



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, April 28, 2025, 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 Giordani called the Regular Meeting to order at 5:31 p.m. *(00:00:07 in video)*

**Roll Call:** *(00:00:13 in video)*

Christina Giordani, Mayor – Present  
Diane Shay, Council President – Present  
Tammy E. Davis, Council Member – Present  
Suzanne Wrede, Council Member – Present  
Shaun Mahoney, Council Member – Present  
Tom Bergin, Council Member – Present  
Jessica Obenauf, Council Member – Absent

**Staff Present:**

Shelly Shoemaker, City Treasurer  
Amy Phelps, City Clerk  
Rick Allington, Legal Counsel  
Brian Parker, Community Development Director  
Greg Beaver, Fire Chief  
Kirtus Gaston, Marshal  
Chris Johnson, Public Works Director

**Others in Attendance:** Tony Evans (Idaho Mountain Express), Tom Perry, Liji Waite, Ian Blacker

**1. Notice of Agenda Compliance:** *(00:00:59 in video)*

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 *April 24, 2025*.

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

**2. MAYOR AND COUNCIL REPORT:** *(00:01:40 in video)*

Mayor Giordani gave a reminder that next week is the ERC clean up. Council Member Jessica Obenauf worked with Mike from Clear Creek Disposal to get additional dumpsters for the City of Bellevue residents to dump wood, furniture, appliances, and tires. She stated that the starts at 9 am on Saturday and it's an opportunity to participate in cleaning up the city.

*(00:02:40 in video)* Council Member Bergin said the new fliers on Main Street stand out and are reflective. He said the reflective aspect would be valuable in December when it's dark at 5:00 in the evening and that it's entertaining when they blow in the wind at night. Mayor Giordani said she was glad he brought those up and they were spearheaded by Casey from the Streets Department. They are a first step in public safety- not a solution, but a first step.

(00:03:41 in video) Council Member Wrede said she wanted to suggest that a member from the Parks Committee be added to the Blue Cross grant group because they have an extraordinary wealth of knowledge. Mayor Giordani agreed and said Brian Parker, Community Development Director, has been working with the Parks Committee to have a representative join in on the (Blue Cross Grant) group.

**3. Public Comment:** For Items of Concern Not on the Agenda (00:04:48 in the video)  
The Mayor opened the meeting for public comment at 5:36 pm.

**Liji Waite, 317 Pine Street** (00:5:08 in video)

Liji Waite, a longtime resident of 317 Pine Street, shared that for over a decade, he has maintained and gardened a section of the alleyway behind his home, transforming it from an overgrown area into a productive vegetable garden that helps feed his family. He acknowledges the alleyway is public property and makes no ownership claim, but he assumes the risk of gardening there and has received positive feedback from neighbors.

After placing logs on the freshly tilled soil to caution others of its softness, a city official contacted his wife the next day to say his use of the space was not permitted. When he followed up with Public Works, they confirmed it was against regulations but said it was his choice to continue. The day after that call, gravel was dumped specifically where his garden was, and a steamroller flattened it—though no similar action was taken in other parts of the alleyway, including areas with trash or trees within the right-of-way.

Waite expressed that this action felt targeted and retaliatory, especially since the garden did not obstruct traffic. He plans to continue planting there despite the risk, emphasizing that he uses the space responsibly and improves its condition without causing harm. He concluded by inviting questions from the council.

Mayor Giordani said she received Mr. Waite’s written public comment and has seen the photographs and appreciates him coming in tonight and giving comment in person. She explained she had intended to read the written comment, but it was nice to hear him speak on behalf of it tonight. She said she hears everything he’s saying and thinks there is a discussion to be had about the alleyways and would like to get back with him at a later date to have a further discussion. Mr. Waite expressed that the alleyway was clean, in his opinion and that there was nothing other than tilled dirt there.

**Tom Perry, 217 S. 3<sup>rd</sup> Street** (00:12:04 in video)

Tom Perry, a neighbor of Liji Waite, voiced strong support for Waite and criticized the city’s destruction of Waite’s alleyway garden as “ridiculous” and “stupid,” saying whoever ordered it should be fired. He emphasized that the garden caused no problems and was a positive use of space.

Perry said he primarily came to praise Council Member Suzanne Wrede for her clear, balanced, and informative newsletter, *Bellevue Matters*, which he said helps residents better understand city issues. He warned the council that increased transparency will lead to greater public engagement, particularly among older residents, potentially resulting in significant political change.

He criticized the city’s handling of recent growth, particularly a gas station project that he said turned into a large truck stop, calling it poor planning. He argued the city should halt new development until the sewer system is upgraded and paid for.

Perry also condemned the hiring of the Public Works Director, claiming the position was created and filled without proper public notice or process. He called it a failure of government transparency and fairness.

