



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, July 14, 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 5:32 p.m. *(00:00:03 in video)*

Roll Call: *(00:00:27 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:

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

1. Notice of Agenda Compliance: *(00:01:02 in video)*

The posting of this regular meeting agenda complied with Idaho Code §74-204. The Special meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *June 5, 2025*.

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

(00:01:38 in video) Council Member Wrede attempted to make a motion to amend the agenda to add an item repealing Bellevue Resolution No. 2236. She stated it was in direct conflict with Idaho State Law.

Mayor Giordani, after reviewing agenda amendment requirements, asked Council Member Wrede if she could provide a reason this would be an emergency amendment that required immediate attention. Council Member Wrede further stated concern that Resolution 2236 conflicts with Idaho state law and emphasized the need for immediate action. Mayor Giordani responded that while state law already supersedes the city's resolution, she had prioritized other agenda items and viewed the repeal as cleanup work rather than urgent action. Council Member Wrede disagreed, stating that legislating in conflict with state law required affirmative correction. Mayor Giordani clarified that the decision rests with the Council and invited a motion.

Motion: Council Member Wrede moved to repeal Resolution 2236 due to its conflict with Idaho Statute 19-6102. With no second from the council, the motion died.

3. MAYOR AND COUNCIL REPORT

(00:04:05 in video) Mayor Giordani announced a pizza party for teens and tweens to be held on July 17 from 3:00pm to 5:00 p.m. at the Bellevue Library. She explained the event is intended to engage youth and gather feedback for the community project. A flyer will be available at City Hall and on social media.

She reminded the public of the upcoming budget workshop scheduled for the following evening at 5:30 p.m.

Mayor Giordani also acknowledged citizen concerns received by email. These included:

- Increased ATV and four-wheeler traffic, noise, and safety issues. She reminded the community of helmet requirements for individuals under 18, parental supervision requirements for drivers under 16, and the importance of being mindful of noise and public safety.
- Landscaping concerns related to the Malone project in the Chantrell Division. She noted that staff, the Council President, and the Community Development Director are reviewing the issue to ensure landscaping meets community standards.

Representative Mike Pohanka introduced himself and expressed appreciation to the Mayor, Council, and staff for their service. He emphasized that he is not a politician but sees his role as removing roadblocks and helping communities solve problems. He noted recent improvements in Bellevue's roads and acknowledged that small communities often face challenges such as sewer and water issues. Mr. Pohanka committed to assisting with these needs, including helping to identify funding opportunities. He described himself as a "problem solver" and invited Council and staff to reach out to him anytime on behalf of District 26 constituents.

During discussion, sewer and water infrastructure was identified as a priority. Mr. Pohanka explained that state funding for small community wastewater projects is highly competitive and often quickly exhausted, with only a few projects funded statewide despite dozens of applications.

Council Member Davis recognized the passing of long-time Bellevue resident Grace Aitken. She noted that a service had been held and that discussions are underway about potentially establishing a fund in Grace's honor to support the museum. Davis reflected on Grace's strong presence in the community and her lasting impact.

Council Member Wrede reported she is working to reestablish Bellevue's relationship with the airport to address changes in air traffic patterns and increased traffic affecting the city. She has a meeting scheduled in the coming weeks to begin collaborative discussions and was asked to include staff in the process to ensure cross-department representation.

Council Member Mahoney mentioned that the bands had all signed up for the Labor Day event in September.

Council Member Bergin noted that following Grace Aitken's passing, a new group of volunteers has been helping over the summer, distributing responsibilities to avoid overburdening any one person. He also stated he looked forward to a report from the Heritage Trust.

Council President Shay reported that she had a conversation with Chris Corwin the coordinator for Blaine County Disaster Services about scheduled meetings. It was noted that Marshal Gaston had been attending said meetings.

Shay also mentioned that BURA is seeking a commissioner and encouraged anyone interested to contact her.

