

Bellevue Common Council
Monday August 22, 2022
Bellevue City Hall, 115E. Pine St., Bellevue
Regular Meeting Minutes

5:31 p.m. Call to Order

Mayor Goldman called the Regular Meeting to order. A roll call attendance was conducted, and Council members present were Doug Brown, Shaun Mahoney, Chris Johnson, Jennifer Rangel and Robin Leahy. For the record, Alderwomen Jennifer Rangel and Robin Leahy were physically present in the official meeting location of the Council Chambers of City Hall. A quorum was present for the entire meeting. Staff present were Rick Allington, City Attorney, and Jason Calhoun, Street Supervisor.

Notice and Hearing Compliance:

The posting of this regular meeting agenda complied with Idaho Code 74-204. The regular meeting agenda was posted five (5) days prior to the meeting at the Bellevue Post Office, the bulletin board outside City Hall and on the City website on August 18, 2022. Brown motioned that the notice agenda was in compliance with Idaho Code 74-204. Rangel seconded. All in favor. The motion passed.

1. Call for Conflict as outlined in Idaho Code 74-404 With Any Agenda item. Goldman called for conflict from any Council Member or staff member with any agenda items. No conflicts were noted.
2. Public Comment for Items of Concern Not on the Agenda that Match the Idaho State Transparent and Ethical Government Standards.

Susan Canham, 405 Beech Street, Bellevue. Hoping that interview and hiring for the new Community Development Director includes someone who will support the Clean Energy Resolution and clean energy goals which the Bellevue City Council endorses. Wondering if that person would be a good candidate for participating in the Regional Sustainability committee which would help reflect community interests and find funding towards clean energy goals.

Shaun Mahoney gave Labor Day update. Music and vendors lined up; parade looking good. Event timing: 11 a.m. parade line-up; parade start 12:00 p.m. to approximately 12:45 p.m. Music starts in park immediately after parade until 6 p.m.

Chris Johnson says council should start looking towards bringing metered water system online instead of waiting for full conversion. Should begin steps to get system online (a 6-month process) and staff trained. Recommends sending household water usage numbers out to patrons as a baseline.

Public Comment closed.

OLD BUSINESS

3. Consent Agenda:
 - a. Minutes of August 8, 2022
 - b. Claims from August 9, 2022, to August 22, 2022
 - c. Financial Report

Mayor Goldman wanted to note that a request for qualifications for the drinking water system facility planning study is due for submission at the end of next month. She wanted to make one correction to the packet (to be updated online) that the deadline for the RFQ submittal for qualified engineering consulting firms is September 7th and not August 31, 2022. Brown asked about #5 on the minutes talking about Keller's report. There was confusion about what was written. Brown wanted to specify that what he wanted to know was the best number currently available from the water connection study and number of connections; Keller responded best number of what is currently available 250 units; 250 was confirmed, but not in notes. Goldman states she will add a sentence to #5 that states, "Keller confirms 250 EDU's available and followed up with a memo to council." Brown motioned to approve the consent agenda as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Leahy- yes, Rangel- yes. Motion passed.

NEW BUSINESS

4. PUBLIC HEARING: Galena Engineering and Aaron Bliss (not present) of Bliss Architecture on behalf of M & M Automotive, IDBEL LLC, Ford Dealership, for approval of rezone request shifting the boundary between the business and the general residential district approximately 150 feet. Dave Patrie, City Engineer. David Patrie and Jeff Loomis to speak to this agenda item. Dave to cover notice in Ashley Dyer's absence. Notice posted at City Hall on bulletin board, the city website and at the post office on August 17, 2022. Legal notice published in the Idaho Mountain Express on August 3 and Aug 17, 2022, and on the property itself July 20, 2022. Notice of meeting was mailed to adjoining property owners August 3, 2022. Brown motioned that the noticing requirements for the public hearing were in compliance with Idaho Code 74-204. Rangel seconded. All in favor. The motion passed. Patrie and Loomis presented recommendations by the Planning and Zoning Commission from the August 1, 2022, meeting. Packet material pages 48 and 61 were referenced as an application for a re-zone ordinance and exhibit for council. Applicant Loomis, Galena Engineering, showed exhibits on the Bellevue Zoning map showing the revised lot lines. Leahy asked Loomis if he knew where the new building would sit on the lot, or if the dealership sits in the irrigation area. Design review approval for re-zone pending satisfactory evidence that canal is no longer in use and the water rights to it have been extinguished through adjudication (non-use) prior to getting the building permit. Goldman opened the meeting for public comment. There were no comments. There were no written comments received. Goldman closed public comment. No council comments. Brown motioned to approve the re-zone application as presented. Mahoney seconded. Roll call vote results: Rangel- yes, Leahy- yes, Johnson- yes, Mahoney- yes, Brown- yes. Motion passed.

5. Consideration of the passage of Ordinance 2022-07, Reclassification/Re-Zone. Dave Patrie, City Engineer. Goldman opened the meeting for public comment. There were no comments verbal or written. Goldman closed public comment. Brown motioned to suspend the reading of Ordinance 2022-07 on three different days and have the title of the Ordinance read once under Idaho Code 50-902 prior to adoption. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson-yes, Leahy- yes, Rangel- yes. Motion passed. Patrie read the title and ordinance for the record:

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTER 4, ZONING DISTRICTS AND MAPS 10-4-2 BY THE ADOPTION OF A MAP RECLASSIFYING THE FR NENE CORNER OF TAX LOTS 8626 AND 8627, BELLEVUE TOWNSITE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Brown motioned to adopt Ordinance 2022-07. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Leahy- yes, Rangel- yes. Motion passed.

