicated that primarily, once the bond got passed, the city would be able to get the funds from DEQ and start the project in the summer versus if they go into November, they would be waiting to go through the winter before they could actually get started.

President Giordani asked if there was also an expiration date on the DEQ funds as well. Mayor Johnson indicated that there is. President Giordani stated if they wait, they could lose 3.5-million dollars. Mayor Johnson said in that case, they would have to go with 10-million bond instead of 7-million bond. Ms. Quade stated typically the acceptance of DEQ funds have to happen by June 30.

President Giordani said the previous mayor applied for the funds last year to be awarded this year. If the city waited until November, the funds in essence would go away. They would not be able to accept them, and they would lose the matching funds.

Council Member Leahy stated she also believed the other concern was there would be a better turnout in May, and they must have “X” amount of votes for it to pass. Mayor Johnson explained it has to be 50-percent +1 of the voter turnout.

President Giordani inquired about the education piece, and how the city can use the assistance of Merrick and Company and Bond Counsel to ensure the education they provide is neutral and not persuasive.

Mayor Johnson said they have a citizen advisory committee that is working to identify key stakeholder, key landowners, and persons of interest that might be affected by this. In addition, developing off the city’s budget outreach and discussion opportunities. He went on to say the primary one that the city will be involved with, if a portion of the Council wants to be involved, is finding some startup private partners, such as, the city’s large water users. In addition, the city is holding the open house on Saturday, April 20, 2024. The city will have representatives from Merrick and the bond counsel’s office to answer questions, so the voters can see what the city is trying to accomplish.

Council Member Obenauf questioned is there was anything that could be provide for social media for educational purposes, so people are informed. Mayor Johnson stated that all of the required information that applies to the ballot measure must be posted on the city’s social media.

President Giordani clarified that even if the city bonded for 7-million dollars, and the project does not cost 7-million dollars; they do not have to utilize all funds. Mayor Johnson indicated that he believed the last estimate was between the 6.5 to 6.7-million dollar range. However, they decided to go with 7-million dollars because there are changes in inflation, things will change a bit as they move forward, they could have issues with the negotiation of easements, and it could cost a little bit more, so they put in a buffer. It is easier to not use the money and return it than not have enough money for a large project and ask for more.

Mayor Jonson said they are looking at other funding opportunities and he believed that Kristina Gillespie is looking at the possibility of reaching out to state senators in Washington. They have seen three or four systems throughout the state that help projects with systems similar in size and structure. He added they are looking at alternate forms of funding. They are not strictly looking at a bond; there are other opportunities out there.

Ms. Quade informed the Council the DEQ loan is a drawdown loan. The city does not have to take the entire amount and put it into an account, The city would only draw down what they needed for invoices, and that is what the city would pay interest on. Mr. Shane Garrison, water contactor, added the city must have bond coverage before DEQ would give the city the money. The city has to prove they would be able to pay for it.

Mayor Johnson stated it was noted in the Council’s packet, per Ms. Quade, a public hearing is not required to adopt the Bond Election Ordinance. The Council will need to suspend the rules and waive the three readings of the ordinance. He questioned if Mr. Allington or Ms. Quade would like to walk the Council through the process.

Council Member Leahy inquired what rules they were suspending. It was noted they would waive the three readings and read the ordinance by title only. Mr. Allington added they would be publishing the summary that was provided. He went on to say he did not see a separate action item that would have the ordinance published by summary only. Ms. Quade said the summary is approved in the ordinance, and they typically use that approval. However, if they want to pull it out, and approve it separately, that is fine. Mr. Allington stated the Council would need someone to make a motion to waive the three readings and read by title only.

Motion: Council Member Shay moved to waive the three readings of Ordinance No. 2024-01. President Giordani seconded the motion. Council Members voting aye: Members Mahoney, Carreiro, Giordani, Obenauf, Shay, and Leahy. Members voting nay: None. The motion passed unanimously

Motion: Council Member Shay moved to read by title only for Ordinance No. 2024-01. President Giordani seconded the motion. Council Members voting aye: Members Mahoney, Giordani, Obenauf, Leahy, Shay, and Carreiro. Members voting nay: None. The motion passed unanimously.