Council Member Davis made note that the mobile home that had burned down on Main Street had been removed and cleaned up.

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

No comment was made at this time.

5. **CONSENT AGENDA: ACTION ITEMS**

- a. Approval of Meeting Minutes: May 20, 2025 and May 27, 2025: Amy Phelps, City Clerk
- b. Approval of Claims June 24, through July 14, 2025: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Project update: Wastewater Plant: Great West Engineering
- e. Project update: Water Project: Merrick and Company
- f. Approval of Annual Retail Alcoholic Beverage Applications: Kirtus Gaston, Bellevue Marshal

(00:19:34 in Video) Council Member Wrede asked about potential hidden costs related to routine maintenance of the wastewater membranes and rehabilitation of the lagoon, expressing concern over whether such expenses would be covered by insurance.

Mayor Giordani responded that the current schedule provided is a working document prepared by Public Works, the contractor, and Great West Engineering. She noted that updates and modifications will continue, with future versions reflecting progress and changes. The Mayor invited Council to submit additional information requests by email so they can be shared with the engineer and staff.

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Council discussed the recent Fire Department open house. The Chief reported on the event, noting strong community turnout with food, activities, and family participation. The Mayor and Councilmembers commented on its success, highlighting the positive community engagement it generated.

Council Member Wrede asked for clarification on how current survey and flow data collection tie into the overall bond-funded projects. Public Works Director Chris Johnson explained that work is still in the survey phase, including property boundary and easement reviews, and that additional spring sources are being identified, which may influence project planning. Council emphasized the importance of connecting project progress to bond expenditures and understanding how unutilized funds may affect the City's financial position. The Mayor agreed that future updates should include financial reporting and noted that both the Treasurer's office and the project management team will provide information.

Council Member Obenauf asked about the Clear Creek franchise agreement and explained that such an agreement could allow the City to collect franchise fees, streamline services, improve management of dumpsters, and expand recycling options. Council Member Wrede raised questions about how the fees would impact residents and whether recycling services would be mandatory. Mayor Giordani confirmed that a draft agreement will be presented to Council for review before any decision is made.

Motion: (00:36:38 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 Member Davis. Council Members Voting Nay: none. **The Motion Passed.**

6. **Presentation:** Transportation Plan Update: Mariah Fowler, Forsgren Associates

(00:37:27 in video) Mariah Fowler of Forsgren Associates presented an update on the City's transportation plan. She reviewed the recent road, sidewalk, and signage assessments and outlined proposed changes to the City's functional road classifications. Key proposals included shifting the major collector designation from Cedar Street (due to its closure and safety issues) to Elm Street, while keeping Pine, Bradford, and Second Avenue as major collectors. Additional streets such as Spruce, Birch, Chestnut, and 5th Street were suggested as minor collectors to reflect traffic to the school and neighborhood flows.

Councilmembers asked questions about the criteria used to classify streets, particularly whether traffic patterns, school access, and community use were adequately factored in. Discussion focused on Cedar Street, with members noting its historic role as a collector, its proximity to the school and park, and the safety concerns that led to partial closure. Council also discussed whether it could remain a major collector, and whether seasonal opening of Cedar should be reconsidered.

Fowler explained how the assessment considered visual pavement conditions (cracking, patching, potholes), estimated remaining service life of roads, and the condition of signage, posts, and sidewalks. She clarified that the review was not a geotechnical study but would support future funding requests and development of a capital improvement plan. She noted ITD allows updates to functional classifications through November 1, giving the City time to finalize designations.

Council Member Wrede requested supporting documentation on functional classification definitions and criteria. Fowler agreed to provide examples from other jurisdictions and to return with an update after the next Technical Advisory Committee meeting on July 22.

