



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, October 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. (00:00:35 in video)

**Roll Call:**

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  
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:** *00:01:16 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 *October 9, 2025*.

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

(00:02:57 in video) Mayor Giordani opened her update by recognizing the Bellevue Library for receiving a Kiwanis Foundation donation to support a new “Story Bags” program. She commended Library

Director Kristin Gearhart for securing the funding. The program will provide bilingual books, stuffed animals, puzzles, toys, and supplemental parent materials to support early childhood learning at home. The Mayor also highlighted the upcoming Trunk or Treat community event, scheduled for October 30 along the bike path. She described the event as a fun and safe opportunity for families to trick-or-treat at decorated vehicles and encouraged businesses and individuals interested in participating to contact the library. It was clarified that the event was scheduled for the day before Halloween because it may have conflicted with the Hoopla in Hailey. Mayor Giordani then explained that mailers with Local Option Tax (LOT) information have gone out with utility bills and tabling has commenced at Atkinsons and the Post office every week up until the election. She highlighted that staff if not there to convince anyone one way or another, but to answer questions and help inform.

Mayor Giordani turned the floor over to Marshal Kirt Gaston to present awards to Josh Murphy and Steve Thayer. Marshal Gaston invited Josh Murphy and Steve Thayer to stand and presented them with Certificates of Notorious Behavior in recognition of their exceptional service to the community. The Bellevue Marshal's Office acknowledged Mr. Murphy and Mr. Thayer for their commendable actions during a tragic event on September 26th, during which they selflessly assisted by directing traffic and ensuring public safety. Marshal Gaston noted that their courage and willingness to help in a rapidly evolving and intense situation demonstrated high standards of civic duty and compassion. Both individuals were also presented with challenge coins and thanked for their service.

Council President Shay reported that the only update received was a quote to paint City Hall, which came in higher than expected. As a result, the City will reassess and prioritize essential work to determine how best to proceed with painting the building.

Council Member Obenauf announced that she will no longer serve as the liaison to the Blaine County Housing Authority due to time constraints but will remain generally informed on housing matters. She emphasized that workforce housing remains a top priority and Mayor Giordani noted that City staff continue to attend the meetings, ensuring City representation.

Council Member Davis reported that the Hispanic Heritage event in Bellevue was well attended and showed significant growth this year. She noted that despite broader national political and safety concerns, it was encouraging to see the Hispanic community represented and celebrated. She praised the quality of the event, particularly the dancers, and expressed appreciation for the enhanced performances and overall success of the celebration.

Council Member Wrede reported being contacted by a representative of the Bellevue Triangle regarding an ongoing odor issue in the area. She stated that she has not personally observed the issue but was informed that efforts have been made to work with the Department of Environmental Quality and the Attorney General's Office.

The Mayor acknowledged the update, noted that staff recorded the concern, and invited Council Member Wrede to share any additional details via email with the Mayor and the Community Development Director for further review.

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

No public comment was made at this time.

**5. CONSENT AGENDA: ACTION ITEMS**

- a. Approval Council Meeting Minutes: Amy Phelps, Clerk
  - I. July 14, 2025 Regular Council Meeting
  - II. July 15, 2025 Special Council Meeting
- b. Approval of Claims September 23, through October 14, 2025: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Ratification of the Mayor’s signature on a Letter of support for Mountain Rides’ application for FY27 and FY28 Grant Funding
- e. Water Project update: Merrick and Company
- f. Approval of Resolution No. 25-31 Confirming the reappointment of Eric Grootveld to the Bellevue Planning and Zoning Commission with a three (3) year term expiring October 14, 2028: Brian Parker, Community Development Director

(00:11:41 in video) Council Member Wrede requested an update on concerns raised by Judy Zimmer regarding an RV parked next to her property and asked why the issue required escalation and whether its status had changed. The Mayor referred the question to Community Development Director Brian Parker, who stated that the neighbor had been contacted and compliance was being pursued, noting limitations in current RV code enforcement and the need for future code updates. Marshal Kirt Gaston confirmed the RV does not appear to be occupied and is legally parked under current ordinances. The Mayor clarified that the matter has been addressed over the past two months by multiple departments, noncompliance issues appear resolved, and the situation will continue to be monitored.

Council Member Bergin asked about the \$20,000 Dodge Durango lease, and Shelly Shoemaker, Treasurer, clarified that it was an annual amount, while other leases listed were significantly lower and monthly. Council Member Wrede raised a question about tracking personnel and related costs for projects, such as the sewer project, and staff explained that employees record hours by department, with wages and associated costs allocated accordingly, with consolidation planned for the new fiscal year. Clarification was provided on claims reports, noting one report through 9/30 for the old fiscal year and a separate October report reflecting the new Department 15 for city assets starting 10/1. Council Member Obenauf inquired about updates on customer addresses to Clear Creek, and Chris Johnson, Public Works Director confirmed the updated list had been sent to the appropriate personnel and is being finalized, with legal documentation ongoing.

