



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, June 23, 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. *(00:00:02 in video)*

Roll Call: *(00:00:20 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 *(via zoom)*
Tom Bergin, Council Member – Present
Jessica Obenauf, Council Member – Present

Staff Present:

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

Others in Attendance: Ned Burns, Samantha Stahlnecker, Jeff Pfaeffle, Jim Laski, Tom Blanchard, Florence Blanchard *(via Zoom)*, Amy Trujillo, Kristin Fletcher *(via Zoom)*.

1. Notice of Agenda Compliance: *(00:01:01 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 *June 19, 2025*.

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

2. CALL FOR CONFLICT (AS OUTLINED IN IDAHO CODE §74-404): ACTION ITEM

No conflict was noted at this time.

3. MAYOR AND COUNCIL REPORT: *(00:02:05 in video)*

Mayor Giordani expressed pride in the progress and beautification of Main Street and looks forward to the project's completion. She noted the importance of the upcoming wastewater system discussion and highlighted several community events: the library's successful summer reading program, the Fire Department's Open House Block Party on July 1st with activities for all ages, and the Town Hall on July 8th focused on right-of-way management and beautification.

Council President Shay reported that BURA is working to schedule a meeting in the next couple of weeks to discuss and address broken lights on Main Street.

Council Member Bergin reported touring Memorial Park with Kristin Fletcher of the Park's Committee and plans to meet again later this week for further discussion. He also noted a meeting with the Idaho Heritage Trust at the Museum and Old City Hall/Jail, where an engineer and architect reviewed challenges and potential upgrades for the property. A report is expected in the coming weeks to share with Council. It was noted that Council Member Bergin is now the liaison for communications regarding the Wastewater Facility project/updates.

Council Member Wrede reported on Bellevue's compliance with Idaho Statute 19-6102, which prohibits government entities from discouraging cooperation with federal immigration authorities. She noted that Bellevue's Resolution 2236, adopted in 2021 prior to the statute, contains language that conflicts with this law. Wrede emphasized that the issue is one of legal compliance and duty to uphold the Idaho Constitution.

(00:07:21 in video) Mayor Giordani clarified that the matter could not be acted upon during the "Mayor and Council Reports" portion of the agenda, as this section is intended for updates rather than motions. She advised Council Member Wrede to continue coordinating with the Marshal to evaluate whether the resolution should be amended or repealed.

Both agreed that the appropriate next step would be for the issue to be formally placed on a future Council agenda as an action item, with recommendations brought forward for Council consideration.

(00:11:18 in video) Council Member Mahoney updated council on the Labor Day celebration – explaining that most of the bands had been hired as well as vendors.

4. **CONSENT AGENDA: ACTION ITEMS** (00:11:50 in video)

- a. Approval of Claims June 10, through June 23, 2025: Shelly Shoemaker, Treasurer
- b. Ratification of the Mayor's signature on a Letter of Support for Mountain Rides application for Low or No emission Grant Program

Motion: (00:12:28 in video) Council President Shay moved to approve the Consent Agenda. Council Member Davis Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council President Shay, Council Member Mahoney, Council Member Bergin, Council Member Wrede. **Council Members Voting Nay:** none. **The Motion Passed.**

5. **PUBLIC HEARING: ACTION ITEM** (*CONTINUED FROM MAY 27, 2025*)

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**

Community Development Director Brian Parker reintroduced the lot line adjustment application concerning six parcels around Lewis Lane, noting it was being brought before Council for the third time. Council Member Davis disclosed receiving a text message on May 28 from a resident referencing the Myers property. She stated she did not engage in discussion.

(00:15:18 in video) Mayor Giordani opened the public hearing.

Brian Parker presented the lot line adjustment application concerning six existing parcels on Lewis Lane, proposed to be reconfigured into three parcels ranging from approximately 18,000 to 24,000 square feet, all zoned Business. He noted a similar adjustment was approved in 2023 but has since expired. The Planning and Zoning Commission recommended approval in March 2025.

