

**Bellevue Common Council  
Monday, October 28, 2019  
Bellevue City Hall, 115 E Pine St, Bellevue  
Regular Meeting Minutes**

**6:00 p.m. Call to Order:**

Mayor Burns called the Regular Meeting to order. A roll call attendance was conducted, and Council members present were Doug Brown, Tammy Davis, Kathryn Goldman and Shaun Mahoney. For the record, Greg Cappel and Mike Choat were absent. A quorum was present for the entire meeting. David Patrie was present as the City's Engineer. Staff present were: Rick Allington, City Attorney; Greg Beaver, Fire Chief; Frank Suwanrit, Public Works Director; Diane Shay, Community Development Director; Kelly West, Water Superintendent; Jason Calhoun, Street Supervisor; and Marian Edwards, City Clerk/Treasurer.

The Mayor requested that all speakers including Aldermen and staff identify themselves prior to speaking for recording purposes and the potential need for preparation of transcripts.

**Notice and Hearing Compliance:**

The posting of this meeting agenda complied with Idaho Code 67-2343. The meeting agenda was posted at the Bellevue Post Office, the bulletin board outside City Hall and on the website on October 23, 2019. Goldman motioned that the notice was in compliance with Idaho Code 67-2343. Davis seconded. All In favor. The motion passed.

- 1. Call for Conflict as outlined in Idaho Code §59-703 (f) – 704 With Any Agenda Item.**  
Mayor Burns called for conflict from any Alderman with any agenda items. No conflicts noted.
- 2. Public Comment for Items of Concern not on the Agenda.**  
Burns announced that members from the family of Phil Deckard were present at the meeting. The Deckard family worked with the Friends of the Howard Preserve and the Wood River Land Trust to design and install a custom bench in memory of Mr. Deckard. Burns wanted the Aldermen to be aware of the bench installation and thanked the Deckard's for their donation. Burns opened the meeting for public comment for items not on the agenda. No public comments were made.

**OLD BUSINESS**

- 3. CONSENT AGENDA:**
  - a. Minutes of 10/14/2019
  - b. Claims from 10/15/2019 – 10/28/2019
  - c. Community Development Memorandum re: Status of Projects
  - d. Financial Reports

Burns noted a missing word in the October 14, 2019 minutes, the Clerk/Treasurer agreed and

will correct prior to finalization. Brown made the motion to accept the Consent Agenda as corrected. Goldman seconded. Roll call vote results: Davis- yes, Brown- yes, Mahoney- yes, Goldman- yes. Motion passed.

4. Continuation of a Public Hearing to consider a Planned Unit Development and Preliminary Plat for Phase I of Strahorn Subdivision, continued to the date certain of October 14, 2019. The subject property is approximately 17 acres and is proposed to be subdivided into 47 residential lots. The property lies on the easterly edge of Bellevue within the City limits and is zoned General Residential (GR). If the Applicant provides additional information, public comment may be reopened. Diane Shay, Community Development Director.

Burns noted that proper notice of the public hearing was made at the September 9, 2019 Common Council meeting. The public hearing has been continued to the following dates: September 18, 2019; September 30, 2019; October 14, 2019 and October 28, 2019. Public comments were taken on September 9, 2019 and September 18, 2019. Public comment was closed on September 18, 2019.

Shay noted that the Addendum dated October 23, 2019 to the Strahorn Staff Report was regarding the Common Council's gate discussions and has been placed on the agenda as item number 5.

Council findings and actions from Staff Report by Diane Shay dated August 30, 2019, Standards and Criteria, Continued from the October 14, 2019 meeting:

4.9. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

4.10. Paragraph a. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

4.10. Paragraph b. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

4.10. Paragraphs c & d. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

4.10. Paragraph e. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

4.10. Paragraph f. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.

**4.10. Paragraph g. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.**

**4.11. The Council discussed and directed the last sentence in the finding be struck. Burns polled each Alderman as to whether they agreed to the finding as corrected. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item as corrected.**

**4.12. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.**

**4.13. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.**

**4.14. The Council discussed the level of detail provided. Staff and Applicant's Engineer noted that only general details are submitted as part of the preliminary plat and that construction level details will be required to be submitted to the City Engineer at final plat approval. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.**

**4.15. Burns polled each Alderman as to whether they agreed to the finding. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item.**

**4.16. The Council discussed and directed the wording 'appear to' in the finding be struck. Burns polled each Alderman as to whether they agreed to the finding as corrected. Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Result: No objection to this item as corrected.**

**4.17. The Council discussed water pressure and tying a portion of the existing Sunrise Ranch subdivision into a new Strahorn pressure zone. Goldman motioned to table this item to the date certain of November 25, 2019 and requested detailed cost of the booster station. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Mahoney- yes, Goldman- yes. Motion passed.**

**4.18. The Council discussed Cedar Street and Safe Routes to School. The Aldermen noted they needed to refer to the master plan in order to fully assess the standard. Goldman motioned to table this item to the date certain of November 25, 2019 in order to refer to the master plan. Davis seconded. Roll call vote results: Davis- yes, Brown- yes, Mahoney- yes, Goldman- yes. Motion passed.**