Council Member Bergin asked for an update on the September milestones and deliverables from Merrick, specifically the 90% existing conditions/easement map and the preliminary budget for Highway 75 improvements, noting these were not reflected in the October report. Chris Johnson responded that the 90% conditions map had just been released to the water project team and will be reviewed with the landowner this coming Wednesday. Following that review, the maps and associated information will be provided to Council. He also noted that Highway 75 timelines are being coordinated with ITD, with the project now expected in 2027–2028, so costs and schedules can be finalized.

**Motion:** (00:22:22 in video) **Council Member Obenauf motioned** to approve the consent agenda.

**Council President Shay 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 PROJECT UPDATE:** Kristina Gillespie-Jaques, Great West Engineering (00:23:12 in video)

Kristina Gillespie-Jaques, filling in for Andrew Kimmel while he's on vacation addressed the Council to give a Wastewater update. Kristina Gillespie-Jaques provided an update stating she is now with Great West Engineering and supporting the City's wastewater system, including future projects. She referenced a summary memorandum from Andrew detailing completed work, project timelines, and costs. While she is not an engineer, she can record technical questions for Andrew, who will return soon, and noted that Chris Johnson is available to provide technical support as needed. Council Member Bergin asked about the status of membrane cleaning and recent odor complaints in the neighborhood. Chris Johnson explained that membrane cleaning was delayed because necessary SCADA switches for the actuators controlling reuse water pumps had not been provided; the parts are expected in three (3) to six (6) weeks, after which cleaning can proceed. Regarding the odor, no formal complaints had been received, but a pump in the main lift station had been replaced to maintain proper oxygenation. He explained seasonal temperature changes or nearby sheep agricultural activity could also contribute to occasional odors, though operators had not observed significant issues. Johnson noted the membrane delay likely impacted the overall project timeline and confirmed that Veolia support remains available nationally for inspections and guidance.

Council Member Davis noted that visiting the plant showed it was odor-free at the time and encouraged tours for Council members. She asked if operations could continue before significant snow, and staff confirmed snow would not impact interior operations, only the delivery of chlorine. Chris Johnson confirmed that DEQ is aware of delays and supports the compliance schedule. He further explained that monitoring for the 2024–2025 reuse permit was ongoing, including nitrate testing from RI basins, and all results will be submitted to DEQ. Regarding the land application agreement with Mr. Brown, it remains valid, though he has requested that one 28-acre parcel not be used, requiring adjustments to the basins.

**7. COMMUNICATION PLAYBOOK PRESENTATION:** Christina Giordani, Mayor

(00:39:24 in video) Mayor Giordani presented the Communications Playbook as a collaborative effort that grew out of the Community Project, intended to organize and standardize how communications come from City Hall. She explained that the playbook will serve as a practical, living guide for staff, elected officials, and community-facing partners to improve clarity, transparency, consistency, and public trust. The playbook defines key audiences, outlines shared responsibilities for anyone communicating on behalf of the City, and establishes best practices for communication channels, tone, branding, and responsiveness, including bilingual communication. She highlighted standardized templates, guidance for routine and maintenance communications, and a structured crisis communication framework informed by lessons learned during the water boil advisory. The Mayor emphasized that the goal is to foster informed participation, reduce confusion, strengthen

engagement, and ensure clear, timely, and coordinated communication with the community, and she invited council feedback to continue refining the document.

Council members expressed support for the communications playbook and offered several refinements for clarity and usability. Feedback included adding clearer guidance for social media posts, such as standard image sizing and separate English and Spanish posts when images contain text, to avoid formatting issues on platforms like Facebook.

Additional discussion focused on crisis communications, with council noting confusion during past emergency updates and recommending clearer timestamps, dates, and identification of the “latest” or “final” update. Council suggested adding more specific expectations for the timing and frequency of updates during emergencies, while acknowledging staffing and after-hours limitations. Mayor Giordani responded that the intent is to communicate as quickly as possible, with designated staff responsible for updates, cross-training for coverage, and the playbook serving as a reference to ensure continuity and timely, coordinated communication.

#### **8. Row Work Session: Brian Parker, Community Development Director**

(01:01:43 in video) Community Development Director Brian Parker presented the introduction to the Right-of-Way (ROW) workshop summarizing existing city regulations, identifying inconsistencies across code titles, and outlining recommendations for a more clear, consistent, and enforceable framework. He explained that Bellevue’s rights-of-way are primarily public assets intended to serve community needs such as streets, sidewalks, utilities, drainage, snow storage, and future infrastructure, with most ROWs measuring 80 feet wide.