7. Old Business

- a. Consideration of Ordinance No. 25-06 amending Bellevue Code Title 3, Chapter 5, Mobile Food Vendors to expand Mobile Vendor Licensing to include non-food related businesses providing for licensing criteria, term, fees, and related requirements; and providing for an effective date: *Public Comment will be taken* Christina Giordani, Mayor | **Action Item**

(01:07:23 in Video) Mayor Giordani introduced the agenda item by providing background from the June 9 Council meeting, where Council gave feedback on potential ordinance changes. She explained the issue originated from concerns raised by business owners and council members regarding unregulated mobile vending on Main Street and private property. She further explained that because the City's code did not explicitly prohibit or regulate such activity, the Marshals Department lacked enforcement authority.

The Mayor presented a draft ordinance amendment aimed at regulating mobile vending—both food and non-food—by limiting it to the business district and requiring vendors to obtain a license, provide proof of insurance, obtain landowner permission, show a sales tax permit, and pay a permit fee. She noted the proposal aligns mobile vending requirements with those already applied to food trucks. Council was provided with both a red-lined and clean copy of the draft ordinance. Mayor Giordani then opened the item for council discussion, noting public comment would be taken as part of the discussion.

Council members discussed whether mobile vending is currently permitted under existing zoning and whether an amendment is necessary. The Marshal Gaston clarified that enforcement requires explicit code language prohibiting or regulating such uses, as zoning alone does not provide authority. Members debated whether to regulate or prohibit mobile vending, with some emphasizing support for existing brick-and-mortar businesses and others highlighting the value of competition, variety, and opportunities for small vendors to grow into permanent locations. Concerns were raised about impacts on sanitation, fairness to established businesses, and the broader goal of revitalizing Main Street. Staff clarified that the proposed ordinance amendment defines mobile vending and provides a regulatory framework without changing zoning.

The Mayor opened the floor for public comment.

(01:30:07 in Video)

Jan Peppler, 501 S. Main Street

Jan Peppler spoke in support of prohibiting non-food mobile vendors. She emphasized the need to protect existing brick-and-mortar businesses that have invested in the community and argued that low-cost vendor permits would be unfair competition. She also raised concerns about preserving the visual appeal of Main Street, noting that the business district includes residences and should not resemble a flea market. Peppler suggested that vendors could instead participate in farmers markets or be consolidated in a designated lot, and she urged the City to consider strong standards for vendor appearance, hours, and quality if any allowance is made.

Mayor Giordani asked Jan Peppler to clarify that her concerns were directed at non-food merchandise vendors (hats, clothing, goods, etc) rather than food trucks. Peppler clarified that her concerns were in fact directed at non-food vendors. Mayor Giordani stated she thought that tracks with the Council's thoughts.

(01:34:40 in video)

Greg Beaver, 113 S. 7th Street

Chief Beaver provided historical context, explaining that Bellevue once issued short-term vendor permits, but staff found them difficult to manage, which led to creation of the current mobile food vendor license. He noted that the proposed amendment is limited to addressing non-food vendors and not zoning changes. Chief Beaver added that while some towns designate lots for food trucks, it would be difficult to secure similar private property arrangements in Bellevue.

(01:37:22 in video)

Chris Johnson, 210 Park Side Drive

Chris Johnson asked if anyone knew the history of Bumblebee ice cream- Council Member Shay shared the history of the Bumblebee ice cream trailer, which began as a student project supported by the Silver Creek Hotel and has since provided seasonal business in town. Johnson then noted the value of mobile vending as a pathway for entrepreneurs to grow into brick-and-mortar businesses.

Council Member Davis spoke as a brick-and-mortar business owner, noting the significant investment required to open and maintain a business in Bellevue. She encouraged exploring creative alternatives to mobile vending, such as partnerships with nonprofits that can operate through existing businesses. She emphasized the importance of supporting businesses that pay into the community and questioned whether the limited fees collected from mobile vendors offset the additional service impacts they create, which she suggested may result in a net negative for the City.

