



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, August 11, 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. *(00:00:40 in video)*

**Roll Call:** *(00:00:40 in video)*

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

**Staff Present:**

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

**1. Notice of Agenda Compliance:** *(00:01:20 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 *July 24 2025*.

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

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

No conflict was noted at this time.

**2. MAYOR AND COUNCIL REPORT**

*(00:02:10 in Video)* Mayor Giordani reported that the USS Idaho Commissioning Committee has brought the Victory Bells from the National WWII Museum to the Wood River Valley, with performances scheduled in Ketchum and at Hailey Rocks on Thursday. She noted the limited publicity and encouraged community attendance. Mayor Giordani also reminded residents of heightened

wildfire risk due to hot and dry conditions and thanked the Fire Chief for preparing preparedness information shared in the City newsletter. She provided an update on the Labor Day celebration, noting that vendor spaces are nearly full and encouraging businesses and residents to participate in the parade and festivities. Additionally, she reminded the community to limit irrigation watering to ten minutes per zone due to high water usage.

**3. PUBLIC COMMENT: for Items of Concern Not on the Agenda (00:05:25 in video)**

**Judy Zimmer, 109 South 3rd Street, Bellevue**

Ms. Zimmer expressed ongoing concerns regarding an RV positioned on her neighbor's property line approximately six feet from her bedroom window. She stated the RV has been continuously occupied for three years, is connected to city water and sewer, and may be in violation of city ordinances regarding RV occupancy limits, hookups, and setbacks. Ms. Zimmer reported difficulty obtaining answers to her code-related questions despite contacting staff and noted past noise issues associated with the RV's occupants. She stated that the property owner had previously apologized and indicated the RV residents would be moving, but the situation remains unresolved. She asked the Council what options are available to address the matter.

**Greg Beaver, 113 South 7th Street, Bellevue**

Mr. Beaver reported that the school's sprinklers were running during the day despite there being no school in session and noted this after the City's recent reminders about water conservation. Staff acknowledged the comment, and the Public Works Director will follow up.

**5. CONSENT AGENDA: ACTION ITEMS (00:09:21 in video)**

- a. Approval of Meeting Minutes: June 10, 2025: Amy Phelps, City Clerk
- b. Approval of Claims July 29, through August 11, 2025: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Water Project Update: Merrick and Company

Council Member Wrede asked for an update on water metering and any information available around it.

Public Works Director Chris Johnson reported that the City currently has approximately 680 water connections, with 620 verified to ensure addresses match meter numbers. His team is working to confirm the remaining 280 connections using transmitter numbers and coordinating with staff to reconcile records from Caselle and Neptune systems. Mr. Johnson stated that by October 1st, residents will receive meter readings reflecting domestic water use to help identify leaks before the irrigation season begins in May. The goal is to implement full meter-based billing by January 1st, consistent with city ordinances and EDU-based billing to cover water costs. He noted ongoing adjustments are needed to align ordinance language with billing practices. Mayor Giordani then explained that Kayme Backstrom in the water department has prepared a step-by-step launch plan for Council review to provide clear updates on the project's progress.

Council Member Wrede asked whether the smart meters are integrated with the City's GIS system to help associate meter readings with addresses and support quality assurance. Public Works Director Chris Johnson explained that the current focus (phase one) is verifying meter numbers, readings, and transmitter data with corresponding addresses. GIS will be used in a later phase for asset management, including mapping meter locations, tracking installation dates, and planning meter updates or

replacements. Mayor Giordani clarified that Wrede was asking about using GIS for this purpose, and Wrede confirmed that this phase-two integration aligns with her understanding.

Council Member Bergin asked about the mention in the water project status report of an EPA Buy America, Build America (BABA) compliance visit. Public Works Director Chris Johnson explained that the federal program requires materials purchased with grant or loan funds to be sourced from American companies, including steel, plastic, and other infrastructure components, to support domestic manufacturing. He noted that the City is still in the preliminary design phase, so there is little for the EPA to inspect at this time, but the program ensures the City follows the policy during procurement and construction. Johnson confirmed that BABA requirements are included in project specifications and bid documents and that updates will be provided to Council as the project progresses.