Mr. Parker reviewed current regulations governing parking, storage, excavation, encroachments, driveways, vision triangles, landscaping, trees, burning, and business uses, noting that standards are scattered across multiple code sections and often conflict or lack clarity. He emphasized that encroachment permits are currently limited to specific uses and that many common practices in the ROW are not clearly permitted under existing code. He also highlighted challenges related to outdated street and driveway standards, unclear vision triangle requirements, mailbox placement, garbage containers, and enforcement difficulties.

Mr. Parker recommended consolidating ROW standards into a single, accessible section; adopting consistent vision triangle and parking standards aligned with state law; updating driveway and approach standards with clear inspection requirements; allowing limited, well-regulated landscaping in the ROW; and creating specific standards for business-related ROW uses such as outdoor seating and displays. He also suggested updating public tree standards, coordinating mailbox and utility placement, and aligning garbage container regulations with a future franchise agreement.

He concluded by stressing that successful implementation will require significant public education, updated tools and materials, and a phased approach to enforcement before bringing proposed changes forward for further council discussion and action.

Council Member Wrede questioned the basis for the proposed recommendations, asking for clearer documentation of resident feedback, complaints, and data that informed staff’s conclusions. Mr. Parker explained that feedback has largely been qualitative, drawn from staff experience administering the

code, permitting challenges, and a small but engaged town hall workshop. Council Member Wrede expressed concern about the limited scope of public input, potential impacts to residents such as costs and required changes to existing driveways, and the lack of visual mapping to show how recommendations would affect the community. Further council discussion acknowledged that right-of-way regulation is complex and fragmented across the code, making enforcement difficult, and emphasized that the overarching goal is consolidation, clarification, and consistency. Several members noted the need for clearer standards—particularly for driveways and mailboxes—to address recurring complaints and plowing issues, while agreeing that additional resident feedback and analysis would be helpful before moving forward and determining next steps.

Further council discussion focused on the need for clear, enforceable standards, particularly for driveways and encroachments, to address long-standing inconsistency and fairness issues in the community. Council members and staff described past examples where loosely issued encroachment permits led to unintended consequences, such as large, paved areas turning into informal parking lots, creating snow removal, safety, and line-of-sight problems. Staff emphasized their frustration with trying to enforce existing ordinances when residents exceed permitted widths, compare themselves to neighbors who were previously allowed larger driveways, or threaten legal action, underscoring the need for clearer council direction.

The discussion highlighted how wide driveways impact snow storage, plowing operations, pedestrian and bicycle safety, and visibility at intersections, while also acknowledging differing perspectives on whether larger driveways reduce on-street parking. Council members raised questions about flexibility, such as accounting for lot size or development type, and cautioned against one-size-fits-all solutions. There was agreement that enforcement has become difficult and costly due to years of inconsistent application and unclear code, and that staff need guidance to move forward.

As the conversation shifted toward next steps, council members generally agreed that driveways should be the top priority given current enforcement challenges, with related encroachment standards closely following. Additional priorities identified included updating outdated public tree standards to reflect water conservation and safety concerns, addressing mailbox placement and vision triangle consistency, and clarifying garbage container placement in rights-of-way. Mayor Giordani reiterated that no code changes were being made that night and emphasized that the purpose of the discussion was to give staff direction on priorities and process, including future resident engagement and potential review by Planning and Zoning, before bringing formal proposals back to council.

## **9. New Business**

- a. Approval of Resolution No. 25-29 Authorizing the Bellevue Marshal to sign a Memorandum of Understanding (MOU) between The Bellevue Marshal's Office and Blaine County Sheriff's Office for the Coordination of Law Enforcement services and Mutual Aid within Blaine County: Kirtus Gaston, Bellevue Marshal | **Action Item**

(01:56:14 in video) Marshal Kirt Gaston explained that the proposed MOU with the Blaine County Sheriff's Office would formalize cross-deputization and mutual aid between agencies to improve coordination of law enforcement services. The agreement would speed response times, clarify authority when Bellevue officers assist outside city limits, and reduce legal complications in court by clearly establishing why officers are operating in the county. He noted that the MOU would also streamline investigations by allowing cases to be handled more cohesively, improving information

sharing, reducing handoffs between agencies, and resulting in cleaner investigations when cases reach prosecution.

Council discussion focused on the background and scope of the proposed MOU. Marshal Gaston explained that a similar agreement existed years ago but had lapsed, and this MOU would restore that framework. Council Member Obenauf asked whether the agreement would allow Bellevue access to shared resources, including the new mental health deputy and regional teams, which Gaston confirmed it would.