Brook Bonner, 51 Lower Broadford Road

Public comment emailed to Clerk for public record: see attached

(01:41:07 in Video) Mayor Giordani summarized the discussion, noting three options emerging: (1) prohibiting all mobile vending businesses, (2) prohibiting all non-food mobile vending while leaving the existing mobile food vendor ordinance unchanged, or (3) another approach still to be clarified. She asked Council for further discussion and direction to help guide staff.

Motion: (01:42:08 in video) **Council Member Wrede Moved** to reject the current amendment and direct staff to amend the ordinance to prohibit all mobile vending within the City of Bellevue. **With no second the motion failed.**

Council discussed options for clarifying the City's mobile vending regulations. Members expressed support for keeping the current mobile food vendor ordinance unchanged, while adding language to prohibit all other types of mobile vending. This would provide the Marshal with clear enforcement authority. The Council also noted the

need to limit mobile food vending to the business district. Staff was directed to draft revised language for review at the next Council meeting.

Motion: (01:49:35 in video) **Council Member Bergin moved** continue this item to the next meeting agenda. **Council President Shay Seconded the Motion.** Council Members Voting Aye: Council Member Obenauf, Council President Shay, Council Member Mahoney, Council Member Bergin, Council Member Wrede, Council Member Davis. Council Members Voting Nay: none. **The Motion Passed.**

b. Consideration of approval of the Findings of Fact, Conclusions of Law and Decision for the Meyers Lot Line Adjustment: Brian Parker, Community Development Director | ACTION ITEM

Brian Parker, Community Development Director, presented the final step in the process for the Meyers lot line adjustment. He reviewed the previously approved conditions outlined in the findings of fact and explained that state code requires decisions to be based on explicit standards, with a written document detailing the facts and reasoning.

Council Member Bergin thanked Brian Parker for his work and suggested minor edits to the findings of fact, including: clarifying section headings, confirming text copied directly from code, specifying the roadway width as 20 feet asphalt per the applicant's exhibit, and including the council vote tally (4 in favor, 3 opposed) in the decision section for clarity. He noted these were primarily clarifications and minor edits, not substantive changes.

Motion: (01:55:55 in video) **Council Member Daivs moved** to accept the Findings of Fact, Conclusions of Law and Decision for the Meyers Lot Line Adjustment. **Council President Shay Seconded the Motion.** Council Members Voting Aye: Council President Shay, Council Member Wrede, Council Member Davis. Council Members Voting Nay: Council Member Mahoney, Council Member Bergin.

Council Member Davis Rescinded her motion. All members were in favor of the motion being withdrawn.

Some confusion arose because the motion did not explicitly reference the amendments that had been discussed.

Motion: (01:59:50 in video) **Council Member Daivs moved** to accept the Findings of Fact, Conclusions of Law and Decision for the Meyers Lot Line Adjustment with the condition of the additions stated by Council Member Bergin. **Council Member Obenauf Seconded the Motion.** Council Members Voting Aye: Council President Shay, Council Member Obenauf, Council Member Wrede, Council Member Davis, Council Member Mahoney. Council Members Voting Nay: none. Council Member Bergin Abstained from voting. **The Motion Passed.**

8. NEW BUSINESS

a. Consideration of a fee waiver application for August 11, 2025, for a Children's Bike Safety Course in Partnership with the Hunger Coalition Bloom Truck at Memorial Park: Barrett Makai, ERC | ACTION ITEM

Council President Shay raised questions regarding the City of Bellevue Parks Fee Waiver Request form. She noted that while processing a waiver request requires staff time (intake, discussion, copying for packets, etc.), there is currently no fee charged for submitting the request. She suggested it might be appropriate to charge a nominal fee for requesting a waiver, even though the park use fee itself is \$45.

(02:03:11 in video) Council Member Obenauf supported granting the fee waiver, highlighting the ERC cleanup event that adds value to the community. She emphasized that this event would provide educational opportunities, such as bike safety, that the city does not otherwise offer, benefiting especially new residents and children in Bellevue.