Ordinance No. 2024-01 – Read by Title Only

President Giordani read Ordinance No. 2024-01 by title only: Ordinance 2024-01, An Ordinance Calling a Special Municipal Revenue Bond Election to be Held for the Purpose of Submitting to the Qualified Electors of the City of Bellevue, Blaine County, Idaho, the Proposition of the Issuance of up to \$7,000,000 Negotiable Water Revenue Bonds of the City of Bellevue, Blaine County, Idaho, to Finance the Design, Acquisition and Construction of Improvements to the Water System and Facilities of the City of Bellevue, Blaine County, Idaho, Providing for the Issuance and Payment of Such Bonds and Design and Construction of Said Improvements, and Providing for Reserve Funding and Payment of Costs of Issuance of the Bonds. Council Member Shay seconded the motion.

Motion: President Giordani moved to approve Ordinance No. 2024-01. Council Member Carrerio seconded the motion. Council Members voting aye: Members Shay, Mahoney, Obenauf, Leahy, Carreiro, and Giordani. Members voting nay: None. The motion passed unanimously

- b. Consideration and Approval of an On-Street Parking Improvements Application, Submitted by Jolyon Sawyer, Vital Ink Architecture, on Behalf of Mountain Rides Transportation Authority for the Installation of “Street” Improvements and Three (3) parking spaces in the City’s Right-of-Way in conjunction with Mountain Rides’ Expansion, per Bellevue Code Title 10 §10-21-3 (E.2)

Mr. Dave Patrie, Galena-Benchmark Engineering, reviewed the On-Street Parking Improvements application with the Council. He explained the application is for three (3) on-street parking spaces proposed by Mountain Rides.

He pointed out that staff provided a cover page with a summary, and the application materials. He explained there is also a supplemental staff report posted to the website and provided to the Council. He pointed out that Mr. Wally Morgus, director of Mountain Rides, was attending the meeting *via Zoom*, and he can answer any questions on the application the Council may have. Mr. Patrie referenced the submittal items which were submitted to the city: stamped engineering drawing, prepared by Opal Engineering, the required application, and the notice for the adjoining property owners.

Discussion resumed regarding the staff cover sheet, which has a suggested motion. Mr. Patrie explained this application has two other applications associated with it: a lot line readjustments, which was approved by the Council on February 12, 2024; and a design review application, which the Planning and Zoning Commission approved on February 5, 2024. As a part of that approval, there is a condition of approval that the Council has to approve the on-street parking plan, which is required in Bellevue Code §10-21-3(E.2). He noted that staff reviewed the application items and materials along with the relevant sections of the Bellevue Code, and they find it to be in compliance with those relevant sections and would recommend approval subject to conditions one through four as noted in the staff report. He mentioned the application does not require a public hearing; however, it is in the discretion of the Council to take comments if they would like.

Council Member Shay said she went and looked at the site, and there was a bus stop with a bus parked at that location. She questioned if that is where the three parking spots would be located.

Mr. Jolyon Sawyer, Vital Ink Architecture, addressed the Council. He stated there are three aspects in the drawings and in the Council’s packet. The first one has to do with parking spaces, and yes, Council Member Shay is correct; that is where they would go. He went on to say that bus stop would be moved farther to the west. He

explained the reason for the parking spaces; the city's code requires a certain number of required spaces for the type of building it is, and there are a number of staff members. He said they could address the number of parking spaces off-site. The staff and bus drivers could utilize the new carport as some of the required staff parking. He added that as a part of federal funding, park and ride spaces are required. When they added together the staff, their park and ride commitment and the park and ride customer, who is a member of the public, the best place they found for the extra three spaces was in the public right-of-way.