Mr. Parker outlined the applicable standards of the subdivision and zoning codes, including minimum lot size, building envelopes, frontage requirements, and compliance with floodplain and slope regulations. He explained that one identified building envelope lies outside of the floodplain and steep slopes, and additional envelopes would be required at the building permit stage.

He reviewed the applicant's waiver requests, including the classification of Lewis Lane and street standards, and summarized the criteria Council must consider when granting waivers. He also reported on a notice of noncompliance from the Idaho Department of Water Resources and recommended that, if approved, a condition of approval requires a geotechnical report at the building permit stage.

Mr. Parker concluded by noting new public comments from Doro Schinella, Sarah Lurie, Project Bigwood, Janie Rothschild, and LeeAnne Fairfield had been submitted since the last meeting.

(00:21:38 in video) Council asked staff for clarification on how "undue hardship" should be defined when considering waiver requests. Brian Parker explained that undue hardship refers to special conditions that deprive an applicant of rights commonly enjoyed by other property owners in the same district, but does not include matters of convenience or profit.

Council also inquired about plat notes related to access. Parker confirmed that Plat Note No. 10 specifies no building may be constructed on Lot 1A until an approved access is developed.

(00:24:21 in video) Samantha Stahlnecker, representing the applicant, summarized the request for a plat amendment and associated waivers, including alley construction, corner lot setbacks, and canal setback issues. She explained that the goal is to reconfigure six existing townsite lots into three more logical lots based on site topography, while also creating an opportunity for a parcel west of the canal to be transferred for the continuation of the Howard Preserve.

Stahlnecker noted that negotiations with the Wood River Land Trust are ongoing and suggested that continuing the application would allow time to finalize those discussions. She emphasized that under current zoning, the property is already buildable outside the riparian setback and floodplain, and that the proposed plat provides a clearer layout and potential community benefit.

She addressed public comments, clarifying that a 2006 Idaho Department of Water Resources violation related to emergency bank work was resolved at that time. She also noted that building envelopes are required under City standards due to floodplain and slope conditions, and therefore cannot be removed from the plat as requested in recent comments.

(00:29:02 in video) Council Member Davis asked why the property owners could not simply sell the six existing lots in two groups of three, rather than pursuing a lot line adjustment, and whether such a sale would affect access or development potential.

Miss Stahlnecker responded that the Myers family's primary goal is to create an opportunity for the Howard Preserve to be extended. Selling the lots in two groups would complicate future negotiations and potentially involve multiple new owners, making preservation efforts more difficult. She noted that the applicants have invested considerable time and resources in pursuing the adjustment specifically to support this preservation goal.

Council President Shay asked for an update on the property appraisal, noting the application had previously been continued with the expectation that it would be completed. Samantha Stahlnecker responded that the appraisal is not yet finalized and discussions with the Wood River Land Trust are ongoing. She stated she did not have an exact timeframe but was hopeful that a two-week continuance would allow sufficient time to complete the process.

(00:31:46 in video) Council Member Bergin asked whether the riparian setback shown on the site plan was measured from the correct location, specifically the landward side of any riprap as defined by code. Applicant representative Samantha Stahlnecker responded that she would need to confirm with the project surveyor, Mark Phillips, who collected the data, and could provide clarification.

(00:33:03 in video) Mayor Giordani opened the public comment portion of the public hearing.

Amy Trujillo, Wood River Land Trust

Amy Trujillo reiterated the Land Trust's position that the best use of proposed Lot 1A would be to provide access to the Howard Preserve, protect riparian habitat, and support public access. She confirmed that the Land Trust is actively negotiating with the landowner regarding this potential transfer. Trujillo stated that she hopes to have more information within the next two weeks on the possibility of an option agreement and offered to answer any questions from the Council.

(00:34:02 in video)

Tom Blanchard, 33 Lower Broadford Road

Tom Blanchard noted that the City of Bellevue has previously benefited from the donation of at least four parcels to the Howard Preserve at no direct cost to the city, as outside funding provided the acquisitions. He encouraged the Council to view the current situation as an opportunity for the city to contribute.