(00:21:04 in video) Council Member Wrede asked whether the City or Merrick is addressing the lack of agreement to access additional parts of the property. Public Works Director Chris Johnson responded that he is working directly with the landowner, providing weekly water usage data and ensuring the City fulfills its obligations under the MOU to facilitate access.

**Motion: Council Member Bergin motioned to approve the consent agenda. Council Member Wrede seconded the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Wrede, Council Member Mahoney. Council Members Voting Nay: none. The Motion Passed.**

**6. WASTEWATER PLANT PROJECT UPDATE: Andrew Kimmel, Great West Engineering (00:23:12 in video)**

Andrew Kimmel reported that overall progress on the wastewater project is going well. Crews encountered some unexpected issues with the chlorination system, which were addressed to ensure proper disinfection before the full plant comes online. Soil and field “flesh” samples for land application have been collected and sent to the lab for inclusion in the annual permit report. The recycling tank and haul truck are back in operation, which has accelerated recent work. The control contractor will be on-site next weekend to test equipment functionality and identify any necessary repairs. Kimmel confirmed the project remains on track for the original November 1st completion date.

Public Works Director Chris Johnson recognized Case McGehee for his efforts in getting the tank truck operational after battery replacements and minor maintenance. Mr. Johnson explained the truck enabled multiple weekend loads to support wastewater operations, including preparing WAS tanks for new flow meters. He noted that, with a small crew of five, staff have been assisting across water, wastewater, and street duties, including emergency street sweeping after spilled rocks, to maintain service and safety. He thanked the team for their extra effort and acknowledged the challenges of balancing multiple responsibilities with limited resources.

(00:29:35 in video) Council Member Wrede asked when recent wastewater field and soil test results would be returned and whether the results could impact the project timeline. Andrew Kimmel explained that the tests monitor current system performance and do not affect construction progress, though staff time spent collecting samples slightly impacted available project work. He said results typically return within 30 days, and high readings could adjust field application rates but not the overall project schedule. Public Works Director Chris Johnson added that the testing includes water samples and tissue samples from alfalfa fields for nitrogen and phosphorus uptake. He confirmed the City is on

track to meet permitting requirements and submit the reuse permit by August 15th, with no anticipated delays to project completion.

Council Member Wrede asked whether the current wastewater testing and permit information is related to regaining treatment capacity as defined by DEQ. Public Works Director Chris Johnson clarified that the testing and reuse permit pertain only to discharge compliance—monitoring nitrate, phosphorus, and ammonia levels applied to the land and plant tissue samples—and do not affect the City’s treatment capacity or ability to serve additional volume. He explained that land application via reuse basins is less stringent than discharging into a waterway and confirmed the testing ensures compliance with state limits.

**7. THE COMMUNITY PROJECT UPDATE:** Courtney Frost, Blue Cross Idaho Foundation and Tawsha Box, Reynolds & Meyers (00:37:14 in video)

Courtney Frost from the Blue Cross of Idaho Foundation for Health and Tawsha Box from Reynolds & Meyers provided an update on the Community Project Grant awarded to the City of Bellevue. Frost explained that the grant supports community health by enhancing social connection and engagement through public spaces, emphasizing that residents’ feedback guided all recommendations. Box described the engagement process, which included an online survey in English and Spanish and in-person outreach at local businesses and community spaces to ensure broad participation, including youth and underrepresented groups. Based on this input, the presenters recommended enhancements to Memorial Park, particularly the stage area, improving family gathering spaces, transforming the basketball court into a multi-sport area, and adding trailside amenities such as bike repair stations. They noted that the recommendations are intended to amplify existing community assets rather than create new facilities, and the Council has discretion to prioritize implementation. The presenters also shared that survey results would be provided to the Council for further consideration.

