

Bellevue Common Council
Monday July 11, 2022
Bellevue City Hall, 115 E 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, and Jennifer Rangel. For the record, Robin Leahy was absent. For the record, Mayor Goldman, Alderwoman Rangel, and Clerk/Treasurer Edwards 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; Greg Beaver, Fire Chief; Mynde Heil, Marshal; Diane Shay, Community Development Director; Ashley Dyer, Community Development Assistant; Jason Calhoun, Street Supervisor; Tater Vaughn, Wastewater Operator; Everton Oliveira, Wastewater Operator; Kristin Gearhart-Marlar, Library Director; and Marian Edwards, City Clerk/Treasurer.

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 of City Hall and on the City website on July 6, 2022. The amended meeting agenda was posted in accordance with Idaho Code §74-204 more than forty-eight (48) hours prior to the meeting, at the Bellevue Post Office, on the bulletin board of City Hall and on the City website on July 8, 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 §59-703 (f) – 704 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. Henry Gawlinski made a comment.

OLD BUSINESS

3. Consent Agenda:
 - a. Minutes of June 27, 2022
 - b. Claims from June 28, 2022, to July 11, 2022
 - c. Department Head Reports

Brown motioned to approve the consent agenda as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.

NEW BUSINESS

4. Staff Recognition. Kathryn Goldman, Mayor. Goldman noted that Shay was retiring effective July 15th and that a gathering was being held on Wednesday, July 13th at Mahoney's Bar and Grill from 6pm to 9pm. Goldman and the Council thanked Shay for her service. Brown thanked staff members Jason Calhoun, Everton Oliveira, and Solomon Bolivar for their help with the new park furniture purchased by the Bellevue Urban Renewal Agency. Brown also thanked Park Committee President John Kurtz for his assistance on the park furniture project.
5. PUBLIC HEARING: A City-initiated text amendment to Title 10 §6-2 of the City Code. The amendment will eliminate language that limits duplex developments on 6,000 square foot lots to only be developed by an affordable housing entity in the General Residential District. Diane Shay, Community Development Director and Ashley Dyer, Community Development Assistant. Dyer covered notice requirements. Brown motioned that the noticing requirements for the public hearing on amendments to the zoning code were in compliance with Idaho Code 74-204. Rangel seconded. All in favor. The motion passed. Dyer presented the staff report. Goldman opened the matter for public comment. There were no public comments. There were no written comments received. Goldman closed the matter for public comment. The Council had a brief discussion on the matter. Johnson asked for clarification on the square footage requirements and staff responded. Brown asked about the next steps needed to have the balance of the multifamily residential overlay brought before the Council and staff responded.
6. Consideration of the Passage of Ordinance 2022-02, An Ordinance Amending Title 10, Zoning Regulations to eliminate language that limits duplex developments on 6,000 square foot lots to only be developed by an affordable housing entity in the General Residential District. Diane Shay, Community Development Director and Ashley Dyer, Community Development Assistant. Brown motioned to suspend the reading of Ordinance 2022-02 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, Rangel- yes. Motion passed. Staff read the title for the record:

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTER 6, GENERAL RESIDENTIAL DISTRICT, §10-6-2 TO DELETE LANGUAGE THAT ONLY PERMITS AN AFFORDABLE HOUSING ENTITY TO BUILD A DUPLEX ON A SIX-THOUSAND (6,000) SQUARE FOOT LOT; AND INCLUDES A SEVERABILITY CLAUSE, A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Brown motioned to adopt Ordinance 2022-02. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.

7. Consideration and Approval of a Lot Line Adjustment Application submitted by Galena Engineering on behalf of M&M Motorsports LLC. Diane Shay, Community Development

Director and Ashley Dyer, Community Development Assistant. Shay covered notice of the item and noted that no public comments had been received. Jeff Loomis, Galena Engineering and Errin Bliss, Project Architect, gave a brief recap of the lot line adjustment goals and noted that moving the lot lines will allow the commercial development to be on one (1) large parcel. Brown motioned to approve the application submitted by Galena Engineering on behalf of M&M Powersports LLC/Karl Malone Ford Dealership for a lot line adjustment at the property located at the corner of Hwy 75 and Kirtley Street, Bellevue Idaho, finding that the application meets the criteria set forth in Bellevue City Code, Title 11-6. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.