Mr. Sawyer referred to the drawings, which show the 45-degree pull-ins, and they will see the three parking spaces in the right-of-way. He explained the applicant, Mountain Rides, would pay for that city improvement. They understand it is the city's property, and they need to get permission. The applicant is willing and wants to pay for the improvement, and it would meet city standards for sidewalks, curb and gutter.

He went on to explain, in regard to the buses, they planned for them to be 30 to 50 years efficient. He noted that the current buses are in 36-foot range, and they are planning on a couple of 41-foot buses. The reason he mentions that is because of the length of the bus, the axels and how it would come out of the building on a slope. They do not want it to drag as the bus comes out of the building. To achieve safe slope and not drag, the engineer did some studies through the building. He explained what they are proposing is from the centerline of the crown of the street, and it already has a certain style of gutter. Then where their gutter is, which is on the north side of Clover Street, they would need to come up approximately three to four inches. The applicant would pay for any expense on the city's property to regrade that side of the street, do a different type of curb so the buses do not roll over.

The second aspect is to get the city's permission to do the demo, regrade the asphalt, and improve the curb and gutter. The third aspect is when they redo the sidewalks from the parking spaces on the far east all the way down to the future bus stop on the west. Mr. Sawyer explained they would exceed the city's standards for the quality of concrete and the reinforcement of the sidewalks. In addition, with the city's permission, they would like to do radiant heat in the asphalt portion of the sidewalk to the zero lot line.

President Giordani inquired if they have ever seen a creative situation for parking spaces to meet the city's requirements. Mayor Johnson indicated from the Planning and Zoning, yes. They always looked at parking space and snow storage. He stated there are always creative ideas that come out to make the most use of the land use. Mr. Sawyer added that the three parking spaces are not reserved for anyone's parking spot. It is open to the public.

Council Member Shay said she thought they have made some shared parking arrangements, and they worked with both applicants and put some kind of agreement in place to honor each other's parking. Mr. Patrie added there are provisions in code for shared parking and reduction. He went on to say the Planning and Zoning Commission did review this parking arrangement and deliberated on it. He believes they fully vetted it and did their diligence on when they did the design review approval.

Motion: Council Member Carrerio moved to approve on-street parking improvements application for the installation of three (3) parking spaces in the city's right-of-way submitted by Mountain Rides Transportation Authority located on the north side of Clover Street at approximately 117 Clover Street with the following conditions: 1. The Applicant shall submit the final civil engineering drawings of the proposed improvements stamped by a civil engineer licensed in the State of Idaho prior to any construction for review by the City Engineer; 2. The applicant shall reimburse the city for all engineering costs incurred by the city in the review of the application; 3. All on street parking requirements shall be constructed as required by the City of Bellevue Code Title 10 § 10-21-3 (E.2), which include: a. concrete curbs, gutters and sidewalks, asphalt paving, storm drainage, street trees and irrigation, parking lines, street lighting and any other improvements considered necessary or appropriate; and, b. the location of the construction of such on street parking improvements shall begin at street corners and thereafter be constructed in a continuous manner. President Giordani seconded the motion. Council Members voting aye: Members Giordani, Shay, Carreiro, Mahoney, Leahy, and Obenauf. Members voting nay: None. The motion passed unanimously.

- c. Consideration and Approval of Resolution 2366, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Service Agreement, Pursuant to Idaho Code §67-2803 (4), with Micro Technology Systems, Inc., for IT Technical Management and Support with a One-Time Onboarding Charge Not to Exceed \$1,750 and a Monthly Amount of \$1,319 for Unlimited IT Support

Mayor Johnson introduced Resolution No. 2366, a service agreement for IT services with Micro Technology Systems, Inc. for unlimited IT support. Ms. Shoemaker informed the Council she spent some time resolving issues with the city's IT services, and she said she found this company through a referral, and they recommended them.