**8. NEW BUSINESS**

- a. Consideration of a Memorial Park reservation fee waiver request for the dates of August 12<sup>th</sup> and August 19<sup>th</sup> 2025 for a youth group gathering for Calvary Bible Church: Johnie Michael, Calvary Bible Church | **ACTION ITEM** (00:58:10 in video)

Council President Shay noted prior fee waivers granted and referenced Parks Committee criteria, while clarifying that the group requesting the waiver had already held multiple events. Public Works Director Chis Johnson explained the group had not been fully aware of the City’s permitting process. Council Member Bergin questioned whether the use qualified for a waiver, noting that the group was not partnering with the City and that the City incurs costs for park use, such as porta-potties and trash removal. The fee in question was \$90, and members generally agreed that the request did not meet the established criteria, and the standard fee should apply.

**Motion:** (01:03:02 in video) **Council President Shay moved to deny** a Memorial Park reservation fee waiver request for the dates of August 12<sup>th</sup> and August 19<sup>th</sup> 2025 for a youth group gathering for Calvary Bible Church: Johnie Michael, Calvary Bible Church **Council Member Mahoney Seconded the Motion.** Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Wrede, Council Member Mahoney. Council Members Voting Nay: none. **The Motion Passed to deny the fee waiver.**

- b. Discussion and consideration of a proposed ballot measure that would modify the City of Bellevue's Local Option Tax (LOT) by imposing a one percent (1%) tax on the sale of restaurant food, a two percent (2%) tax on the retail sale of liquor-by-the-drink, and a three percent (3%) increase on the sale of hotel-motel occupancy, providing for an expiration date of July 31, 2040: Christina Giordani, Mayor (01:04:00 in video)

Mayor Giordani explained that the purpose of the proposed ballot measure is to expand the city's non-property tax revenue, currently 3% on hotel-motel occupancy, to include a 1% tax on restaurant food sales, a 2% tax on liquor by the drink, and an increase of the hotel-motel tax from 3% to 6%. She further explained the intent is to secure reliable funding for public safety, including staffing, equipment, and operational readiness, as well as for ongoing street and infrastructure maintenance, especially given increased usage from tourism. She emphasized the opportunity to diversify revenue streams, reduce the financial burden on residents, and capture tourism dollars. Mayor Giordani noted that LOT taxes may face legislative threats, so establishing these measures with a long sunset date would protect the city's ability to collect them. She said the proposal would continue the current framework of earmarking LOT revenue, now splitting it between streets/infrastructure and public safety. She clarified that the measure would require a supermajority of 60% voter approval and invited the Council to discuss the proposed taxes and percentages.

The Council discussion focused on the proposed LOT tax rates and potential expansions. Councilmembers generally agreed that a 1% tax on restaurant food and 2% on liquor by the drink seemed fair, while opinions varied on increasing the hotel-motel tax from 3% to 6%, with one suggesting 5% instead. Comparisons were made to other resort cities, noting Bellevue's lower rates and predominantly local hotel use. It was clarified that the hotel-motel tax also applies to short-term rentals like Airbnb. The conversation explored potential future expansions to cover auto rentals, ATVs, and UTVs, emphasizing the focus on visitor-generated revenue. Members highlighted that LOT revenue would support public services without overburdening residents, and noted the importance of considering voter approval and state law parameters. The timeline for placing the measure on the November ballot was noted as tight, requiring prompt action at the next Council meeting.

(01:23:28 in video) Council Member Wrede expressed concern that Bellevue lacks operational efficiency and fiscal discipline, and therefore she does not support additional taxes without first addressing basic infrastructure needs like potholes. She emphasized the importance of detailed fiscal analysis before committing to new revenue sources. Council President Shay noted input from local business owners who see value in keeping visitors spending locally and highlighted community support. Mayor Giordani read a letter from Jessica Obenauff in favor of a local option tax to fund public safety, infrastructure, and emergency services without overly burdening property owners.

Further discussion included potential revenue from restaurant and hotel taxes, current liquor and beer/wine licenses, and hotel/motel occupancy and short-term rental compliance. Council considered whether the hotel/motel tax increase should be 5% or 6% and the duration of the tax extension, with some preference for a more conservative 5% and a longer-term extension (suggested 15 years) for stability.

Discussion was had on how urban renewal districts divert property tax revenue from other levies, potentially impacting schools and services, and how LOT (local option tax) funds should be prioritized for public safety and infrastructure, rather than solely snow removal. The conversation highlighted transparency, voter decision-making, and balancing tourism-related costs with resident impacts.