Council Member Davis raised a concern about the MOU being tied to specific individuals rather than offices. Mr. Gaston explained this was intentional, allowing the agreement to be reconsidered if leadership changes, while still enabling it to continue with simple updates if future leadership supports it. Council members expressed support for the MOU, noting strong working relationships with the Sheriff's Office and emphasizing that the agreement does not transfer authority or control between agencies, but instead facilitates cooperation, mutual aid, and streamlined operations. The discussion concluded with consensus that the MOU would improve response times, officer safety, and service to Bellevue and the broader valley.

**Motion:** (02:03:18 in video) **Council President Shay** motioned to approve Resolution No. 25-29 Authorizing the Bellevue Marshal to sign a Memorandum of Understanding (MOU) between The Bellevue Marshal's Office and Blaine County Sheriff's Office for the Coordination of Law Enforcement services and Mutual Aid within Blaine County. **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.**

- b. Approval of Resolution No. 25-30, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Contract with Blaine County for Providing Dispatch Services to the City of Bellevue | **ACTION ITEM**

**Motion:** (02:04:42 in video) **Council Member Bergin** motioned to approve Resolution No. 25-30, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute a Contract with Blaine County for Providing Dispatch Services to the City of Bellevue. **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.**

- c. Consideration and Approval of Ordinance No. 25-13 Establishing Rules and Regulations for the display of banners spanning the width of any public right-of-way, including regulations controlling size, material, content, and duration of display; providing that banners may only be placed in designated locations; providing exemptions for the City of Bellevue; providing procedures, installation requirements, enforcement and penalties and providing an effective date: Christina Giordani, Mayor | **Action Item**

Mayor Giordani explained that the proposed banner ordinance was developed after a request to hang a banner for the Hike for Hope event revealed that the City had a permit application but no codified standards to approve or deny banner requests over public rights-of-way. The ordinance establishes clear rules to allow community events to advertise while protecting public safety, visual quality, and traffic visibility.

Planner Carter Bullock explained that the ordinance designates the Public Works Director as the administrator and limits banners to approved locations with existing or future infrastructure, initially focusing on the Main Street corridor. Mr. Bullock stated it sets standards for banner content, size, materials, and appearance, requires permit applications at least two weeks in advance, and limits how long banners may be displayed and how quickly they must be removed after an event. He went on to say the ordinance also includes an exemption for City banners, allowing temporary City messaging while ensuring those banners do not permanently block community use and provides a clear, consistent framework for approving, installing, and enforcing banner displays in Bellevue.

The Council discussed clarifying that banner installation and removal would be handled by the City, under the oversight of the Public Works Director or designee, to ensure safety, consistency, and proper traffic control, rather than allowing private parties to install banners in the public right-of-way. They agreed the ordinance allows staff to manage the application process and forms administratively, with fees addressed separately through the fee schedule.

A significant portion of the discussion focused on exemptions, with concerns that the City should not have broader rights than other entities. Several members suggested that any exemptions or fee waivers be based on clear, objective criteria that could apply equally to non-City organizations, particularly for community or holiday events, rather than being tied solely to City sponsorship. Council emphasized that the intent of the ordinance is to allow special event banners that provide a public benefit, not commercial advertising.

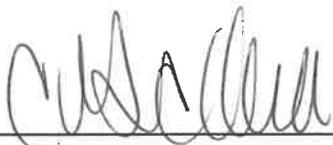
The Council also reviewed banner size standards and locations, noting that the proposed dimensions align with regional practices and existing hardware and safety requirements, while allowing flexibility for different right-of-way widths. Overall, members expressed general support for the ordinance, with minor clarifications suggested to strengthen language around City installation authority and ensure fairness, efficiency, and consistency in how banners are approved and managed.

**Motion:** (02:29:31 in video) **Council Member Bergin motioned** to waive three readings of Ordinance No. 2025-10 and read by title only. **Council President Shay 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.**

**Motion:** (02:29:57 in video) **Council Member Bergin motioned** to approve Ordinance No. 2025-10 with the amendments of Oak street instead of Elm Street. **Council President Shay seconded** the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Obenauf, Council Member Davis. Council Members Voting Nay: Council Member Wrede. **The Motion Passed.**

**Motion:** (02:31:16 in video) **Council Member Bergin** motioned to approve publication by Summary only of Ordinance No. 2025-10 . **Council President Shay** seconded the motion. Council Members Voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Obenauf, Council Member Davis. Council Members Voting Nay: Council Member Wrede. **The Motion Passed.**

**Adjournment:** (02:31:51 in Video) With no further business coming before the Common Council at this time, Council President Shay moved to adjourn the meeting. Council Member Obenauf seconded the motion. The meeting adjourned at 08:03 p.m. The motion passed unanimously.

  
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Christina Giordani, Mayor

Attest:

  
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Amy Phelps, City Clerk