Blanchard suggested that the city consider adjusting the 75-foot corner radius requirements on the property in question. He explained that, under current standards, the radius intrudes into the property, reducing buildable frontage by approximately 35 feet. With additional impacts from proposed lot line adjustments, he estimated the property owner loses about 57 feet on each corner—roughly 114 feet total, or 30% of the block's frontage.

He recommended that the Council declare that portion of land non-buildable and effectively contribute it by removing the radius requirement. According to Blanchard, this could give the Land Trust added value in its negotiations with the property owner, either as land value or a cash option, while costing the city nothing. He closed by noting the two affected roads "go nowhere," making the adjustment more reasonable.

Kristin Fletcher, 200 North 4th, Bellevue

Kristin Fletcher expressed strong support for any action that would extend the Howard Preserve into the area under consideration. She emphasized that the southern part of the preserve is heavily used and deeply valued by the community.

Fletcher reflected on her 12 years living in Bellevue, noting that when she first moved to town, it seemed the city did not fully recognize the significance of the preserve. Over time, however, she has seen Bellevue step up and acknowledge the preserve's importance, not only as a community asset but also as a valuable feature for the entire Wood River Valley.

She concluded by reiterating her appreciation for the preserve and her support for its expansion.

Florence Blanchard, 33 Lower Broadford Road

Florence Blanchard emphasized that the most appropriate use of the subject property is to extend the Howard Preserve. She highlighted the property's uniqueness, noting that no other city in Blaine County has 36 acres bordering the river with public access.

She expressed strong support for taking the necessary time—even a two-week continuance—if it means progress can be made toward including the land in the preserve. Blanchard stressed that the Howard Preserve is more than just a city park; it is a community gathering place used by fishermen, families,

children, and people of all ages. She also noted the preserve's economic benefit, as it attracts visitors to Bellevue who then spend money at local businesses.

On the issue of parking, she addressed concerns raised previously by Riverside Estates residents. Blanchard said she does not anticipate parking issues increasing if the land becomes part of the preserve, since most people already assume the area belongs to it due to the Myers family's long-standing generosity in allowing public access. She added that Bellevue already has three established parking areas for the preserve—at Bellevue Bridge, Martin Lane (the most popular), and Elm Street—while Riverside Drive is the least used and most complicated access point. She observed that in summer she rarely sees more than five or six cars parked there, and the area is closed in the winter.

Blanchard concluded by urging the Council to “find a way” to add the property to the Howard Preserve, underscoring its value as a community and regional resource.

(00:42:52 in video)

Miss Stahlnecker acknowledged the public's enthusiasm for extending the Howard Preserve and stated that the Myers family shares that same commitment. She expressed hope that their efforts can provide the city with what is needed to move past the current stage of the process and take the next steps toward making the extension official.

During council discussion, council members clarified that approval or denial of the lot line shift would not prevent the Myers family from continuing private negotiations with the Land Trust, though denial would likely halt those talks. Questions were raised about whether the current lot configuration could hinder future Howard Preserve expansion, and it was noted that while not impossible, it would be much more difficult if the properties were sold to multiple owners.

Samantha Stahlnecker reiterated that the applicant could not agree to the condition requiring an option agreement with the Land Trust prior to final plat approval, citing ongoing uncertainties. Staff and the applicant also reviewed the three waivers requested: modifying alley improvement standards, reducing the intersection setback, and altering the canal setback to 14 feet from the water's edge rather than from the top of slope.

In deliberation, some council members expressed support for continuing the hearing to allow the Land Trust appraisal process to be concluded before making a final decision. Others emphasized that the application had been vetted through Planning and Zoning and met city requirements, but voiced concern about granting waivers, noting that such exceptions may not serve Bellevue residents equitably.

Motion: (00:53:43 in video) Council Member Wrede moved to approve Application LLA-25-1 without any waivers, with the adoptions of the conditions as recommended by staff with the addition of a condition that states the City of Bellevue assumes no responsibility or liability resulting from floodwaters in Lot 1A.

With no second, the motion failed.

Council went on to discuss the seven conditions of approval in the staff report. Six of these require actions prior to final plat approval. An additional condition was proposed, similar to the Riverside Estates plat, stating the City assumes no liability for flood damage within the subdivision.

