

Bellevue Common Council
Monday May 9, 2022
Bellevue City Hall, 115 E Pine St, Bellevue
Regular Meeting Minutes

5:33 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, no one 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; Kirtus Gaston, Assistant Marshal; Joseph Thayer; Deputy Marshal; Jason Calhoun, Street Supervisor; and Marian Edwards, City Clerk/Treasurer. City Consultant Bryson Ellsworth was also present.

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 May 4, 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. Chris Watson noted issues with the Marshal's office, paper requests and key employees.

OLD BUSINESS

3. Consent Agenda:
 - a. Minutes of April 25, 2022
 - b. Claims from April 26, 2022, to May 9, 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, Leahy- yes. Motion passed.

NEW BUSINESS

4. Swearing In Ceremony for Deputy Marshal Joseph Thayer. Mynde Heil, Marshal and Kirtus Gaston, Assistant Marshal. Heil administered the oath of office to Thayer. The Council welcomed Thayer and his family to the City.
5. PUBLIC HEARING: Consideration of City-initiated text amendments to the Bellevue City Code, Title 10, Chapter 6, General Residential, §10-6-2, to allow multi-family developments to be built on a 3,000 square foot lot without being linked to an affordable housing entity; amending Title 10, Chapter 7, Business District §10-7-2, to permit residential units in a mixed use building and establishing a minimum dwelling unit size of 350 square feet; amending Title 10 to add a new Chapter 7A, creating a Residential Overlay District that will permit multi-family residential developments in the Business District; a map depicting the boundaries of the overlay district will also be considered. Diane Shay, Community Development Director. Goldman noted that this item was being dropped from consideration from this agenda.
6. Consideration of passage of Ordinance #2022-02, an Ordinance adopting City-initiated text amendments to Title 10, of the Bellevue City Code. Diane Shay, Community Development Director. Goldman noted that this item was being dropped from consideration from this agenda.
7. Consideration and passage of the Summary of Bellevue Ordinance #2022-02. Rick Allington, Bellevue City Attorney. Goldman noted that this item was being dropped from consideration from this agenda.
8. Idaho Public Utility Commission regarding Idaho Power Company's Application to Expand Optional Customer Clean Energy Offerings Through the Clean Energy Your Way Program. Kathryn Goldman, Mayor. Goldman noted that this item was moved forward on the agenda as Lynn Barker, Blaine County Sustainability Manager was available now to give the Council a presentation on this matter and had another commitment later this evening. Goldman reminded the Council that the City had entered into a Memorandum of Understanding with the other Wood River Valley communities to make joint comments to the Idaho Public Utility Commission. Barker was invited to make her presentation to the Council and gave a brief recap of the letter and requests. Brown motioned to sign the joint comments letter. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes, Leahy- yes. Motion passed.
9. Consideration and Approval of Resolution #2253: A Resolution Authorizing a Master Ground Lease to partner with ARCH for the purpose of constructing a duplex on City of Bellevue property located at 380 Melrose. Diane Shay, Community Development Director. Allington presented a brief recap of his review and updates to the land lease contract presented for Council review. Johnson asked for details on the wage limits for renters and Goldman called on Michelle Griffith, ARCH Executive Director to provide detailed information. Griffith verbally

presented the wage limit requirements if the project used American Rescue Plan Act (ARPA) funding, which is 380% of federal poverty limits:

Household size of 1: \$ 48,944

Household size of 2: \$ 66,187

Household size of 3: \$ 83,448

Household size of 4: \$ 100,700

Johnson noted that he was not sure if those limits would help City employees. Griffith offered to re-allocate ARPA funds away from the Melrose property, use private funding for the Bellevue rental property construction and that the City could write their directing policy to allow any City employee to apply for the rentals with a limit of 30% of adjusted gross income- not tied to the ARPA limits of 380% of federal poverty ratios. Brown asked for more details on the removing of ARPA funds and Griffith noted that the Hospital as doing a similar type thing so that they can make sure their employees can qualify for the housing they are sponsoring. Griffith noted that the hospital has in their details that they will pay overhead costs to ARCH if they wish to keep the properties open for new hires for a few months, but that otherwise, the housing will revert into the general pool for non-Bellevue employee community use. Leahy noted that she had concerns over the loss of parking for public access to the river, no public comments, whether there were any higher density options, and with future annexations more staffing and housing would be needed. Goldman noted that the Melrose property was the only zoned residential property the City owned. Rangel noted that growth would require us to develop other options and this project was not meant to solve every problem. Mahoney noted that retaining and attracting employees was hard and this was an opportunity to start somewhere.