Overall, the focus was on careful consideration of percentages, equitable allocation of funds, timing for the ballot, and ensuring LOT funds directly address the burdens of tourism on Bellevue’s infrastructure and services.

Mayor Giordani noted that, due to time constraints and the absence of two council members, additional discussion should occur at a future meeting when the full council can provide input. With no further questions from the council, she moved to proceed to the next agenda item.

- c. Consideration and approval of Ordinance No. 2025-09 amending Bellevue’s City Code Section 7-1-6: Street and Alley Improvements, and providing an effective date: Brian Parker, Community Development Director | **ACTION ITEM** (01:59:38 on video)

Community Development Director, Brian Parker explained that recent land use reviews highlighted an issue in the current code: property owners may open and construct undeveloped platted rights-of-way at their own expense, after submitting plans approved by the City Engineer. Once built, the roadway becomes a public street, leaving the City permanently responsible for maintenance, plowing, and related obligations. He noted that such decisions should involve the Council. The proposed code amendment would therefore require a public hearing and a Council finding that opening a right-of-way is in the public interest.

Rick Allington, the City Attorney asked for clarification on whether the proposed code amendment applied primarily to undeveloped “stub roads” in town, such as platted portions of 7th and 8th Streets or segments of Riverside Drive. Then Council member Wrede requested documentation showing why the issue had become a priority, what specific properties were affected, and expressed concern about waiving ordinance readings, noting a desire for robust public engagement.

Mr. Parker responded that the amendment would *increase* public engagement by requiring a public hearing for any request to open an undeveloped right-of-way. He clarified that waiving three readings is a standard procedural option, not a reduction in public participation. He explained that the issue arose during review of a recent lot line adjustment, when Council identified a gap in the code and asked staff to address it proactively so future applicants could not develop public streets without Council oversight.

Parker confirmed the amendment would apply prospectively, and that only a limited number of platted but undeveloped rights-of-way exist, though future annexations could add more. Staff reiterated that the intent is to ensure public input and Council approval before a road or access is constructed, rather than relying solely on administrative review.

Council Members discussed hypothetical scenarios—such as a landowner constructing a bridge or opening a platted roadway—and noted that under current code such actions could move forward without Council review. Members generally expressed support for the amendment, noting it strengthens public process and aligns with state requirements that the Council find such actions to be in the public interest.

Council Member Bergin offered several wording adjustments for clarity, including adding “right-of-way” in relevant sections and using “shall” instead of “must.” Parker agreed with most revisions, cautioning only against language in the “whereas” clauses that could imply permissions beyond code.

**Motion:** (02:14:30 in video) **Council Member Bergin motioned** waive the three readings of Ordinance 2025-09 and read by title only. **Council President Shay seconded** the motion. Council

Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney. Council Members Voting Nay: Council Member Wrede. **The Motion Passed.**

**Council Member Bergin read the ordinance by title only.**

**Motion: Council Member Bergin motioned** to approve Ordinance 2025-09. **Council President Shay seconded** the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Wrede. Council Members Voting Nay: none. **The Motion Passed.**

**Motion: Council Member Bergin motioned** to authorize publication of Ordinance 2025-09 by title only. **Council Member Wrede seconded** the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Wrede. Council Members Voting Nay: none. **The Motion Passed.**

d. Consideration and approval of Ordinance No. 2025-10 amending Bellevue's City Code by adding a new chapter to Title 4: Health, Sanitation, and Environment to control nuisance weeds, and providing an effective date: Brian Parker, Community Development Director | **ACTION ITEM** (02:16:46 in video)

Mr. Parker explained that the proposed ordinance was developed primarily by Chief Beaver as part of his annual work plan, with Parker assisting in preparing it for Council review. He stated that the ordinance addresses public safety, fire safety, community appearance, and the management of deteriorating areas. The ordinance would allow the City to abate overgrown or weedy nuisance properties after proper notice is given to the property owner and the owner fails to address the issue. Parker noted that the ordinance is brief, consisting of three sections, and invited questions from the Council.

(02:17:50 in video) Council Member Wrede expressed significant concern about the proposed weed-abatement ordinance, particularly the requirement that residents maintain vegetation not only on their private property but also within public rights-of-way extending to the centerline of adjacent streets and alleys. She stated that the language appeared to obligate homeowners to manage weeds on public property over which they have no control, and that failure to do so could lead to fines and even liens. Council Member Wrede noted that this seemed contradictory to prior direction given to residents that they may not alter or use alleys, yet the ordinance would now hold them responsible for maintaining them. She emphasized that the punitive nature of the language, combined with the proposal to waive the three readings, risked adopting a far-reaching ordinance before the public was aware of its implications.

Brian Parker responded that the code was written this way in part to avoid costly surveying and to address weeds that grow quickly and create fire hazards. He stated that similar language exists in many Idaho municipalities and that the intent was fire mitigation, not general right-of-way maintenance. However, Council Member Wrede continued to question the scope, noting that the ordinance could be interpreted much more broadly, allowing staff to declare nuisances based on subjective judgments of "visual blight" or generalized threats to health and safety. Council Member Bergin asked for legal clarification on nuisance authority and commented that the powers granted appeared too expansive. Mr. Allington suggested focusing the ordinance strictly on vegetation that poses a fire danger as determined by the Fire Chief, rather than attempting to define or regulate weeds generally.

Chris Johnson, Public Works Director provided examples of dry vegetation piles and overgrown lots that create clear fire risks, acknowledging the need for enforcement tools in those situations. Council

Member Bergin reiterated that responsibility for maintaining city rights-of-way—especially alleys—should not fall to homeowners who are otherwise prohibited from modifying those areas. Council discussion turned to whether the ordinance could be narrowed to apply only to private property, or alternatively, whether references to maintaining areas “to the centerline” could be revised to exclude rights-of-way or limit homeowner obligations only to the edge of existing driving lanes.

Staff acknowledged that the draft was based on multiple examples from other cities and had already been simplified but expressed willingness to revise it. Carter Bullock, Planner suggested alternative wording that would define the maintenance boundary more practically, such as up to the driving aisle or edge of asphalt, rather than to the centerline.

Council consensus trended toward pausing adoption, removing or narrowing right-of-way references, and focusing the ordinance on fire-hazard vegetation rather than broad nuisance conditions. Staff was directed to revise the language and return with a clearer, more limited draft at a future meeting.

- e. **Readoption of fiscal year 26 tentative budget: Shelly Shoemaker, Treasurer | ACTION ITEM**  
(02:48:35 in video)

Shelly Shoemaker, Treasurer explained that due to the Idaho Power and Avista lawsuit, the city had to pay back \$2,126.28 in taxes, including interest. This amount was inadvertently omitted from the previously adopted tentative budget. To correct this, she proposes:

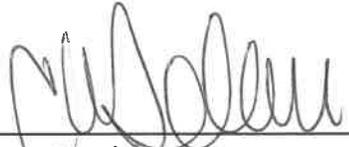
- Increasing the **city property tax** line from \$887,000 to \$889,126.28.
- Reducing the **budget carryover** from \$178,537 to \$176,411.

No changes to the overall budget bottom line are required; this adjustment simply ensures the tax reimbursement is properly recorded. She is requesting the council to approve a revised tentative budget reflecting these changes.

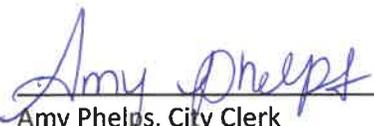
**Motion: Council President Shay motioned** Readoption of fiscal year 26 tentative budget. **Council Member Mahoney seconded** the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney. Council Members Voting Nay: Council Member Wrede. **The Motion Passed.**

**10. Adjournment:** (02:51:15 in Video) With no further business coming before the Common Council at this time, Council Member Wrede moved to adjourn the meeting. Council Member Bergin seconded the motion. The meeting adjourned at 08:23 p.m. The motion passed unanimously.



  
Christina Giordani, Mayor

Attest:

  
Amy Phelps, City Clerk