Council members expressed support for incorporating Lot 1A into the Howard Preserve, noting that the lot is business-zoned but not suitable for business development due to its location in a residential area. The council was generally not in favor of granting the waiver for paving the alley but expressed tentative agreement with the corner lot radius waiver and the canal company setback agreement.

Questions arose regarding the definition of “dedicated public or private street” and whether the proposed lots meet frontage requirements. Several members noted that current rights-of-way may not meet the city’s street standards, highlighting a process gap in determining street status. Council discussed whether these issues should be resolved before approving conditions or waivers.

It was suggested that the Planning and Zoning Commission (P&Z) or staff could provide clarification regarding street designations, frontage, and long-term implications, allowing the Council to make informed decisions.

Consensus was reached on the following points:

- Alley paving waiver: not approved.
- Corner lot radius waiver: tentatively approved.
- Canal company setback waiver: approved as conditioned with the agreement.
- Additional condition regarding city liability for floodwaters: proposed.

Council acknowledged ongoing concerns with zoning, potential future uses of the lots, and the need for a clear methodology for reviewing conditions and waivers. Members emphasized the importance of resolving street and frontage questions to ensure a complete and legally sound review of the application.

Motion: (01:41:05 in video) Council President Shay moved to approved application LLA-25-01 submitted by Judy and Keith Meyers, represented by Samanth Stahlnecker with Opal Engineering addressing the following waivers:

- Alley paving waiver: denied.
- Canal company agreement waiver: approved.
- Corner lot radius waiver: approved.
- **Conditions of Approval (per staff report, with modification):**
 - Condition 3 modified to require, prior to final plat submittal, construction of all required improvements, including roadway improvements within the right-of-way east of the subject property (Walnut Street to Chestnut Street) and 20 feet of dedicated paved access to serve Lots 2A and 3A.

Council Member Obenauf Seconded the Motion.

Council Member Obenauf retracted her Second.

Council Member Davis Seconded for Discussion.

Council Member Davis clarified that the required alley improvements should follow the specifications in the Alley Improvements Exhibit, including a 20-foot-wide paved surface for the full length of the alley. She emphasized that this should be explicitly noted to avoid confusion about the width.

Brian Parker, Community Development Director requested a friendly amendment to include language directing staff to prepare finding of fact reflecting this decision.

Rick Allington, the City’s legal counsel asked if the denial of the Alley paving waiver was being denied based on the council finding that there is no undue hardship. Council Member Davis Confirmed that the council found no undue hardship.

Council President Shay amended the original motion to direct staff to prepare findings of fact reflecting the decision.

Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council President Shay.
Council Members Voting Nay: Council Member Bergin, Council Member Mahoney, Council Member Wrede.

Mayor Giordani broke the tie with an Aye vote.

The Motion Passed.

6. PRESENTATION: Wastewater Facility Project Status Report: Chris Johnson, Public Works Director

(01:48:59 in video) Public Works Director Chris Johnson provided an update on the wastewater treatment plant, describing the current condition, damage sustained, and ongoing recovery efforts. He reported that all main control panels were replaced and relocated above flood level to prevent future damage. The CPU and SCADA systems are in the process of being reassembled, with final coordination pending completion of electrical work.

Johnson stated that primary pumps and motors have been refurbished or replaced and are now reinstalled. Hydrogen sulfide and ammonia sensors have been installed to monitor potential hazardous gases, and flow sensors were replaced due to corrosion. Corroded or leaking pipes were replaced with higher-durability materials, including Schedule 80 piping, to prevent future issues.

He noted that five actuators remain to be installed, after which the electrical wiring will be fully connected and the plant can be brought online. Coordination with engineers is ongoing to ensure proper startup, including membrane cleaning and operator training. Johnson also highlighted future concerns, including corrosion in the five-mile pipe affecting concrete and Rebar, ongoing dewatering issues, and restoration of the shark system. He concluded that once operational, the plant will continue to be monitored and maintained to address any remaining or emerging issues.