Council Member Wrede opposed the fee waiver, noting that previous waivers (like one for the Hunger Coalition) diverted funds that could have supported local programs such as the library. She emphasized that the Hunger Coalition already has significant resources and partnerships and argued that the city should not continue providing waivers for outside programs.

Motion: Council Member Wrede moved to deny the fee waiver request for the children's bike safety course. Council President Shay Seconded the Motion for discussion and stated her desire to hear a full council deliberation before the motion moved forward.

Council Member Bergin noted it was a small amount and generally supported granting the waiver, while others felt the fee was reasonable and agreed it was appropriate to deny the waiver.

Motion Cont.: Council Members voting **Aye to deny the request:** Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Wrede, Council Member Davis. Council Members Voting No: Council Member Obenauf. **The motion passed.**

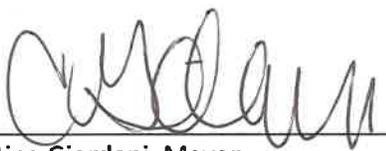
9. BUDGET WORKSHOP

(02:11:46 in video) Public Works Director Chris Johnson presented the Water and Wastewater budget, emphasizing staffing, projects, and operational priorities. He explained that the city is maintaining minimum staffing levels, with a contractor assisting part-time and a new consolidated position handling meter operations and administrative support. The main project focus is the water project, expected to go out to bid by March, while routine maintenance, leak response, and customer service remain ongoing responsibilities. The department's budget anticipates total funds of about \$3.85 million, with \$646,203 allocated for payroll, projects, capital expenditures, and operations. Operating expenses cover field work, maintenance, supplies, and equipment, while capital expenditures prioritize drinking water improvements. The council discussed the metering rollout, including account verification, software integration with Neptune, and planned meter readings starting October 1, alongside adjustments to ordinances and billing structures to support accurate usage-based charges. Council Member Wrede asked about budget allocation for initiatives, operating cost breakdowns, and return on investment for equipment and maintenance. Johnson and Mayor Giordani explained that costs are tracked through payroll, operating, and capital categories with monthly reports and that future budgets could include more detailed breakdowns. A dedicated staff member will manage full-cycle billing to ensure accurate data and customer communications, with the software being integrated into existing systems to allow a smooth transition.

Council discussed options for utility management, noting that the full rollout of the Neptune system will cost \$6,500 annually, including previously purchased equipment, with installation expected in early August and a full monthly cost sheet to be prepared for the next meeting. Questions were raised about operating expenses, particularly the increase in power costs due to two valves in Chantrell running continuously, which has now been adjusted to operate based on reservoir levels. The council also reviewed GIS system upgrades, planning to start with two to three licenses for data collection and mapping, building a city-specific database for infrastructure management. Hydrant maintenance responsibilities were clarified as a joint effort between residents and the city, with ongoing education through newsletters and communication tools.

On the wastewater side, the council focused on recommissioning the wastewater facility, maintaining clear billing, and separating bond debt fees from user fees for transparency. The budget anticipates \$1,210,508 in total expenses, covering salaries, operating costs, and capital expenditures. Operational challenges include increased utility costs due to plant operations, managing biosolids and sludge, and maintaining lift station pumps. The budget also provides for membrane maintenance and potential future capacity expansion. Sludge removal will ramp up once the facility is fully recommissioned, with routine lagoon maintenance expected to continue over several years. Liability insurance and revenue estimates were reviewed, with water and wastewater income projected conservatively to reflect actual usage. Council spoke about accurate tracking of user fees and careful financial planning to align with ongoing operations and capital needs.

Adjournment: (03:00:35 in Video) With no further business coming before the Common Council at this time, Council Member Davis moved to adjourn the meeting. Council Member Obenauf seconded the motion. The meeting adjourned at 08:42 p.m. The motion passed unanimously.