**The Council discussed and agreed to revisit previously tabled items from the August 30, 2019 Staff Report.**

**4.1.3. This item was originally discussed on September 18, 2019. The Council discussed and noted that they did not have enough new information to make a decision. Goldman motioned to re-table 4.1.3 to the next Strahorn discussion before the Common Council. Davis seconded.**

**Roll call vote results: Davis- yes, Brown- yes, Mahoney- yes, Goldman- yes. Motion passed.**

**4.1.6. Paragraph 9. This item was originally discussed on September 30, 2019. The Council and representatives for the Applicant discussed a suggested firebreak and the potential of the Applicant deeding Parcel D to the City. The Council requested that additional information be presented to allow the City to determine the financial impact of receiving Parcel D. This Item was re-tabled.**

**The Council discussed that Patrie will be out of town until November 16, 2019 and unavailable for the next scheduled Common Council meeting on Tuesday, November 12, 2019.**

**Davis motioned to continue the Public Hearing to consider a Planned Unit Development and Preliminary Plat for Phase I of Strahorn Subdivision to the date certain of Monday, November 18, 2019 at 6pm at a Special Meeting of the Common Council. Goldman seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed.**

**Burns asked the representatives for the Applicant if having the next Strahorn related meeting be on November 18, 2019 will still allow for completion of deliverables as requested and received positive confirmation.**

- 5. Strahorn Subdivision Conditional Use Permit Discussion re: Bellevue Planning and Zoning condition of approval #6 requiring an "Emergency Use Only" gate to be placed at Sunrise Ranch Road into the proposed Strahorn Subdivision. Diane Shay, Community Development Director. Shay noted that prior Council discussions directed the gate requirement between the Strahorn and Sunrise developments be removed. Goldman motioned to strike Condition #6 of the Conditional Use Permit and extend Sunrise Ranch Road for general public safety. Brown seconded. Allington noted that the Common Council was not the correct City body to strike this requirement as it was originally made by the Planning and Zoning Commission. The Aldermen asked Allington questions. Goldman withdrew her motion. Davis motioned to continue this item to the date certain of November 18, 2019. Goldman seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed.**

#### **NEW BUSINESS**

- 6. Transportation Alternatives Program Grant Discussion. Frank Suwanrit, Public Works Director. Suwanrit is exploring submitting for a grant that will allow for improvements for a safer pedestrian walkway on Broadford Road from Main Street down to Martin Lane and potentially further to the bridge if the City was successful in the application process. The initial estimate for the improvements to approximately Martin Lane is currently \$250,000. The grant requires cities to cashflow the initial construction and then receive 92.66% of expended funds back in the form of a grant. The Council consulted with Edwards who noted that the construction project cashflow requirements would need to be planned well in advance to pay those costs while awaiting reimbursement from grant funding. The Common Council requested that the grant opportunity application project be continued.**

7. **Request for Funds- Semi-Annual Payment on DEQ Loan: \$141,125.13, Line Item 58170 Loan- Wastewater and \$64,074.87, Line Item 51125-Interest- Wastewater, Totalling \$205,200.00. Loan Balance will be \$3,769,799.31 after payment. The payment is due on November 17, 2019. Marian Edwards, Clerk/Treasurer. Edwards noted that the Wastewater Fund has sufficient liquidity to make the required payment. Goldman motioned to approve the request for funds. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed.**
8. **Discussion and Decision re ICRMP Board Candidate Nomination for Region 2. Marian Edwards, Clerk/Treasurer. The Council declined to nominate a candidate.**
9. **Executive Session. Goldman motioned to enter Executive Session in accordance with Idaho Code 74-206, subsection (f). Davis seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed and the Council entered Executive Session at 8:16pm.**

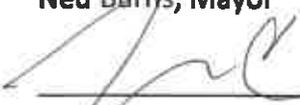
Goldman motioned to exit Executive Session. Davis seconded. All in favor vote and the Council returned to the Regular meeting session at 8:47pm.

10. **Resolution #2164: Review and Approval of Amendment to Owner-Consultant Agreement with Keller Associates, Inc. for Lift Station Phase 1B Improvements for an additional \$17,000.00: Line item TBD- Wastewater. Frank Suwanrit, Public Works Director. Davis made the motion to table this item. Brown seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed.**
11. **Request for Funds- Review and Approval of Contractor's Pay Application for Phase 1B Lift Station Improvements \$12,219.00; Line Item TBD- Wastewater. Frank Suwanrit, Public Works Director. Mahoney motioned to approve the request for funds. Goldman seconded. Roll call vote results: Davis- yes, Brown- yes, Goldman- yes, Mahoney- yes. Motion passed.**
12. **Adjournment. Goldman motioned to adjourn. Davis seconded. All in favor. The motion passed and the meeting adjourned at 8:50pm.**

---

Ned Burns, Mayor

---

Marian Edwards, City Clerk/Treasurer