(01:55:06 in video) Garrett Reuter, 62 Glendale Road asked where the sludge goes. Mr. Johnson replied that in the past they took it to the dump at Ohio Gulch.

Council members inquired about the status of a truck that has been out of service since March 2023. Johnson explained that the tires are deteriorated, and a qualified heavy truck mechanic will need to assess the vehicle to determine repair costs.

Questions were raised regarding sludge management. Johnson clarified that sludge is currently managed in the lagoons and, given recent liner replacements, the system has another 2–3 years before major sludge removal is needed. He noted that future plans include a dewatering process to create a composite material that can either be composted or returned to drying beds, which would reduce the frequency of hauling operations.

Council members asked about the expected timeline for plant recovery. Johnson stated that the remaining actuators and pump controls are expected within approximately four weeks, with efforts underway to get the plant operational and membranes cleaned as soon as possible. He emphasized that while the timeline has improved, other issues may still arise.

Concerns regarding odors during the summer months were discussed. Johnson explained that once the plant is operational, it should reduce odors to pre-2023 levels. The process will continue to use polishing ponds, which will manage effluent before it enters the rapid infiltration basins, helping the city meet permit requirements for nitrates and phosphorus.

Council members asked about ongoing maintenance needs, particularly regarding the headworks. Johnson stated that rehabilitation could be completed within a week using a polymer lining system to repair cracks and restore structural integrity.

Communication protocols were clarified. Johnson advised that if odors or system failures occur, residents should contact City Liaison Tom Bergen, who will coordinate with the public works department and project manager.

Finally, questions regarding safety during overflow events were addressed. Johnson confirmed that electrical panels have been raised above flood levels on the catwalk to prevent hazards in the event of future flooding.

7. New Business

- a. Consideration of Resolution No. 25-17 authorizing the Mayor to execute a consultant agreement for professional services with Great West Engineering for Wastewater Facility Project Management Assistance: Christina Giordani, Mayor | **Action Item**

Mayor Giordani introduced the topic of bringing in project management support for the wastewater treatment facility to prioritize getting it back online, recognizing the staffing limitations and competing demands on the Public Works Director. Great West Engineering, which has been providing engineering consultation for the facility since fall 2023 and assisted with the ICRMP insurance claim, was proposed for this role.

The scope of work for Great West Engineering would focus on the membrane bioreactor treatment system currently being bypassed, including establishing a comprehensive schedule for completing outstanding repairs, providing project cost updates to the City, and issuing bi-monthly status updates to keep the community informed. Council emphasized that this project management support is intended to streamline communication, coordinate repair efforts, and ensure timely progress in bringing the facility fully operational.

(02:14:23 in video) Andrew Kimmel explained that Great West Engineering's role would function as an extension of the City, supporting the work of Chris Johnson, the plant operators, and contractors while coordinating with ongoing city projects. The primary goal is to maintain communication, document progress, and ensure the City Council and public are kept informed.

He emphasized that schedules at the treatment plant can slip due to material delays or installation issues, so their approach includes closely tracking all activities, memorializing updates in writing, and providing a clear record for both the public and DEQ. This documentation ensures that any delays or changes are communicated and that all parties remain aligned on corrective steps to stay on schedule.

Kimmel also noted that as repairs and operations continue, the team will assess functional equipment, identify components needing replacement, and develop long-term solutions to support plant operations as the City grows or faces additional treatment requirements.

Council discussed the ongoing efforts to bring the city's wastewater facility back online, focusing on staffing, project management, documentation, and equipment concerns. Council members noted the need for two additional full-time staff to operate the plant, as current contractors are splitting time with Hailey, and Chris, the Public Works Director, is balancing operational and oversight duties. Great West Engineering will serve as project manager, providing scheduling, coordination, and oversight rather than performing repairs, addressing previous gaps in structured timelines and public communication.