Christina Giordani, Mayor

Attest:


Amy Phelps, City Clerk



June 14, 2025

Dear Mayor Giordani and City Council Members,

I am a Bellevue resident, and I am writing to urge you to **vote NO to the proposed ordinance allowing sales from mobile vendors in the city.**

I understand one argument in favor of mobile vendors is that commercial space is so expensive. Unfortunately, that is true throughout the valley. And yet there *is* space available to rent in Bellevue. If cost is truly the issue, then we should consider incentivizing local property owners - who are already faithfully paying taxes on their properties - to provide more affordable rents. As you probably know, Ketchum recently initiated something similar for housing rentals.

It has also been suggested that there are artists and young people in our community who want to sell their creations but can't afford the costs of a traditional business. They could, of course, participate in the weekly farmer's market in Hailey. Less than \$100 in fees for the entire season is quite economical and a fantastic way to get in front of an audience that is willing to pay significantly for created goods. And therein lies the catch - "absolutely no imports, resale, or commercially made items" are allowed for sale at the farmer's market. The farmer's market is not a flea market.

The proposed ordinance would essentially allow Main Street to become one long flea market. Cheap blankets, imported trinkets, t-shirts with trending slogans, knock-off name-brand goods, and more. And who will determine what items are offensive and what is not? Do we want to risk seeing items with profanity or propagating poor behavior?

A Main Street that looks like a flea market will undoubtedly affect property values. We are already visually contending with businesses that distract from Main Street appeal. And these are good, strong, well-established businesses that would, however, normally be regulated to an industrial district.

Consideration for the business owners who have already invested in our city is imperative. These entrepreneurs have signed leases and are working hard to attract and keep customers. Do we not owe them loyalty and support?

Certainly the city's efforts to attract *more* businesses, business that contribute to the value of our town, will not be enhanced by allowing mobile vendors along Main Street.

What benefit, in fact, *does* the city expect to receive by allowing these temporary pop-up sales? And, does that unassured hope supersede our relationships with traditional businesses?

In summary,

1. We must have restrictions against mobile vendors in order to preserve what charm Bellevue still has, particularly along Main Street. The visual appeal of Main Street is essential in maintaining property values.

And

2. We must not do anything that harms our current businesses and unfairly competes with their sales and their success. These small business owners have invested in our town and demonstrated their belief and loyalty to Bellevue. We owe them no less in return.

Thank you for your service to our community and your continued consideration in this matter.

Sincerely,

Jan Pepler
208/481-0110
501 S Main St, Bellevue, ID

Dear City Council Members and Mayor Giordiani,

As a Blaine County resident with adjacent property in the City of Bellevue, a former Bellevue business owner, and a long-time proponent of the City, I'd just like to offer a few thoughts for your discussion regarding regulating or prohibiting street vendors on private property.

- While I really don't want to see Bellevue start looking like a flea market, and I know that's the fear of several folks I've talked to about the issue, I also want to support the entrepreneurial spirit of people who may not be able to afford a traditional brick and mortar location for their business.
- For example, I believe the presence of food trucks increases the vibrancy of a city, as opposed to "cheapening" it, as many feared when they first started becoming prevalent.
- However, having people setting up random items sourced from random locations, spilling willy-nilly in parking lots is also not the look Bellevue should be aspiring to.
- In the end, I'm not sure there's a legal basis for a prohibition - obviously your attorney is the expert on that. Therefore, if you decide to regulate instead of prohibiting mobile vendors on private property, I hope you'll consider:
 - They need a business license, like everyone else
 - They need to collect and pay sales tax, like everyone else
 - There should be a visual control of some sort - shade tents in good condition with all items for sale within the footprint of the tent, perhaps? (Yes, that's an investment, but all business startups require investment, and this one should not be a hardship.)

I'm sure you all have thought of all this, and more, so thank you for your hard work and I appreciate your service on behalf of our awesome little community.

Best,
Brooke Bonner
51 Lower Broadford Road
Bellevue