Brown motioned to approve Resolution #2253 as presented. Rangel seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- no, Rangel- yes, Leahy- no. Motion passed.

- 10.** Proclamation that May 2022 is Mental Health Awareness Month in Bellevue. Kathryn Goldman, Mayor. Johnson motioned to adopt the proclamation. Brown seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes, Leahy- yes. Motion passed.
- 11.** Consideration of Fee Waiver for the Hunger Coalition's Bellevue Parks Application for Summer Lunches at Memorial Park. Jessica Molina, Hunger Coalition and Marian Edwards, Clerk/Treasurer. Molina gave a brief recap of the summer lunch program and the Council noted support of the Hunger Coalition's efforts in the community. Johnson motioned to approve the fee waiver. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes, Leahy- yes. Motion passed.
- 12.** 2021 Consumer Confidence Report (CCR) on Drinking Water. Bryson Ellsworth, Water Operator of Record and Marian Edwards, Clerk/Treasurer. Ellsworth noted that the report reflected no test results findings with contaminants exceeding current regulations. Ellsworth noted that

new lead and copper testing standards are being considered for 2024 which will result in added procedures and testing locations. Edwards noted that the CCR will be sent to all water customers and posted in public locations per state requirements by the end of the month.

- 13. Bellevue Urban Renewal Agency (BURA) Update.** Doug Brown, Council President and BURA Vice Chair. Brown noted that BURA has authorized spending on City parks of approximately \$30,000 for the first time on three years. Brown noted that park equipment such as benches, picnic tables, and dog waste stations have been ordered and other items, including more restrooms to be located at the museum and the playground, were also being added to spend approximately \$30,000. Brown noted that the BURA and Parks Committee updates were linked and would spread to the next agenda item for discussion.
- 14. Bellevue Park Committee Update.** Doug Brown, Council President and John Kurtz, Park Committee Chair. Kurtz gave a recap of the Parks Committee presentation given to the Council a few years ago requesting benches, picnic tables and dog waste stations. Kurtz noted that new wood chips for Memorial Park will be ordered and that any leftover will be used at O'Donnell. Kurtz requested to meet with the representatives with O'Donnell Park permit holders to go over expectations. Kurtz noted that signs in the Parks are still needed for organized events to outline rules. Kurtz noted that volunteers will be needed for the installation of the new park equipment when it arrives and will work with City staff to let people know the planned dates via social media. Kurtz noted that the next Park meeting will be in the fall. Brown noted that the Parks have been treated like orphans, that he is expecting the new Public Works Director to be the point person and for them to assess the permit review process. Brown thanked the Park's Committee for their hard work.
- 15. Bellevue Labor Day Celebration Update.** Kathryn Goldman, Mayor. Goldman noted that Shay reported to her that the Community Development staff had no time to do Labor Day activities and asked the Council if the Labor Day celebration was important to continue. The Council discussed the importance of the celebration to the local businesses and community and agreed that was important and should continue. Mahoney volunteered to help be an organizer and help lead to process. Goldman called on Frank Suwanrit who asked to volunteer if he can get permission from his employer.
- 16. Update on Alderman Replacement Process.** Kathryn Goldman, Mayor. Goldman noted that the open seat on the Council will be subject to the same process used for the prior opening and that interested citizens should submit letters of interest to her via email. Goldman noted that the hiring process for the Public Works Director position would be completed prior to interviews for the Council position. The Council discussed the number of appointed positions currently held by members and Goldman reminded all that a full Council is needed to prevent quorum issues.
- 17. COVID19- Council Discussion and Potential Added Actions Needed with Current Risk Levels and Trends.** Kathryn Goldman, Mayor. Goldman did not have any updated information to share.

18. Executive Session to Discuss Personnel, Pending Litigation and/or Land Acquisition Pursuant to Idaho Code §74-206. There was no executive session.

19. Adjournment. Brown motioned to adjourn. Rangel seconded. All in favor and the meeting ended at 7:06pm.



Kathryn Goldman, Mayor



Marian Edwards, City Clerk/Treasurer