8. Consideration and Approval of Resolution #2260, Appointing new Planning and Zoning Commissioner Eric Grootveld for three-year (3) term. Diane Shay, Community Development Director. Brown motioned to approve Resolution #2260 as presented. Johnson seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed. The Council thanked Paul Hopfenbeck for his service and welcomed Eric Grootveld as a new commissioner.
9. Project Status Update and Request for Funds: Payment Application #4 for the Lagoon Liner Replacement Project in the Amount of \$115,999.75, Payable to JC Constructors, Inc., Line-Item Plant Upgrades, 58210-Wastewater. Holly Johnson, PE, Keller Associates. Holly Johnson gave the Council a status update on the project noting that Cell C was being re-filled and that seepage testing would follow. Holly Johnson noted that Cell A activities will start in the near term. Alderman Johnson noted that the current project revealed that there were previously unknown value issues in the lagoon area that should be repaired while the lagoon liner project is underway. Brown motioned to approve the request for funds as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.
10. Discussion and Revised Request for Funds: Installation of OBIC Liner System onto Four (4) Lift Stations: \$29,895.84, Line Item 51160- Wastewater. Kathryn Goldman, Mayor. Goldman noted that the original quoted price was increased due to a mismeasurement of the area to be lined. Brown motioned to approve the revised request for funds as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.
11. Request for Funds: ABS Pump for Lagoon System at Wastewater Plant: \$6,260.00, Line-Item 51160- Wastewater. Tater Vaughn, Wastewater Operator. Vaughn gave a recap of the project noting that there are two (2) lift stations at the lagoon but currently only one (1) pump. Brown motioned to approve the request for funds as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed.

The Council moved original item # 15 to # 12.

12. Executive Session to Discuss Personnel, Pending Litigation and/or Land Acquisition Pursuant to Idaho Code §74-206. Brown motioned to enter executive session under 74-206 (1)(a). Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes. Motion passed and the Council entered executive session at 6:18pm. Brown motioned to leave executive session. Rangel seconded. All in favor and the Council returned to the regular session at 6:39pm.
13. General Fund, Water Fund and Wastewater Fund FY2023 Budgets: Discussion Workshop and Consideration of the Approval of the Proposed FY2023 Budget by the Council for the FY2023 Budget Public Hearing on August 8, 2022: Marian Edwards, Clerk/Treasurer and Kathryn Goldman, Mayor. Edwards and Goldman gave a brief recap of the FY2023 budget. The Council went through each department, giving direction for amount changes to be more in line with their desired goals for the upcoming year. Heil noted that her department would be willing to supervise the code enforcement process using a non-officer. Rangel noted that the citizens of Bellevue required more bi-lingual staff and the Council agreed that bi-lingual staff should be considered for additional pay in a yet to be prepared salary schedule. The Council remanded the draft FY2023 budget back to the Treasurer and Mayor, asking for changes and further discussion with departments.
14. Council Availability for a Special meeting to Approve the Proposed FY2023 Budget on Tuesday July 19, 2022, or Thursday July 21, 2022, if necessary. Marian Edwards, Clerk/Treasurer and Kathryn Goldman, Mayor. The Council informally agreed to have a special meeting on Wednesday, July 20, 2022, to approve a FY2023 budget for the upcoming August 8, 2022, budget public hearing as well to address the recently discovered unknown value issues in the wastewater plant lagoon.
15. Approval of Pay Increases for Specified Staff and Authorizing the Clerk/Treasurer to Process Same. Kathryn Goldman, Mayor. This item was removed from the agenda.
16. Adjournment. Brown motioned to adjourn. Johnson seconded. All in favor and the meeting ended at 7:32pm.



Kathryn Goldman, Mayor



Marian Edwards, City Clerk/Treasurer