The council emphasized the importance of documenting the repair plan through a proposed 30-day contract, including work completed, costs, justifications, milestones, and schedules. Andrew Kimmel explained that biweekly technical memos would track progress, critical path items, and upcoming tasks, with photos and descriptions to maintain transparency. Equipment concerns were discussed, noting that membranes are excluded from insurance and likely require rehabilitation, while blowers and other key components can be serviced quickly through manufacturers. The council agreed on a not-to-exceed contract amount of \$15,000 for documentation, with broader repair and operational work managed internally. Electrical work must be completed before full testing, with membrane rehabilitation expected within approximately one month. The discussion emphasized transparency, accountability, and structured project management to ensure the facility's successful return to operation.

Motion: (02:42:30 in video) Council President Shay moved to approve of Resolution No. 25-17 authorizing the Mayor to execute a consultant agreement for professional services with Great West Engineering for

Wastewater Facility Project Management Assistance in an amount not to exceed \$15,000.00. Council Member Davis Seconded the Motion. **Council Members Voting Aye:** Council Member Davis, Council Member Mahoney, Council Member Obenauf, Council Member Bergin, Council President Shay. **Council Members Voting Nay:** Council Member Wrede. **The Motion Passed.**

- b. Consideration of Resolution No. 25-16, a Resolution by the City of Bellevue Limiting the Acceptance of New Applications for Sewer Permits to those Property Owners Holding a Current Building Permit Until Wastewater Collection and Treatment Shall have Adequate and Satisfactory Capacity to Receive, Handle, Treat, and Dispose of the City's Sewage: Christina Giordani, Mayor | **Action Item**

Mayor Giordani introduced Resolution 25-16, stating that the resolution would limit the acceptance of new sewer permit applications to property owners holding a current building permit until the city's wastewater collection and treatment system has adequate capacity. She explained that the resolution responds to community concerns and is intended to prevent additional strain on the system. Mayor Giordani noted that the wastewater treatment facility was designed to utilize the membrane plant, with the lagoons acting as a buffer for rapid infiltration basins or land application sites. She explained that a catastrophic failure of the MBR portion required bypassing full treatment and relying on the lagoons, which are not designed for full city capacity. She clarified that the resolution would allow sewer permits for properties with current building permits to proceed but would halt new applications until repairs are completed. She referred to Bellevue City Code 8-2-6B-4 as authority for this action. Mayor Giordani indicated that the resolution would remain in effect until November 1, 2025, to align with projected timelines for bringing the plant back online while allowing for potential delays. She opened the floor for council discussion and noted that public comment on the resolution would be taken following council discussion.

Council discussion was had focusing on the rationale for not establishing a full moratorium on sewer permits. Council members noted that while odor issues are commonly associated with an overloaded wastewater system, the system is currently operating beyond its intended design. The intent of the resolution is to pause new sewer permits to prevent further strain. Community Development Director Brian Parker reported that roughly 20 building permits are currently active, most of which could potentially apply for sewer hookups. Council members clarified that the resolution only restricts sewer permits for new applications and does not affect properties with existing building permits. Some members expressed concern that the resolution is largely symbolic, as the majority of sewer connections in the near term would be from existing permits. Others emphasized the city's obligation to honor commitments to property owners with existing permits and to support ongoing construction. Discussion included the potential benefit of a short-term moratorium to address system overload and odor issues, while balancing fairness to current permit holders.

Mayor Giordani Opened the discussion up for Public Comment:

Ned Burns, 705 Elm Street

Mr. Burns expressed opposition to the proposed sewer permit moratorium. He stated that implementing the moratorium would effectively end the current building season, signal a lack of confidence to the building community and potential residents, and could jeopardize real estate transactions for individuals under contract on city lots, potentially resulting in lost residents and tax revenue. Burns noted prior agreements, including a "will-serve" agreement with Mr. Pfaeffle, which could create financial implications if the moratorium applied to certain subdivisions, such as Strahorn. He recommended, if the Council proceeds with a moratorium, limiting its duration to 30–60 days, excluding the Strahorn subdivision, and applying any extensions incrementally to avoid unnecessary construction delays. Burns emphasized that the moratorium would not resolve odor issues at the lagoon, which can only be

addressed by fully restoring operations at the wastewater treatment plant. He concluded by urging the city to prioritize returning the plant to full operation.