Ms. Shoemaker introduced Bryan Carnahan, present *via Zoom*, to answer any questions. Mr. Carnahan explained the proposal is to start March 1, 2024. Mr. Carnahan explained the following services that would be provide ([IT Quote City of Bellevue 8396](#)). Mr. Carnahan said he met with Ms. Shoemaker and went over the city's needs, and he believes the city is a great fit for unlimited IT support. He pointed out he submitted a proposal to the city ([City of Bellevue TC Proposal](#)) for unlimited services.

Mayor Johnson stated the city is not paying for the support it is not receiving and paying for excessive data usages. He noted that he asked Ms. Shoemaker to find a solution, and this is what she found.

Mr. Carnahan explained they primarily provide their services remote; however, they are not opposed to coming to the site. Especially if it is something scheduled or a "red alert." When assessing the needs of a city, it was inquired how they came to the monthly service fee. He explained that part of their decision processes was the city is a little out of their local jurisdiction; however, they can handle the city's needs. In addition, this is IT service for the shop, library, fire station, and city hall; it covers everything.

President Giordani verified it was one time setup fee. It was noted there was just the one service fee. The city would have its own "team." The city would only work with that team. They touch every machine, provide technical support and document the city's equipment, and it will give the city a good roadmap. Micro Technology Systems has the staffing to review the city's needs so they can proactively keep up and not be hit all at once for \$10,000 worth of equipment.

Mayor Johnson inquired when they anticipated doing the on-site visit. Mr. Carnahan stated they could start the onboarding process as early as next week or the week after. He added the rates would be prorated for the first month. President Giordani asked if this pricing was comparative to what they were using previously. Ms. Shoemaker indicated the city spent approximately \$10,000 the year before, and this contract would be approximately \$15,000.

Motion: President Giordani moved to adopt Resolution No. 2366, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Service Agreement, Pursuant to Idaho Code §67-2803 (4), with Micro Technology Systems, Inc., for IT Technical Management and Support with a One-Time Onboarding Charge Not to Exceed \$1,750 and a Monthly Amount of \$1,319 for Unlimited IT Support. Council Member Carrerio seconded the motion. Council Members voting aye: Members Obenauf, Leahy, Giordani, Carreiro, Shay and Mahoney. Members voting nay: None. The motion passed unanimously.

- d. Consideration and Approval of Resolution No. 2367, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Accept Advanced Control Systems' Bellevue Water Carefree SCADA Proposal and Execute all Agreements Associated with the Proposal, Pursuant to Idaho Code §67-2803, for the Replacement and/or Upgrade of Alarm Monitoring Hardware and Software for the City's Water System

Mayor Johnson indicated the next two items were for Supervisory Control and Data Control and Data Acquisition (SCADA) for the water and wastewater systems. He explained the city is have problems with its current SCADA; it is 15 years old, and it is not completely update – most of the programing is 17-20 years old.

It was explained that if the programs if installed properly, they city has the ability to look at the system over the phone. In addition, the city will be doing replacements for items that have failed at the plant, Advance Controls provided a quote the next day, the city did not received a quote from the other company for two to three weeks. Mr. Garrison noted Advance Controls has a good reputation within the industry. He stated they need to get this in order for them to get online access so their operators will be notified, and they can be called out, so the system does not flood toilets and restrooms. It also goes with the other projects. He also informed the Council he is looking at asking the county for a de-watering system.

Council Member Leahy inquired how SCADA would work with Cassell. Mr. Garrison stated those are separate. SCADA has to be a stand-alone system. The SCADA they are looking at will update the computer network and software. In addition, it will be more open ended than what the city has now. President Giordani questioned if an operator needed a computer, smart phone or tablet to make the system work and if so, does everyone have what they need. Mr. Garrison indicates the system does require a smart device, and they have what they need; the city provides those devices.

It was inquired if there was ever a concern about the functionality of system. Mr. Garrison informed the Council that this company offers multiple levels. There is a failsafe; it is built into the hard programing. If there is a lost connection, everything goes into automated mode. He added that the programing and security network was included in the proposed price, which includes all the regular security and programming updates; everything is included. Mayor Johnson stated that for cybersecurity, there must be two different systems.