He closed by referencing his long history in the town and communications expertise, stating he’d “shot [his] mouth off,” but reiterated his support for Wrede, calling her work intelligent and much-needed.

**Suzanne Wrede, 24 Muldoon Canyon Road** (00:17:33 in video)

**Suzanne Wrede read her comment. The *written public comment is attached as exhibit B.***

(00:25:23 in video) Mayor Giordani said this wouldn't be a back-and-forth conversation, but when she has the requested documents they will be sent to Council and made available as appropriate. She asserted that Council Member Wrede had misinformed the public during a public comment and defended her own right to clarify the situation. Wrede appeared frustrated by the tone of the Mayor's remarks and said she made a Public Comment and she didn't want to be lectured about the comment.

(00:25:23 in video) Chris Johnson, the Public Works Director, highlighted the recent efforts of the city's street crew, noting their hard work over the past few weeks. He mentioned that street sweeping has been underway in the mornings, with recent rain helping reduce dust. He further stated that Crews have also been using the hot patching equipment to fill potholes—acknowledging that some repairs are temporary fixes, but emphasizing the team's commitment and ongoing effort to improve road conditions.

Public comment was closed at 5:58 pm. (00:26:57 in video)

#### 4. **CONSENT AGENDA: ACTION ITEMS** (00:27:06 in video)

##### 5. **CONSENT AGENDA: ACTION ITEMS**

- a. Approval of Minutes: April 14, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims April 15, through April 28, 2025: Shelly Shoemaker, Treasurer
- c. Treasurer's Report: Shelly Shoemaker, Treasurer

(00:27:06 in video) Council Member Wrede said she would like the approval of minutes to be reevaluated based on the public comment received. Council President Shay said she would second that. Mayor Giordani said that the Council needed to make a motion in order to pull the minutes from the consent agenda.

**Motion:** (00:27:37 in video) Council Member Davis moved pull the minutes presented on the consent agenda for further review. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

**Motion:** (00:28:50 in video) Council President Shay moved to Approve the Consent Agenda as amended. Council Member Wrede Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

#### 6. **PUBLIC HEARING: ACTION ITEM** (00:29:21 in video)

##### a. **LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers**

An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker, Community Development Director, explained that due to some last-minute tweaks on the application and due to the applicant's team not being available for this meeting he is requesting to continue the Public Hearing to the meeting on May 12<sup>th</sup>.

**Motion:** (00:30:04 in video) Council Member Davis moved continue the Public Hearing for an application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat to a date certain of May 12, 2025. Council member Shay Seconded the Motion for discussion.

Council President Shay said Council Member Bergin would not be able to attend the meeting on May 12<sup>th</sup> and

he asked if it would be possible to continue the public hearing to the next meeting, May 27<sup>th</sup>. Mr. Parker said he had not heard back from the applicant about moving the hearing to the 27<sup>th</sup>, and he recommended to continue to the 12<sup>th</sup> of May at this time.

The motion held.

**Council Members Voting Aye:** Council President Shay, Council Member Mahoney, Council Member Davis.

**Council Members Voting Nay:** Council Member Bergin, Council Member Wrede. **The Motion Passed.**

## 7. PROCLAMATION

- a. Proclamation for Mental Health Awareness Month beginning May 2025 (This measure recognizes May 2025 as Mental Health Awareness Month in Blaine County to enhance public awareness of mental health and well-being, dispelling the stigma surrounding it.)

(00:27:06 in video) Mayor Giordani read the Proclamation.

## 8. Old Business

- a. Continuation of Public Works Request for Funds for a Motor Grader: Chris Johnson, Public Works Director | **Action Item**

(00:35:31 in video) Public Works Director Chris Johnson presented justification for acquiring a new Caterpillar motor grader through a lease-purchase agreement, bypassing the traditional bidding process by using a nationally and state-approved cooperative purchasing program. This approach is commonly used by municipalities and provides pre-negotiated discounted rates that meet procurement requirements.

Johnson explained he sought comparable bids from John Deere but received no response. Of the two Caterpillar options, he recommended the higher-horsepower CAT 150 AWD model, which is better suited for snow removal in higher elevations like Springs and reservoirs. The cost for this model is \$467,746, financed over seven years with annual payments of \$51,106.43 at a 5.49% interest rate. After the term, rather than making a large final payment (~\$357,745), the city could enter a new lease, keeping equipment up to date and under warranty.

The cost breaks down to \$4,258.87 per month, split among three departments (~\$1,419.63 each). Johnson noted there are already funds earmarked for vehicle purchases in the water and wastewater budgets, and he is reviewing street department allocations.

He also addressed a suggestion to purchase a used grader (a 1984 model found in Mountain Home), he stated it was outdated, underpowered, lacking necessary snow equipment, and not all-wheel drive. He said used options under \$250,000 were risky, as they come without warranties and might require significant maintenance.

Mr. Johnson concluded that leasing new equipment with warranties is a standard practice in municipalities (as is done with the city's Marshal vehicles) and provides long-term reliability, cost efficiency, and predictable budgeting.

(00:41:51 in video) Council Member Bergin asked if this was a lease. Mr. Johnson replied it was and there is a purchase option with a balloon payment. He stated the City could also revolve back into a new lease with a new vehicle.

Shelly Shoemaker, Treasurer explained that leasing is the standard method cities use to afford major equipment purchases. It allows the city to obtain necessary equipment without needing large upfront cash payments, which

aren't feasible given the budget. Leasing ensures the city has reliable, up-to-date equipment and avoids being stuck with outdated, ineffective machinery from the 1980s. The costs are planned for annually in the budget.

(00:43:19 in video) Council Member Wrede asked why less expensive examples, like Ketchum's recent grader purchase, weren't considered and raised concerns about lacking documentation on return on investment (ROI), usage hours, and alternative options like seasonal rental if it would be used primarily for snow. She said she appreciates that we've complied with the law, but it is not in the budget, and she does not believe it can be evaluated without more documentation.

In response, Public Works Director Chris Johnson explained that renting similar equipment can be significantly more expensive—potentially \$10,000 per month, totaling around \$60,000 for six months—and lacks the long-term benefit of ownership. He added that leasing guarantees year-round access and updated equipment. He also clarified that the motor grader is essential for clearing snow to access meter vaults, valves, and manholes throughout the city during winter, as well as for maintaining access to the spring system, which requires daily monitoring. These tasks support both water and wastewater operations, justifying their shared use of the equipment.

(00:46:19 in video) Council Member Wrede asked how frequently the water and wastewater departments use the motor grader and for what purposes. Mr. Johnson responded that the grader is critical during the six-month snow season, allowing city crews to access infrastructure such as meter vaults, valves, manholes, and the spring system, which are often located in or near roads. Without the grader, heavy snowfall creates berms that smaller plow trucks cannot manage, especially when accessing remote areas like the water spring, wastewater treatment plant, and water tank—all requiring daily or frequent access. Mr. Johnson estimated the grader was used 50–80 hours this winter alone. He noted that, with proper staffing and equipment, the city could potentially stop contracting that work and manage it in-house.

In response to a follow-up question from Council President Shay, Johnson confirmed the grader is also used in the summer months for road maintenance, including regrading gravel streets, repairing washouts, and maintaining roads at city facilities. He highlighted that the grader is the most versatile piece of equipment available year-round and preferable to owning multiple specialized machines.

(00:52:27 in video) Council Member Wrede asked whether increasing the city's contract with Lunsford (or similar contractors) might be a more cost-effective alternative to purchasing a motor grader—especially in lighter snow years. She questioned if there had been a financial analysis comparing those options.

Public Works Director Chris Johnson responded that even during the past two relatively light snow years, the city still came close to maxing out its \$50,000 annual contract—reaching around \$47,000 in 2023. Treasurer Shoemaker added that in 2023 alone, the city spent \$130,000 on snow removal contractors, which was in addition to the city's own efforts and occurred before the city had any snow equipment of its own.

(00:52:27 in video) Council Member Bergin asked if Mr. Johnson could go over the numbers again.

Public Works Director Chris Johnson explained how the cost of the proposed motor grader could be shared across multiple departments, specifically water, wastewater, and streets, to make it more financially manageable. He explained that although the grader is not in the current year's budget, it's important to decide now because delivery would take about eight months, aligning with next year's budget cycle. He said the Wastewater Department has \$30,000 budgeted for equipment this year, none of which has been used. The Water Department has \$20,000 budgeted for the same purpose and these funds could be applied toward the grader, reducing the financial burden.

Mr. Johnson noted that he will work with Treasurer Shoemaker to review and potentially reallocate street department funds as well, while maintaining necessary contingency reserves for emergencies (e.g., a recent \$40,000 repair to a broken pump on a \$500,000 vac truck).

He said the goal is to use already budgeted funds where possible rather than reallocating money not intended for equipment, and that he and Miss Shoemaker are preparing a preliminary budget proposal for the coming year to reflect this approach.

(00:56:56 in video) Council Member Wrede asked what the department would have to forgo when the money is spent on the piece of equipment. Mr. Johnson went over the money allocated for the water and wastewater departments and said they wouldn't be forgoing anything. Council Member Wrede followed up asking what the money was originally budgeted for. Mr. Johnson explained that while some years may not require immediate equipment purchases, he prefers to save funds for larger, more strategic investments. One such need is a valve exercising trailer, which cleans and cycles water valves to extend their life and ensure functionality during emergencies.

(01:00:33 in video) Council Member Wrede acknowledged the value of the proposed equipment but expressed concern about moving forward without a more information on the overall budget. She found it surprising that leftover funds were available while the city still struggles with basic maintenance needs like potholes, signage, and street striping. She also noted concerns about how expenses appear to be evenly distributed across departments, despite varying usage levels, and stressed the importance of understanding opportunity costs. Council Member Wrede offered to assist in finding cost-effective alternatives, such as used vehicles, but stated she could not support the purchase until more comprehensive budget information is available.

Mr. Johnson clarified that the current budget went into effect on October 1, 2024 and Bellevue is now only halfway through the fiscal year. He explained that for the first five months (November through March), road work like pothole patching and striping isn't feasible due to winter conditions, as staff are focused on snow removal. Now that the weather is improving, they have begun using those funds, including already purchasing the first load of asphalt mix early to avoid supply shortages. Johnson emphasized that materials like oil and chip have limited shelf life and are currently in short supply. He also noted that while there were no major equipment purchases planned in the current budget, funds were allocated in case staffing levels increased. With more staff and potential interns coming on board, there will be a greater need for additional vehicles. He stressed that the department still has time to make use of the budgeted funds in the remaining six months.

(01:05:08 in video) Mayor Giordani asked for details about the sales agreement and lease terms if the city were to proceed with the equipment purchase, specifically inquiring whether there would be a down payment and if there is a cancellation clause or fee—particularly if the city later finds the budget cannot support the purchase. Mr. Johnson responded that there is no down payment required. Regarding cancellation, he said he would need to verify the terms of the lease agreement. Mayor Giordani acknowledged the long lead time on equipment delivery and recognized that Mr. Johnson brought the matter forward now to allow time for council consideration. She went on to ask whether, given the long lead time for equipment delivery and the fact that costs wouldn't begin until the equipment is received (placing the expense in a future budget cycle), the city could cancel the agreement if, after reviewing all the information during the next budget season, it decided not to move forward.

(01:06:10 in video) Council Member Shay asked if this was something the council will be working on in the upcoming budget cycle. More discussion was had, and it was decided that the next step would be to ask for the lease agreement for further council and legal counsel review. No decision was made to execute the lease at this time.

**Motion:** (01:19:38 in video) Council President Shay moved to continue the discussion with respect to the purchase/lease of a motor grader for the public works department to the May 27<sup>th</sup> Common Council Meeting. Council Member Mahoney Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

## 9. New Business

- a. Consideration and Approval of Resolution No. 25-13, authorizing the Mayor to enter into a Memorandum of Understanding (MOU) by and between the City of Bellevue and EE-DA-HO RANCH to establish terms and conditions under which the owner will allow access to and over EE-DA-HO property to complete preparation of the Preliminary Engineering Report: Rick Allington, Legal Counsel | **Action Item**

(01:20:27 in video) Rick Allington, City Attorney, explained that the City gets its water from springs at Siemens Creek through a basic PVC collection system that may need rehabilitation. He clarified there are concerns about the system's location, particularly in relation to the road, due to DEQ regulations requiring water infrastructure to be at least 100 feet from it. The City still receives its allotted 3 CFS of water, but adjustments may be necessary based on where the collection points actually are. Part of the project involves moving the water main from the spring to the road, which requires land surveys on the EE-DA-HO Ranch. The MOU allows access to the ranch to conduct these surveys. The results will guide the preliminary engineering report, which will determine the final plan for the water system project.

(01:22:47 in video) Council President Shay clarified that the resolution is to approve entering into an MOU, with the actual detailed MOU to follow. Mr. Allington answered yes and further noted that the landowner (Mr. Morowitz) wants to ensure the City is only using its allowed 3 CFS of water and expects to be part of all discussions. In return, the City will be able to access the land and move forward with necessary work on the water system. He further explained that the MOU allows access to the EE-DA-HO Ranch for land surveys, which are needed to complete the preliminary engineering report. Once that report is done, the City will decide what needs to happen next—such as possibly relocating the collection system to comply with DEQ regulations or making improvements to protect the water source. The main immediate goal is completing the land survey. Council Member Wrede sought clarification on the MOU's duration. It was concluded that the term was to the end of the project.

(01:25:23 in video) Council Member Wrede questioned the wording in the resolution, specifically a “whereas” clause stating the City received funding through the issuance of revenue bonds. she noted that no revenue bonds have actually been issued yet and asked whether that wording was accurate. She also asked about the status of grant funding, assuming the current grant was already being spent and that bonds would only be needed once that money runs out. Chris Johnson responded that while revenue bonds haven't been issued yet, the City is authorized to do so, which makes the language acceptable. He added that the City is still actively pursuing additional grants, and funding efforts are ongoing. He further examined the issues that have delayed the project, but focused on the MOU and moving forward.

(01:27:54 in video) Council Member Wrede stated that she did not intend to be argumentative but stated concerns about the timing of the land access progress. She emphasized the importance of focusing on the current matter and avoiding discussion about delays, saying, “I don't think we need to go into ‘look what I did a year later, I've gotten us on the property.’” She said to the council that deadlines have consistently been an issue and referenced an email she sent on April 1st of the previous year, in which she identified land access as a major concern.

(01:28:38 in video) Council Member Bergin inquired about whether the tank valve repairs were on track to be completed by May 15<sup>th</sup>. Chris Johnson said he spoke with the engineering team who would be assisting with that. He explained he had the parts, and the team said they could meet that commitment. Council Member Wrede asked what would happen if we missed the deadline, and if it would invalidate the agreement. Mr. Allington replied that it could.

**Motion:** (01:30:05 in video) Council Member Bergin moved to approve Resolution No. 25-13, authorizing the Mayor to enter into a Memorandum of Understanding (MOU) by and between the City of Bellevue and EE-DA-HO RANCH to establish terms and conditions under which the owner will allow access to and over EE-DA-HO property to complete preparation of the Preliminary Engineering Report Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

**b. Consideration and Approval of Resolution No. 25-14 authorizing the formation of a Comprehensive Plan Steering Committee: Brian Parker, Community Development Director | Action Item**

(01:31:04 in video) Brian Parker, Community Development Director, explained that the resolution establishes a temporary advisory committee to assist in developing the City's comprehensive plan over the next couple of years. State law requires consideration of a wide range of factors, so the committee includes representatives with relevant expertise from public agencies, nonprofits, and the community. He is still working to finalize membership, aiming for around 20 members, and expects to bring an additional resolution to add more names at the next meeting. Once formed, the committee will hold a kickoff meeting to outline the scope of work, timeline, and project management expectations, which will later be presented to the council.

(01:32:33 in video) Council Member Wrede conveyed her concern about the heavy representation of social service organizations and land use-focused NGOs on the advisory committee. She noted that some of these groups have been vocal about visions for Bellevue that may conflict with what many residents want. She pointed out that the committee includes a developer, an advocate for increased density, and someone who has redefined homelessness in a way that suggests long-time residents without retirement savings should be subsidized—an idea she said has been promoted in Ketchum. Council Member Wrede asked whether the committee's composition could be more balanced by including fewer NGOs and groups that promote ideas potentially out of step with Bellevue residents' views. Mr. Parker explained that the inclusion of public sector and nonprofit entities is intended to provide subject matter expertise and ensure the comprehensive plan addresses key topics accurately and effectively. He said the selected participants are based on his knowledge of the area and professional network, and he believes they are appropriate contacts. However, he welcomed input from the Council, noting that the committee is still being finalized and additional member suggestions are encouraged.

(1:35:14 in video) Council Member Bergin said the proposed committee appeared to be a fairly diverse group and consistent with the types of participants involved in previous comprehensive planning efforts, both for the city and the county. He noted that while the individuals may be different, many of the same entities have been involved before, and nothing in the current list seemed inappropriate. He expressed openness to adding more members, especially interested Bellevue residents. He also mentioned that Tom Blanchard, a Bellevue resident and Mountain Rides board member, could be a beneficial addition, even if transportation isn't his specific focus.

(01:36:28 in video) Mayor Giordani said that when she first reviewed the staff report, she wanted to see more resident participation. She was glad to learn the current list is just the first round and that there is room to add more members. She agreed with other council members who felt there should be greater involvement from local

residents and businesses. Mr. Parker said he's rounding up a few more members and council members are welcome to recommend potential members for the comp plan steering committee.

Council President Shay expressed support for the committee, calling it a diverse group with relevant experience and a strong stake in the city's future. She highlighted entities like BCRD, which has discussed developing local playfields, and the school district, which will use the plan to guide future school needs. She also noted the inclusion of the Canal Company as relevant due to the city's canals. Council President Shay welcomed citizen involvement and was pleased to hear residents are interested in participating, recognizing the process as long but rewarding for community engagement.

(01:38:50 in video) Mr. Parker clarified that he'd like to have a resolution to fill the remaining seats on the committee and aim to have the first committee meeting in early June. Council Member Wrede asked about the purpose of the advisory committee and whether it would serve as a resource for the group working on the comprehensive plan. Mr. Parker responded that he will be writing the plan himself, and the committee's role is to provide feedback, ensure data accuracy, and help shape the goals and policies. He emphasized the committee's role in supporting inclusive public engagement to ensure the plan reflects community input. Council Member Wrede followed up by asking how he plans to engage all residents to ensure the plan aligns with the community's desires and that outreach effectively reaches a wide range of people.

(01:40:30 in video) Council Member Wrede asked if it is fair to say that Mr. Parker will be the one re-envisioning Bellevue and the majority of people (on the Comp Plan Committee) who do not live in Bellevue will be advising him. Parker said in response that the committee members would help guide and be involved in the creation of the comp plan, and there needs to be a consistent voice and someone who will review the legal side and technical correctness. Council Member Wrede asked how residents would be engaged, Mr. Parker said to stay tuned and snacks would be provided. Council Member Bergin mentioned also that there would be a public hearing (to adopt the comp plan).

(1:41:26 in video) Council Member Davis spoke about the previous comp plan public outreach. And clarified that the comp plan is being revised and updated, but completely re-written. Council Member Wrede inquired if the previous comp plan committee was comprised of residents and reiterated that this current plan would be pursued with advisors from outside the City. Mayor Giordani clarified that there are still seven remaining seats on the committee and would like to recommend they be filled with more residents. Council Member Wrede asked why she could not sign up to be on the committee. Mr. Parker explained that the council members would ultimately vote on the comp plan and he would like the document to be a bottom-up direct democracy and when the Council members are introduced to the process they are inherently a top-down influence. More discussion followed about who on the list is a Bellevue resident.

(01:44:56 in video) Council Member Wrede followed up by questioning why her own input would be considered "top down," while individuals on the list—some of whom have published specific opinions advocating for increased density in Bellevue—are not seen as having an agenda. She noted that these documented views suggest a clear vision for Bellevue's development and asked how that differs from the perspective she brings in representing residents through adoption of the comprehensive plan. It was concluded that it is different because Council Member Wrede will be ultimately voting to adopt the comp plan. Council Member Wrede further expressed concern that, unlike past processes which were resident-driven, the current advisory committee includes individuals who are actively working to influence change across multiple communities, rather than being rooted in Bellevue. She emphasized that in a small town, it's important for residents—not outside advocates—to guide development. While acknowledging that Brian Parker is presenting his best work and not intending to disparage it, she stated that the shift away from resident-led input is concerning.

**Motion:** (01:47:05 in video) Council Member Bergin moved to approve Resolution No. 25-14 authorizing the formation of a Comprehensive Plan Steering Committee. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

Mayor Giordani stated she thought there was a need for a call to action for Bellevue residents who would like to join the Comp Plan Committee to email Brian Parker.

- c. Consideration and Approval of Ordinance No. 2025-03 establishing a Community Events Committee, establishing responsibilities, and providing for its membership and operation: Brian Parker, Community Development Director | **Action Item**

Mayor Giordani explained that Council Member Obenauf had previously helped form an informal group to support city events through volunteer efforts. In response, she asked Brian Parker, Community Development Director and Kristen (Community Services Manager) to formalize this into an official Community Events Committee. The goal is to boost community programming, including potential cultural diversity events, in response to resident interest in more opportunities for community connection. This initiative is the first step in establishing that formal committee. Mr. Parker explained a slight change in the resolution document he printed out for the Council.

**Motion:** (01:50:28 in video) Council Member Davis moved to waive three readings of the Ordinance 2025-03 and read by title only. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

Council President Shay read Ordinance 2025-03 by title only.

**Motion:** (01:52:29 in video) Council Member Davis moved to approve Ordinance 2025-03 establishing a Community Events Committee, establishing responsibilities, and providing for its membership and operation, *modified to include subsection C to state open meeting laws. The committee shall comply with the applicable provisions of Idaho's Open Meeting Laws contained in title 74, Chapter 2 of Idaho code.* Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

**Motion:** (01:53:11 in video) Council Member Davis moved to authorize publication of the summary of ordinance 2025-03 . Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

- d. Consideration and Approval of Ordinance No. 2025-04 amending Bellevue's City Code by amending Title 9, Buildings and Construction, Section 9-2-4: Construction Standards and Design Criteria to enable administrative review for Encroachment permits for driveways and private streets, updating applicable design standards and criteria; and providing for the effective date of this ordinance upon passage, approval and publication according to law: Brian Parker, Community Development Director | **ACTION ITEM**

Mr. Parker explained that this proposed code change aims to improve fairness and efficiency in governance and code administration. Currently, driveway encroachment permits should be brought to the Council for approval,

as per City code, though they historically have not been. The change would officially make these permits administratively approved by the Public Works Department and the City Engineer. He noted that these permits are typically technical, routine, and not significant enough to require Council time. Delays from batching them for Council meetings can also lead to inefficient or unsafe construction activity in neighborhoods.

(01:55:50 in Video) Council Member Wrede asked what specific inefficiencies in the current council led permitting process are irrelevant because currently, it's not happening. Mr. Parker said the inefficiency is that we are not following our own code.

Mayor Giordani wanted clarification that this ordinance will establish administrative process for permits for driveways and private streets, not construction activities such as utility installation. Mr. Parker said that is correct. Council Member Bergin asked if there is a reason utilities wouldn't be included – that they are just as technical and maybe just as pressing. Mr. Parker responded that some items, like the undergrounding of power lines on the agenda tonight, could potentially be handled administratively. However, he wasn't sure where exactly to draw the line yet. He noted that some utility projects involve significant street disruption and extended work, which the Council should be aware of to inform the community and coordinate with capital improvement planning. Council Member Bergin stated in his experience utilities have been an administrative process and staff generally understood the technical components and what was necessary to put the street back together. He further expressed that he knows it may be an administrative burden to send out a letter (of notice) but as a neighbor, he would be curious to know what is happening with a utility line.