Jim Laski, Lawson Laski Clark, PLLC

Jim Laski spoke in support of comments made by former Mayor Burns and expressed concerns regarding the proposed sewer permit moratorium. He noted that the city's sewer connection ordinance requires two findings to adopt such a resolution: that the wastewater system has reached capacity and that additional hookups would exceed that capacity. Lasky stated that, based on the discussion and data presented, the system is not currently over capacity and the additional 20 potential hookups would not significantly impact capacity before November. He emphasized that Strahorn has "will-serve" agreements for all Phase 2 lots, and some lots with pending building permits have already paid fees, creating potential financial and legal complications if permits are delayed. Laski argued that the moratorium would have minimal effect on addressing odor issues, which are already being mitigated, and could inadvertently harm developers and potential buyers by restricting access to sewer permits that were previously guaranteed under PUD approvals. He concluded by recommending that the city focus on resolving operational issues and odor control rather than implementing a moratorium at this time.

(03:02:50 in video)

Derek Ruhter, representing Web Landscape and residing at 162 Glendale Road, expressed concerns about the city's sewer capacity in light of ongoing development. He inquired about the plant's capacity moving forward, specifically what Bellevue can handle and how future demand will be managed. Ruhter emphasized the impact on both his business and residence, noting the challenge of balancing development with the effects on downstream neighbors. While he acknowledged the difficulties faced by the city in addressing these issues, his primary concern was understanding the system's capacity and how it will accommodate growth.

Jeff Pfaeffle, 49 Wall Street, expressed strong opposition to the proposed sewer moratorium. He stated that while he appreciates the city's efforts to address issues at the wastewater treatment plant, a moratorium would negatively impact local builders and potential residents, particularly "the little person" trying to develop lots with existing loans. Pfaeffle argued that the resolution is unnecessary, as the sewer facility is already being addressed, and warned of significant unintended consequences, including lost revenue and stalled development. He suggested either tabling the resolution to allow further discussion or proceeding without it, emphasizing the need to consider those already in the building permit process and the broader implications for the city.

Tony Evans, reporter for the Idaho Mountain Express, noted that he had reported on the city's sewer capacity prior to the March 2023 breakdown. He referenced archived estimates indicating the system could handle approximately 250 EDUs, though he acknowledged the city may no longer be working with the same consultants and advised that the figure would need to be verified.

Council discussed the distinction between determining whether the wastewater system is "nearing or at capacity" versus actual remaining capacity. The ordinance requires a finding that treatment facilities or collection lines have reached—or a significant portion of—capacity before enacting restrictions.

Andrew Kimmel explained that the mechanical plant, when fully operational, can meet current and projected demands, with potential to add 30% more capacity via a third MBR train. In contrast, the lagoon system alone is not designed to meet current permit standards; temporary measures, including chemical additions and solids settling, are being used to maintain operation, but this is unsustainable

long term. Sludge removal will be needed sooner than the typical 10–20 year schedule. Historical permit upgrades prevent reverting to older, less stringent lagoon treatment.

Council acknowledged public comments from developers noting pending building permits and “will serve” agreements; overly restrictive action could disrupt development and cause financial harm. Members clarified that the resolution differs from a moratorium, granting Council discretion to limit sewer hookups only if capacity concerns justify it.

The discussion concluded that the resolution provides a judgment-based tool for managing system capacity while recognizing operational limitations of the lagoons and capacity of the mechanical plant.

Motion: (03:19:57 in video) Council Member Wrede moved to adopt Resolution No. 25-16, a Resolution by the City of Bellevue Limiting the Acceptance of New Applications for Sewer Permits to those Property Owners Holding a Current Building Permit Until Wastewater Collection and Treatment Shall have Adequate and Satisfactory Capacity to Receive, Handle, Treat, and Dispose of the City’s Sewage. Council Member Obenauf Seconded the Motion. **Council Members Voting Aye:** Council Member Wrede, Council Member Obenauf. **Council Members Voting Nay:** Council Member Davis, Council President Shay, Council Member Mahoney, Council Member Bergin . **The Motion Failed.**