Finally, Mr. Garrison informed the Council that part of the initial startup is the replacement of cellphones and radios. There is an actual team of service technicians that will come to the city. President Giordani questioned if the city had item budgeted. Mr. Garrison said the funds were County funds.

Motion: Council Member Carrerio moved to adopt Resolution No. 2367, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Accept Advanced Control Systems' Bellevue Water Carefree SCADA Proposal and Execute all Agreements Associated with the Proposal, Pursuant to Idaho Code §67-2803, for the Replacement and/or Upgrade of Alarm Monitoring Hardware and Software for the City's Water System President Giordani seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Giordani, Mahoney and Obenauf. Members voting nay: None. The motion passed unanimously.

- e. Consideration and Approval of Resolution No. 2368, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Accept Advanced Control Systems' Bellevue Wastewater Carefree SCADA Proposal and Execute all Agreements Associated with the Proposal, Pursuant to Idaho Code §67-2803, for the Replacement and/or Upgrade of Alarm Monitoring Hardware and Software for the City's Wastewater System

Mayor Johnson informed the Council that the water and wastewater SCADA were broken into two different resolutions. He indicated the bill was split between the water and wastewater funds. He noted that with the wastewater system, there are five lift stations and a main control system. Mr. Garrison added that the wastewater side is a bit higher because they found some battery backups that were dead in the control system, and they will be replaced as a part of wastewater.

Motion: Council Member Obenauf moved to adopt Resolution No. 2368, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Accept Advanced Control Systems' Bellevue Wastewater Carefree SCADA Proposal and Execute all Agreements Associated with the Proposal, Pursuant to Idaho Code §67-2803, for the Replacement and/or Upgrade of Alarm Monitoring Hardware and Software for the City's Wastewater System. Council Member Carrerio seconded the motion. Council Members voting aye: Members Mahoney, Carreiro, Giordani Obenauf, Shay and Leahy. Members voting nay: None. The motion passed unanimously.

9. **Executive Session:** Consideration of Executive Session in accordance with Idaho Statue § 74-206-1(f); 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

Motion: President Giordani moved to enter an Executive Session in accordance with Idaho Statue § 74-206-1 (f); 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. Council Member Carreiro seconded the motion. Council Members voting aye: Members Giordani, Shay, Carreiro, Mahoney, Leahy, and Obenauf. Members voting nay: None. The motion passed unanimously.

Closed Meeting Minutes of the City of Bellevue, Idaho, on Monday, February 26, 2024, at 7:35 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

Present: Chris Johnson, Mayor
Christina Giordani, Council President
Robin Leahy, Council Member
Jessica Obenauf, Council Member
Diane Shay, Council Member
John Carrerio, Council Member
Shane Mahoney, Council Member – *via Zoom*

Others Present:

Candice McHugh, McHugh Bromley - *via Zoom*
Rick Allington, City Legal Representative
Michelle Snarr, City Clerk

Those present had a strategy session 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 pursuant to Idaho Code § 74-206-1(f).

Motion: Council Member Carrerio moved to reconvene back to the Regular meeting at 7:46 p.m. Council Member Shay seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Giordani, Mahoney and Obenauf. Members voting nay: None. The motion passed unanimously.

Motion: President Giordani moved to authorize McHugh Bromley to continue in settlement negotiations with the canal company and to add conditions consistent with the city's recharge application with the Idaho Resource Board in exchange of removing the City of Bellevue protest. Council Member Carrerio seconded the motion. Council Members voting aye: Members Giordani, Shay, Carreiro, Mahoney, Leahy, and Obenauf. Members voting nay: None. The motion passed unanimously.

10. **Adjournment:**

With no further business coming before the Common Council at this time, President Giordani moved to adjourn the meeting at 7:55 p.m. Member Carrerio seconded the motion. The motion passed unanimously.

Chris Johnson, Mayor

DRAFT