(02:00:34 in video) Parker acknowledged the need for better communication and said he is exploring digital solutions like public maps or improved reporting. Council Member Wrede asked about consistency and oversight, including how cumulative impacts would be tracked and how to ensure fair application of standards. Mr. Parker noted the city engineer—currently a contractor—would be responsible for technical approval and is subject to professional standards. He also noted that there is an appeals process for applicants who disagree with administrative decisions. Council Member Wrede asked whether performance or transparency requirements (like monthly reporting of issued permits) should be codified in the ordinance. Some members questioned whether formalizing such requirements would provide clarity and accountability over time, especially as city staff or practices change. Mr. Parker cautioned against overloading ordinances with administrative details better handled at the staff or procedural level. Mayor Giordani suggested evaluating how the new process functions before amending the ordinance, emphasizing that ordinances should be achievable and enforceable as written. Finally, Mr. Parker clarified that driveway permits have historically not required neighbor notification because they are considered technical, like building permits, and typically have limited external impact.

**Motion:** (02:13:58 in video) Council Member Davis moved to waive three readings of the Ordinance 2025-04 and read by title only. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

Council President Shay read ordinance 2025-04 by title.

**Motion:** (01:52:29 in video) Council Member Davis moved to approve Ordinance 2025-04 amending Title 9, Buildings and Construction, Section 9-2-4: Construction Standards and Design Criteria to enable administrative review for Encroachment permits for driveways and private streets, updating applicable design standards and criteria; and providing for the effective date of this ordinance upon passage, approval and publication according to law. Council Member Wrede Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay,

Council Member Mahoney, Council Member Davis. **Council Members Voting Nay: None. The Motion Passed.**

**Motion:** (01:53:11 in video) Council Member Davis moved to authorize publication of the summary of ordinance 2025-04 . Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay: None. The Motion Passed.**

- e. Consideration of an Encroachment Application for the installation of a transformer to serve underground service to new home 420 N. 6<sup>th</sup> Street: Bryan Manning, Idaho Power, Public Works, Community Development Department | **Action Item**

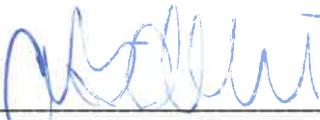
Chris Johnson, Public Works Director explained that Bryan Manning submitted an encroachment permit application after contacting him about utility work that had already been noticed to surrounding residents. Mr. Johnson noted that under the existing code, utility-related encroachments must be approved by the Council. He said he informed the applicant that he could not authorize the work without Council approval.

(02:18:42 in Video) Council Member Davis asked about the planned temporary outage, to which Mr. Johnson explained it would only affect about four or five houses.

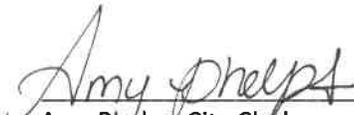
**Motion:** (02:20:14 in video) Council Member Bergin moved to approve an Encroachment Application for the installation of a transformer to serve underground service to new home 420 N. 6<sup>th</sup> Street. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay: None. The Motion Passed.**

**Adjournment:**

(02:20:53 in Video) With no further business coming before the Common Council at this time, Council Member Davis moved to adjourn the meeting. Council Member Bergin seconded the motion. The meeting adjourned at 8:01 p.m. The motion passed unanimously.

  
Christina Giordani, Mayor

Attest:

  
Amy Phelps, City Clerk



In early March, I contacted DEQ because there had been no project plans or project status documentation shared with residents about the Drinking Water Project for close to a year. On March 31st, in response to that inquiry, Tyler Fortunati, the DEQ Drinking Water Bureau Chief, wrote to his DEQ staff, **“It also sounds like Jeff’s discussions with the City’s engineer have conveyed that the final compliance deadline is still achievable at this time, so if they’re confident in that we’ll use it in the 2nd ACAS, and provide new deadlines for the other milestones that fit within it.”**

And yet 2 weeks later, the April 11th City newsletter led with the Mayor’s statement that the Bellevue Water Project is compliant with our already amended DEQ agreement. That statement was part of the Mayor’s message to the residents about the April 14 Water Project Presentation, the first presentation to the residents about the project in 10 months. And yet there was no documentation in the meeting packet that supported the Mayor’s compliance status statement or provided project details. A single document for a \$12M project was provided. When I requested additional documentation, I was informed that financial documents were not relevant for compliance matters although a few were graciously added to the packet and I was further told I should not contact staff directly to request materials – they would be provided by the Mayor.

I have received none of the documents I have requested from the Mayor for well over 1 month nor those promised during the 4/14 meeting.

I will state again that I do not believe that Bellevue is in compliance with the existing DEQ ACAS both because missed compliance items would naturally invalidate most compliance agreements and because the DEQ Drinking Water Bureau Chief said that we are not, that a 2<sup>nd</sup> ACAS will be created. And yet the City has steadfastly maintained that we are, that no new agreement is needed, has sought to discredit me for not believing the City statements and continues to refuse to provide documentation about our compliance status.

**It comes down to this. I do not believe you and I do not believe anyone else should either. You have provided no reasons for me to believe you and there is no reason for anyone to blindly trust what happens at these meetings, especially after the conduct of the Mayor and the Council during the last meeting.**

During the April 14 meeting, Mayor and Council actions and statements uniformly conveyed to all Bellevue residents that this \$12M project is being well-managed, is compliant and will not require a 2<sup>nd</sup> ACAS. And when I refused to accept the unsupported declarations being made and assurances being offered because they were contrary to DEQ statements, I was berated and chastised for creating my own “narrative.”

I was mocked as being a “broken record” because I continue to demand that the City get out from behind the curtain and give the residents the transparency they want and deserve, especially around this project.

When I questioned the quality and value of the project document provided by Merrick, I was told I was being disrespectful and that the Mayor found the document more than sufficient for the residents. How can this be true when the City requires far more documentation for a simple sign permit? A recent Maverik sign permit appeal contains 15 pages of dimensions, summaries, graphic depictions and implementation details. But City Hall wants the residents to be impressed by a single flowchart for their \$9M?

When I brought up Council fiduciary duty and concerns about loan requirements, residents heard from this Council that reimbursement terms of the loan are not relevant because adverse situations aren’t likely to happen. And yet the terms are specific to possible land acquisitions from a landowner who currently will not let Bellevue access his property. So actually, an adverse outcome is just as likely as unlikely. Being prepared for contingencies is always important and should be a concern of any member of this community, especially elected representatives.

When I brought up a need to know current details about the project, especially since previous details had led to concerns about pipe sizes and water rights, the residents heard from this Council that we should simply “let people do their job” rather than be informed about missed deadlines, details about how the work is being done, and specifics about how money is being spent.

When I addressed the claims made during the meeting that there would be no land purchases or easements, meaning that nearly \$1M of the bond funding dedicated to those acquisitions may no longer be needed, what the residents DID NOT hear is how the City is preparing to remove the funds originally earmarked for land acquisitions from the Bond liability total.

When I expressed concerns about project delays and a lack of accountability around missed deadlines, I was asked “does this hurt you?” And the answer is yes, it does and it is something that any project manager or stakeholder should know without asking. It hurts all residents and specifically for me, it interferes with the other ways in which I hope to serve the residents as an alderman. Because time is money and because both financial and resource commitments reduce opportunities. Projects that drag on are used to excuse lack of progress in other areas. Projects that are struggling to meet deadlines require attention that could be spent on other things. So yes, the residents are all “hurt” when a project is

delayed for over one year and when the delays are dismissed as insignificant because that suggests it will likely happen again.

The absence of supporting documentation for City statements and justification for Council efforts to discount and reject my questioning is alarming. Without proof of the City's declarations, the video of the April 14th meeting doesn't look like a passionate disagreement, it looks like a united effort to suppress the truth. It makes the "Water Project Presentation" look like it was intended to deceive the residents about the state of this project. And it raises serious ethical questions about the Mayor's vigorous efforts to discredit the comments and concerns I made based on DEQ statements.

Trust is an essential aspect of governance and leadership and without complete validation of City claims around this project, there cannot be, and should not be, any. The City must stop withholding documentation and information from the residents about this project and it must publish the specific statements and documents that show the Mayor's declarations that a 2<sup>nd</sup> DEQ agreement IS NOT necessary is true and that Mr. Fortunati's statement that a 2<sup>nd</sup> DEQ agreement IS necessary is untrue.

You will never succeed in bullying me into accepting false statements or into intentionally misleading my neighbors. You can suggest that residents don't want the transparency, integrity and service from City Hall that I am a "broken record" demanding for all residents equally. But without documentation that supports City declarations, the April 14<sup>th</sup> meeting looks like an intentional effort to mislead the residents and when it didn't go exactly as planned, the City "narrative" required that non-believers be discredited. It was unacceptable, unethical and recorded for the public record.

This Project is overdue for proper oversight and so I will again call on the Mayor to adopt the resolution I submitted, and I will submit again here, that creates multiple requirements to force the City to engage in timely and professional-grade project, status, financial and exception reporting.

I hope the residents can expect better from all of us going forward and I repeat my call for the City to provide the requested documentation that supports the City statements of 4/14 that Mr. Fortunati's statement of 3/31 about a 2<sup>nd</sup> ACAS is false.