- c. Consideration of Resolution No. 25-18 adding members to the Bellevue Events Committee: Christina Giordani, Mayor | **Action Item**

Motion: (03:22:55 in video) Council Member Wrede moved to adopt Resolution No. 25-18 adding members to the Bellevue Events Committee. Council member Davis Seconded the Motion. **Council Members Voting Aye:** Council Member Davis, Council Member Wrede, Council Member Mahoney, Council President Shay. **Council Members Voting Nay:** None. **The Motion Passed.** Council Members Obenauf and Bergin abstained from voting

- d. Consideration of Resolution No. 25-19 establishing a Transportation Advisory Committee: Brian Parker, Community Development Director | **ACTION ITEM**

Mr. Parker explained that staff and consultants have been working for several months behind the scenes on data collection and development of a transportation master plan. He said the next step is to form an advisory committee to involve the community, provide feedback, and help finalize a plan. He stated the plan is important because it will make the city eligible for transportation-related grants and funding; without a plan, those opportunities are not available.

Council Member Wrede questioned the value of creating another committee, raising concerns about workload and whether the output would be practical and actionable. She emphasized the need for a clear outcome that benefits residents, not just an expensive document that sits unused. Discussion was had about whether the plan would set priorities, be realistically achievable, and align with the city’s immediate needs. She also stressed the importance of council oversight, regular updates, and ensuring the committee’s work results in something tangible and financially feasible.

Motion: (03:31:10 in video) Council Member Bergin moved to approve Resolution No. 25-19 establishing a Transportation Advisory Committee. Council Member Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Mahoney, Council Member Obenauf, Council Member Bergin, Council President Shay, Council Member Davis. **Council Members Voting Nay:** Council Member Wrede. **The Motion Passed.**

- e. Consideration of Resolution No. 25-20 authorizing the Mayor to execute the renewal of a contract for services with Mountain Rides Transportation Authority for Public Transit System Services: Shelly Shoemaker, Treasurer | **ACTION ITEM**

Treasurer Shelly Shoemaker noted the contract is renewed annually and covers Bellevue's share of public transit services. Questions were raised about whether late-night service to Bellevue was included, and clarification was given that Bellevue is part of the "Valley" route, which is the busiest line but often overcrowded. Tom Blanchard with Mountain Rides explained that when buses become too full, they sometimes add an extra bus, and long-term goals include expanding peak service from 30-minute intervals to 15-minute intervals, depending on demand and funding from all partner cities.

Further discussion touched on the possibility of direct or express routes, especially during commute hours, though current Bellevue ridership is not high enough to justify it. Mr. Blanchard also discussed congestion challenges, potential efficiency improvements, and the transition to electric buses. Mr. Blanchard reported they are in the process of acquiring additional electric buses through grant funding, though diesel backups will remain necessary.

Miss Shoemaker clarified the contract amount increased from \$12,000 last year to \$14,000 for the coming fiscal year, and members suggested adding a "whereas" clause to reflect the funding. A separate concern was raised about unshielded lights at the Mountain Rides barn, with staff confirming the issue is being addressed with the contractor.

Motion: (03:40:16 in video) Council Member Bergin moved to approve Resolution No. 25-20 authorizing the Mayor to execute the renewal of a contract for services with Mountain Rides Transportation Authority for Public Transit System Services as amended with a not to exceed amount of \$14,000.00. Council Member Mahoney Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council Member Bergin, Council President Shay, Council Member Wrede, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

8. **Public Comment:** for Items of Concern Not on the Agenda – (**Comments are limited to 3 minutes**)

No Comment was made at this time.

(03:41:46 in video) Council Member Wrede asked to amend the agenda. The Mayor explained that the amendment of an agenda must happen at the beginning of the meeting.

9. **Adjournment:** (03:43:22 in video) With no further business coming before the Common Council at this time, Council Member Obenauf moved to adjourn the meeting. Council Member Davis seconded the motion. The meeting adjourned at 09:25 p.m. The motion passed unanimously.


Christina Giordani, Mayor

Attest:


Amy Phelps, City Clerk

