

**Bellevue Common Council
Monday, November 18, 2019
Bellevue City Hall, 115 E Pine St, Bellevue
Special Meeting Minutes**

6:00 p.m. Call to Order:

Mayor Burns called the Special Meeting to order. A roll call attendance was conducted, and Council members present were Doug Brown, Tammy Davis, Kathryn Goldman, Greg Cappel, Shaun Mahoney and Mike Choat. 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.

Notice and Hearing Compliance:

The posting of this special 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 November 13, 2019. Goldman motioned that the notice was in compliance with Idaho Code 67-2343. Cappel 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. Choat noted that he had a conflict with the Strahorn agenda item and was recusing himself from that item.

- 2. Public Comment for Items of Concern not on the Agenda.**
None noted.

Choat left the council table.

OLD BUSINESS

- 3. 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 November 18, 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 and David Patrie, Benchmark Associates.

Goldman noted that she had received an ex parte communication from Tom Blanchard.

Shay confirmed that proper notice had been provided for the initial public hearing on September 9, 2019 and that the hearing has been continued. The staff report was updated with a memo dated November 13, 2019.

Council findings and actions from Staff Report by Diane Shay dated August 30, 2019, Standards and Criteria, continued from the October 28, 2019 meeting:

4.17. Staff recapped the water system update meeting held with the Applicant's Representatives. The Council discussed: boosting water system pressure in Sunrise although it currently conforms with minimum requirements; approximate costs and funding responsibility. Allington counseled the council to not place fixing a problem on the applicant that they did not cause. The Council discussed a backup water supply for Strahorn in case the supply from the water tank is interrupted. Staff presented information on the number of pressure reducing valves needed for Strahorn. The Council agreed to table the item for discussion again later in the meeting.

4.18. The November 13, 2019 staff memo notes that the Applicant proposes replacing the initially proposed catch basin with permeable parking on parcel A in response to public comments requesting parking to access trails and deed parcel A to the City. Burns polled each Alderman as to whether they agreed to permeable parking and accepting parcel A. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item as corrected.

4.17 The Council revisited the standard and discussed parcel A being dedicated to the City after the final plat, radio relay equipment funding, updated FEMA study and Wood River Land Trust access. The Council agreed to table the item for discussion again later in the meeting and decided to review the November 13, 2019 staff memo item by item with expectations that it would help in addressing the remaining open items.

Council findings and actions from Staff Report by Diane Shay dated November 13, 2019

Nov-13-2019 Memo item #1. Burns polled each Alderman as to whether they agreed to the item. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item.

Nov-13-2019 Memo item #2. Burns polled each Alderman as to whether they agreed to the item. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item.

Nov-13-2019 Memo item #3. Burns polled each Alderman as to whether they agreed to the item. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item.

Nov-13-2019 Memo item #4. B The Council discussed and confirmed that they wanted parcel A dedicated to the City. The Council discussed the offer of parcel D to the City and the necessity of a permanent firebreak on the parcel. Chief Beaver counseled that the City should not require a permanent firebreak on the parcel. Applicant Representative Loomis noted that parcel D would be developed with fire wise principals. Burns polled each Alderman as to whether they agreed to accepting parcel A and rejecting parcel D for dedication to the City. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item as corrected.

Nov-13-2019 Memo item #5. Burns polled each Alderman as to whether they agreed to the item. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item.

Nov-13-2019 Memo item #6. The Council asked Allington if they needed to address this item immediately. Allington counseled that they did not have address street dedication right now. The Council discussed and reserved the right to receive the dedication of the interior street in the future.

Nov-13-2019 Memo item #7. The Council asked about the cost of a streetlight. Burns polled each Alderman as to whether they agreed to the item. Davis- yes, Brown- yes, Goldman- yes, Cappel- yes, Choat-abstained, Mahoney- yes. Result: No objection to this item.

The Council asked for a recap of the unaddressed or tabled standards and requested updated findings be available from staff at the next meeting so that all open items could be reviewed and addressed. Staff provided a listing of open items at the request of the Aldermen so that they could re-review their previously provided information. From the PUD: 4.1.3; 4.1.6 #5; 4.1.12; 4.1.18; and 4.3.5. From the Subdivision Criteria: 4.17.

Goldman motioned to continue the public hearing to the date certain of December 9, 2019. Cappel seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Choat- abstained, Mahoney- yes. Motion passed.

Choat returned to the Common Council table.

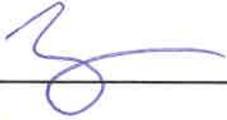
4. Resolution #2164: Review and Approval of Amendment to Owner-Consultant Agreement with Keller Associates, Inc. for Lift Station Phase 1B Improvements for an additional \$20,000.00: Line item TBD- Wastewater, Tabled from the October 28, 2019 meeting. Frank Suwanrit, Public Works Director. Brandon Keller, Keller Associates, Inc., answered question from the Common Council regarding the project status. Allington answered questions and gave counsel to the Aldermen. Goldman motioned to approve Resolution #2164. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Choat- yes, Mahoney- yes. Motion passed.

NEW BUSINESS

- 5. