



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, September 22, 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: Council President Shay called the Regular Meeting to order at 5:30 p.m. (00:00:50 in video)

Roll Call:

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

Staff Present:

Chris Johnson, Public Works Director
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

(00:01:47 in video) Council President Shay stated the Mayor is under the weather and regrets not being able to join tonight's meeting. She also requested a motion to amend the agenda and bring item 9a to just before the Wastewater Project update. She also noted that 9c should be pulled from the agenda, as Carter Bullock, planner, was currently out sick.

Motion: Council Member Obenauf motioned to move item 9a and to pull item 9c from the agenda. Council Member Mahoney seconded the motion. **The Motion Passed unanimously.**

1. Notice of Agenda Compliance: 00:04:09 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 September 18, 2025.

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

Council President Shay noted the Town Hall scheduled for last week has been rescheduled to September 29th. Councilmember Davis noted the Hispanic Heritage celebration happening this weekend.

4. PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA – (COMMENTS ARE LIMITED TO 3 MINUTES)

Tony Evans from the Idaho Mountain Express informed the Council that, in advance of the upcoming Pizza and Politics forum, he will be sending out a set of basic questions for participants to review and respond to. He asked that the responses be returned in a timely manner. He noted that these written questions would be followed by a hoped-for live forum where related questions would be discussed with broad participation.

Bill Pereira (311 Tendoy Street, Chantrel Subdivision):

Mr. Pereira commented on the community's ongoing water shortage and questioned why water conservation measures, such as Xeriscaping, were not being required or more strongly considered for semi-industrial uses like the Karl Malone Dealership. He expressed concern about the amount of water used for landscaping and suggested that the City consider requiring reduced water use measures, including in subdivisions, to help address water conservation in the future.

1. CONSENT AGENDA: ACTION ITEMS

- a. Approval of June 24th, 2025 Special Council Meeting Minutes: Amy Phelps, Clerk
- b. Approval of Claims September 9, through September 22, 2025: Shelly Shoemaker, Treasurer
- c. Public Works Department Report: Chris Johnson, Public Works Director
- d. Approval of a new Alcohol License for La Plazita Latino Market, LLC: Kirtus Gaston, Bellevue Marshal
- e. Treasurer's Report, Shelly Shoemaker, Treasurer

(00:09:35 in video) Council Member Wrede stated she was pleased to see documentation from the PFAS testing that qualified the City for the 3M contamination class action. She requested that additional, more recent PFAS testing results be provided at a future meeting and asked for information on how PFAS levels have been tracked over time at the City's two treatment plants.

Council Member Obenauf asked whether there have been any updated Public Works Department reports since 2021, noting that the materials provided were dated from that year and inquiring if more recent reports are available.

Public Works Director, Chris Johnson explained that the PFAS testing results showed non-detect levels or only trace amounts that were not on the EPA's regulated PFAS list, so no follow-up testing has been conducted because the EPA has not recommended it. He noted that the City will work with DEQ and water operators to discuss potential future testing using available funds, and that PFAS testing is guided

by the EPA's unregulated contaminant monitoring program, which operates on a five-year cycle and determines whether contaminants later become regulated and require routine testing.

Council Member Bergin asked about how the City handles situations where actual revenue falls below projections—for example, street revenue—and how that affects the budget for that area. Second, he requested clarification on the listed investment funds, particularly regarding funds from the Gannett Ranch annexation, and whether it is accurate to say that the annexation has not yet occurred.

Treasurer Shoemaker explained that funds from the Gannett Ranch annexation are held in a separate escrow-like account and are only used to cover costs related to the annexation process, such as application fees and studies; the money does not become City funds until the annexation is completed. She noted that this fund is unique compared to other investment funds, which are City funds used for capital projects or savings. Shoemaker provided the summary as a snapshot of all invested savings and capital funds as of August 31, highlighting that most funds earn strong interest and are generally self-explanatory in their purpose.

In response to Council Member Bergin's questions about revenues coming in below projections, she clarified that the general fund includes multiple departments and that, while revenues were under projections as of August 31, expenses were also under budget, leaving the City in a stable position. She noted that the current report is a snapshot near the end of the fiscal year, that final revenues and expenses continue to post after September 30, and that year-end bookkeeping and the audit occur in the following months. Shoemaker emphasized that there are no current red flags, that finances are being closely monitored, and that the City budgets conservatively to account for timing delays in revenues, with a full year-end report to be provided once the books are finalized.

Motion: (00:18:45 in video) **Council Member Davis motioned to approve the consent agenda. Council Member Obenauf seconded the motion.** Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Wrede, Council Member Mahoney, Council Member Obenauf, Council Member Davis. Council Members Voting Nay: none. **The Motion Passed.**

9. NEW BUSINESS

- a. Consideration and Approval of Resolution No. 25-27 declaring the intent to collect \$8,715 in foregone property taxes for fiscal year 2026 and declaring the purpose for which the foregone taxes are budgeted: Shelly Shoemaker, Treasurer | **ACTION ITEM**

Treasurer Shoemaker explained that the item was a procedural correction related to budgeted versus finalized county revenue figures. When estimating revenues for the budget, the final county information later differed by \$148. The county required the City to amend the resolution so the paperwork accurately reflected the correct amount, which resulted in the City taking \$148 less in foregone revenue. She emphasized that the change is minor, purely a formality, and ensures compliance with county requirements.

Motion: (00:20:41 in video) **Council Member Bergin motioned to approve the consent agenda. Council Member Mahoney seconded the motion.** Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Wrede, Council Member Mahoney, Council Member Obenauf, Council Member Davis. Council Members Voting Nay: none. **The Motion Passed.**

6. WASTEWATER PLANT PROJECT UPDATE: Andrew Kimmel, Great West Engineering (00:21:33 in video)

Mr. Kimmel reported that he conducted a comprehensive site visit of the wastewater treatment facility with Public Works Director Chris Johnson, reviewing the lagoons, aeration equipment, liners, and the treatment plant. He noted that the facility has undergone significant improvements since last year, including reconfigured wiring and piping completed as part of insurance-related repairs, which reduce future risk even though no formal upgrades were allowed. Electrical components have been relocated higher to prevent damage from potential basement flooding, and overall the plant is now very close to being operational.

He explained that progress was slowed by unexpected conditions discovered during basin cleaning, including large amounts of rock and gravel that required additional time to remove. Despite these challenges, the quality of work has been very good, with much of the piping replaced or cleaned, membranes scheduled for cleaning and testing, and final testing expected over the next three to four weeks. Some minor repairs remain, such as damaged aerators.

Mr. Kimmel also highlighted a separate issue at the headworks channel, where severe concrete deterioration and exposed rebar were discovered due to acidic wastewater. Although unrelated to the insurance claim, he emphasized that repairs should be completed now while the plant is offline to prevent a major future failure. Chris Johnson is obtaining repair quotes, and addressing this issue now will help protect the system and avoid more costly problems once the plant is fully operational.

Council Member Obenauf asked for an estimate of the cost to repair or replace the deteriorated headworks channel. Andrew Kimmel explained that two bids have been received and a third is pending, and that it would not be appropriate to publicly share specific bid amounts before the process is complete. At the Council's request, he provided a general cost range, estimating the repair at approximately \$30,000 to \$70,000, depending on site conditions and unknowns discovered during the work. He noted that full replacement of the channel would cost significantly more, roughly \$110,000, making the proposed repair the more cost-effective option.

Mr. Kimmel emphasized that the repair is necessary to prevent continued concrete degradation, which could send debris into the membrane system and cause further damage. In response to a question about why this work was not included in the original plan, he clarified that the headworks issue is unrelated to the insurance claim or the recent plant failure and was instead caused by long-term wastewater conditions. The discussion concluded with the understanding that addressing the issue now, while the plant is offline, is prudent to avoid a more serious and costly failure in the future.

Council members clarified that the headworks channel repair would be an additional project beyond what was required to bring the plant back online and was not part of Andrew Kimmel's original contract or the insurance-related work. Mr. Kimmel explained that the issue was identified during a broader inspection and recommended addressing it now to avoid having to take the plant offline again in the future, as the deteriorating concrete could send debris directly into the membranes and cause another failure.

In response to questions about wastewater acidity and upstream conditions, Mr. Kimmel and staff explained that septic wastewater and hydrogen sulfide have contributed to corrosion. The City has already begun mitigation at the main lift station by adding oxygenating chemicals to reduce odors and corrosivity and is exploring additional oxygenation measures to improve conditions over the long force

main. These steps are intended to reduce long-term damage to both the plant and the collection system.

Council asked whether budget action was needed and whether the repair had to occur before the end of the fiscal year. Staff responded that sufficient funds are available in capital maintenance and repair accounts, either in the current or next budget, so no budget amendment is required. Regarding operations, Mr. Kimmel confirmed that an initial startup and testing beginning around October 1 remains realistic, with membrane cleaning and preliminary testing underway, followed by several weeks of phased startup, final testing, and biological seeding before full operation.

Council Member Wrede asked what close to completion actually means, noting ongoing questions and additional work.

Andrew explained that all electrical and SCADA systems are now powered and functional, a major improvement from a month ago when only about 30% worked. However, full plant startup hasn't occurred: water and wastewater haven't run through every system, membranes haven't been fully cleaned or tested, and some corroded pipes and fittings still need replacement.

He clarified that the full startup will take three to four weeks to test, tweak, and establish the biological treatment, with initial startup planned for October and full operation—including seeding biology—targeted by November 1.

7. PRESENTATION:

- a. Blaine County Recreation District (BCRD) Recreation Levy Presentation: Mark Davidson, Executive Director, BCRD**

Mark Davidson, Executive Director of the Blount County Recreation District (BCRD), presented an overview of the district's history, current operations, and a proposed recreation levy. He stated that BCRD has served the county for nearly 50 years and has expanded significantly as the population has grown from approximately 8,800 residents in 1976 to more than 25,000 today. He explained that BCRD began with a community swimming pool and the Wood River Trail and has since expanded to a wide range of recreational programs and facilities serving multiple generations.

Mr. Davidson explained that BCRD's current funding is comprised of approximately 40% levy funds, 35% earned revenue, and 25% donations. He stated that BCRD believes it is time to update its funding model to better align with community growth, increasing participation, and long-term maintenance needs. He noted that extensive community outreach over the past one to two years showed that recreation is a core part of the community's identity and that residents want more information about the proposed levy.

Mr. Davidson outlined BCRD's vision that recreation should be accessible to all ages and abilities, across all seasons. He stated that the proposed levy would provide sustainable funding to maintain and improve existing amenities, expand access, and support long-term planning.

He summarized five primary focus areas of the levy proposal: maintenance and upgrades to community trails; improvements to lodge and Nordic facilities; continued development of Quigley/Charles Parks as multi-season recreational assets; expanded operations and infrastructure

improvements at the aquatic center; and upgrades to sports fields and recreational facilities, which are currently overbooked and outdated.

Mr. Davidson stated that all proposed projects include long-term operating and maintenance costs to ensure sustainability. He explained that the current BCRD tax rate is approximately \$8 per \$100,000 of assessed value, or about \$60 annually for a median homeowner, and that the proposed levy would add \$13 per \$100,000, resulting in a total annual cost of approximately \$157 for a median homeowner.

Mr. Davidson concluded by stating that the levy will appear on the November ballot, will require a two-thirds majority for approval, and that BCRD encourages residents to become informed, ask questions, and participate in the voting process.

(00:59:26 in video) Council Member Obenauf asked whether BCRD has considered or had conversations about recreational projects or opportunities specifically related to the City of Bellevue.

Mark Davidson responded that BCRD has had such discussions and has been coordinating with Community Development Director Brian Parker and participating in the comprehensive planning process. He stated that BCRD views the proposed levy as a way to strengthen recreation amenities across all cities in the county, including Bellevue. He explained that BCRD would like to continue discussions with the City of Bellevue to explore potential partnerships or joint projects. He also noted that there may be opportunities to develop new recreational infrastructure in Bellevue, contingent upon the annexation of the Flying Hat property north of the City, which could allow for the development of sports fields located on the Bellevue side of the area of city impact.

Council Member Wrede raised concerns about housing insecurity and financial strain among Bellevue residents, including retirees and homeowners living paycheck to paycheck, and asked how BCRD communicates the value of the proposed levy to residents who may not directly use BCRD services or who cannot afford additional taxes.

Mark Davidson responded that BCRD recognizes these financial pressures and emphasized that many BCRD programs are offered at reduced cost or free, with scholarships available. He explained that the proposed levy would represent a relatively small portion of a Bellevue resident's overall tax bill—approximately \$13 per \$100,000 of assessed value, or about 5% of the city's total tax levy. He framed the levy as a question of community value, noting that many residents benefit indirectly through amenities such as the Wood River Trail, after-school care, summer camps, youth programs, and swimming lessons, which are especially important for working families and children.

Davidson acknowledged that the levy would increase taxes but described it as a responsible and modest request that would allow BCRD to meet growing demand and continue providing accessible, community-wide services. He characterized the proposal as a shared community investment that supports free or low-cost places for people to recreate, build community, and access essential services, even for those who may not personally use every program.

8. Public Hearing: Action Item

- a. FP-25-01 – Karl Malone Subdivision Final Plat:** A final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89 acre parcel. The property is zoned B – Business: Brian Parker, Community Development Director | **Action Item**

Council President Shay outlined formally opened the public hearing. Council was asked to disclose any conflicts of interest or ex parte communications; none were declared. Brian Parker, Community Development Director confirmed the notice and site posting were in compliance.

Mark Phillips, Phillips Land Surveying, stated that all conditions and changes required for preliminary plat approval had been incorporated into the final plat. He offered to answer any questions. No questions were raised by Council.

Mr. Parker introduced the application as a final plat for a two-lot subdivision located at the north end of Bellevue, just north of the Karl Malone area currently under construction. One lot contains the Maverik gas station, and the second lot is currently vacant with no specific use proposed at this time.

He noted that the project received preliminary plat approval in December 2024 and that all conditions of approval have been met. Mr. Parker explained that approval of the final plat is based on compliance with the required criteria outlined in the staff report, including proper survey information and plat details, all of which have been provided.

Council Member Wrede asked for clarification on who reviewed the final plat and sought to understand the subdivision history and whether any specific land uses were proposed for the parcels.

Brian Parker explained that the City Engineer reviewed and approved the final plat. He clarified that the application is the final plat for a two-lot subdivision that received preliminary plat approval in December 2024. One lot contains the approved Maverik gas station, while the second lot is vacant with no specific use proposed at this time.

Council Member Wrede expressed confusion about prior discussions involving the Maverik and Karl Malone properties. Mr. Parker explained that subdivision approval is a two-step process (preliminary and final plat) and emphasized that final plat approval addresses only the legal division of property, not land use.

It was clarified that the Karl Malone dealership property is not part of this subdivision and is excluded from the final plat. Aaron Bliss, Bliss Construction, representing the applicant, confirmed the property history and explained that the remaining parcel is now being divided into two lots consistent with prior approvals.

Council Member Bergin asked questions regarding stormwater management, utility installation or bonding, sidewalk and landscaping requirements, and the adequacy of a 10-foot non-vehicular access easement. Mr. Parker explained that stormwater, utilities, sidewalks, and landscaping were reviewed and approved through design review, and that required improvements must be completed prior to issuance of a certificate of occupancy. The 10-foot easement was included as a condition of preliminary plat approval to accommodate a 5-foot sidewalk, snow storage, and drainage.

Council Member Bergin expressed concern that the easement width was inadequate and emphasized the importance of ensuring infrastructure is installed or secured early in the process.

The applicant team and Brian Parker confirmed that the City Engineer reviewed and approved the plans and that required utility stubs are in place. Staff also explained that the recently reissued Will Serve letter prohibits an RV dump station unless additional studies and approvals are completed. Council Member Bergin requested that this restriction be added as a condition of final plat approval, and Mr. Parker agreed.

(01:29:11 in video) Council Member Davis requested clarification, prior to opening public comment, to ensure the public clearly understood what the Council was considering and what was outside the scope of the hearing. Davis asked staff to restate the nature of the application so commenters would know which issues were relevant.

Council President Shay explained that the matter before the Council was a final plat application only, not a design review. She clarified that issues such as landscaping, lighting, architecture, and site design were not under consideration. She further stated that the Council's review was limited to determining whether the final plat substantially conformed to the previously approved preliminary plat and whether all conditions of that approval had been satisfied. Council President Shay asked that public comments be limited to the final plat criteria before the public comment period was opened.

No comments were made at this time. One Letter was received from **Mindy Periera of 311 Tendoy Street**. Council President Shay read it for the record:

To whom it may concern, I want to comment on the proposed subdivision of the Karl Malone property and why it should not be approved. As a homeowner in the Chantrell subdivision, I am totally against any further development next to the Karl Malone of our Maverick Station and a dumping station for RVs. We do not need another gas station or a new dump station in Bellevue. We already have three gas stations in Bellevue, which are plenty. The proposed dump station being on the west side of the road and close to the Big Wood River is totally unacceptable, especially if there was ever a breach in the dump lines that could leach into the water table or river. We already have water shortages in Bellevue, and adding another facility that would use more water seems ridiculous. Not to mention the traffic problems that will occur with people turning in and out of the Maverick Station. There will already be ingress and egress problems with the existing Karl Malone dealership. I am totally against further development on the west side of the road. I vote no."

Council President Shay closed the public comment section of the hearing.

Brian Parker asked if Council had any questions for him or the applicant.

Council Member Bergin asked for clarification on whether utilities and other required improvements—including sidewalks, landscaping, and stormwater facilities—would be completed prior to issuance of the Certificate of Occupancy. Mr. Parker confirmed that utilities and required improvements would be installed before the Certificate of Occupancy is issued, noting that stormwater facilities are included among those required improvements.

Council Member Wrede asked whether the numerous public comments received over time on the overall project are tracked and maintained in a single place as the project moves through multiple approval stages. Mr. Parker responded that public comments were compiled as part of the record for the preliminary plat application, but the final plat is a separate quasi-judicial action that must be decided based only on the information and criteria specific to the current application. He added that prior public comments remain available in past council packets and records but are not part of the evidentiary record for this final plat decision.

Motion: Council Member Davis motioned to approve a final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89 acre parcel Including the addition of the condition identified within the Planning and Zoning Commission's Finding of Fact and Conclusion of law and decision, and to adopt the findings of fact, reflecting this decision based on the record provided. Council Member Obenauf seconded the motion. Council Members Voting Aye:

Council President Shay, Council Member Mahoney, Council Member Davis, Council Member Obenauf. Council Members Voting Nay: Council Member Bergin. Council Member Wrede abstained from voting. **The Motion Passed.**

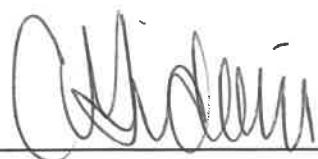
2. **NEW BUSINESS**

b. Consideration and Approval of Resolution No. 25-28 confirming the appointment of Tressa Prichard to BURA with a term expiring on September 22, 2029: Christina Giordani, Mayor | **ACTION ITEM**

Council President Shay introduced the agenda item regarding an appointment to the Urban Renewal Agency. She explained that, at the suggestion of Council Member Obenauf, she and staff met with Tressa, who expressed interest in serving the community. Council President Shay noted Tressa's long-standing Idaho roots, her return to the valley, and her desire to be involved locally. She stated that the City has been seeking an additional commissioner for the Urban Renewal Agency and recommended Tressa for the position. Council President Shay added that the Mayor supported the recommendation and requested that the appointment be placed on the agenda for Council consideration.

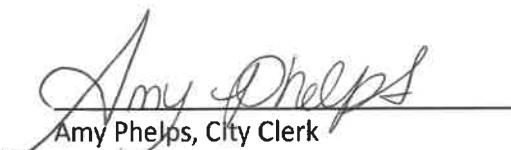
Motion: (00:20:41 in video) **Council Member Bergin motioned** to approve Resolution No. 25-28 confirming the appointment of Tressa Prichard to BURA with a term expiring on September 22, 2029. **Council Member Obenauf seconded** the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Wrede, Council Member Mahoney, Council Member Obenauf, Council Member Davis. Council Members Voting Nay: none. **The Motion Passed.**

Adjournment: (01:42:27 in Video) With no further business coming before the Common Council at this time, Council Member Obenauf moved to adjourn the meeting. Council Member Bergin seconded the motion. The meeting adjourned at 07:11 p.m. The motion passed unanimously.



Christina Giordani, Mayor

Attest:



Amy Phelps, City Clerk