6. Facts about School Plant Facilities Levy. Jim Foudy, Blaine County School District (BCSD). Foudy gave a brief overview stating the BCSD was presenting a Levy to voters on the August 30, 2022, ballot to provide funds for the district to make plant facilities improvements at the schools. If passed, the estimated impact on taxpayers will be around \$34.90 per \$100,000 market value. 55% is the required pass rate, in which funds would be granted to the district by Jan 2023. No questions from council on the matter
7. Consideration and Approval of Resolution #2266, Contract with Mountain Water Works for a Water System Plan of Operation. Kathryn Goldman, Mayor. Goldman referred council to a contract letter on page 63 in the packet which had been reviewed by legal counsel. Said contract would allow council to put together a plan to help meet requirements and to help the city meet its goals to give staff a roadmap in the absence of a Public Works Director. Leahy asked if funding for this was already laid out in the budget and Goldman responded it would be coming out of the General Fund. Brown motioned to approve Resolution #2266. Leahy seconded. Roll call vote results: Brown- yes, Leahy- yes, Rangel- yes, Mahoney- yes, Johnson- yes. Motion passed.
8. Active Project Status Update and Request for Funds: Payment Application #5 for the Lagoon Liner Replacement Project in the Amount of \$154,945, Payable to JC Constructors, Inc., Line-Item Plant Upgrades, 58210-Wastewater. Brandon Keller, PE, SE, Keller and Associates. Keller gave a brief project status for several lagoons. Liners were placed in Lagoon Cell A. Lagoon Cell C passed leak test and meets DEQ requirements. Once Cell A is tested, Cell B (which was not re-lined during this project) will be tested. Goldman asked approximate timeline and Keller stated several weeks or sooner, without having to bring in outside water (can transfer water from existing lagoons). No questions from council. Brown motioned to approve the request for funds as presented. Rangel seconded. Rangel- yes, Brown- yes, Leahy- yes, Johnson- yes, Mahoney- yes.
9. Consideration and Approval of Resolution #2267, Contract with Workman and Company to Provide Fiscal Year 2022 Audit Services. Marian Edwards, Clerk/Treasurer. Mayor Goldman presented in lieu of Marian Edwards who was not present. It was stated that the city had been happy with these annual services for mandated annual audits. The fee was to stay the same as the year prior. Rangel motioned to approve Resolution #2267 as presented. Leahy seconded. Roll call vote results: Rangel- yes, Leahy- yes, Brown- yes, Mahoney- yes, Johnson- yes. Motion passed.

10. Request for Funds: Sidewalk Trip Hazard Repair, Amount TBD, Line Item 58250, Street Repairs- Streets: Streets Supervisor, Jason Calhoun. Calhoun presented a bid from Precision Concrete to grind down 138 existing city trip hazards ¾" and taller which were surveyed by Precision. Two bids were presented. One at around \$28,000, and one at approximately \$47,000. Calhoun recommended the lesser bid which would cover a significant number of hazards. Leahy asked if it were cheaper to do all hazards at once and Calhoun responded yes, but the budget for this fiscal year had only so much left in the account. Rangel asked who surveyed the hazards, the City or Precision. Calhoun responded Precision did. Brown asked what the city spent two years ago for the service to which Calhoun responded around \$25,000. Johnson mentioned that while he appreciates being fiscally conservative, it might save money in the long run to do all 322 identified hazards at \$47,000 and start the project in Spring. Leahy followed up with asking if the project could be started this year and finished in Spring. Calhoun stated the company could most likely come in for a week this fiscal year and finish up in about a week. Brown asked if there are specific or general requirements posed by the ADA to which Calhoun responded the requirements were very general (1 project per year to stay in compliance.) Goldman stated that the city has to consider liability and it behooves the City to make it easy for people to travel in our city i.e. people in wheelchairs. She also mentioned that paying more money upfront would save the city money in the long run. Brown disagreed. Brown made a motion to request funds for the repair of sidewalks 1" and above in the amount of \$13, 768.35. There was no second. Rangel moved to approve the request for funds as presented for \$28,733.35. Leahy seconded. Roll call vote results: Rangel- yes, Brown- no, Leahy- yes, Johnson- yes, Mahoney- yes. Motion passed.
11. Status Update on Community Development Director Hiring Process. Kathryn Goldman, Mayor. Goldman stated there is a job description which council will receive and have received good feedback from community members on this. Plan to advertise in four places including the Idaho Mountain Express, the National American Planning Association, the Idaho Planning Association and the Association of Idaho Cities. Position opens this week and will continue through at least mid-September. No comments.
12. Executive Session to Discuss Personnel, Pending Litigation and/or Land Acquisition Pursuant to Idaho Code 74-206. Brown motioned to enter Executive Session as presented. Leahy seconded. Rangel- yes, Leahy- yes, Johnson- yes, Brown- yes, Mahoney- yes. Motion passed. Council entered into Executive Session at 6:48 p.m. 7:17 p.m. council returned from Executive Session and into Regular Session. Johnson motioned to temporarily suspend business hours to appointment at City Hall for the remainder of the week. Brown seconded. Roll call vote results: Rangel- yes, Leahy- yes, Brown- yes, Mahoney- yes, Johnson- yes. Motion passed.
13. Adjournment: Brown motioned to adjourn. Rangel seconded. Mahoney was on All in favor and the meeting ended at 7:21 p.m.


Kathryn Goldman, Mayor
prepared by K. Gearhart


M. EDWARDS CIGAL/TAMM/LEA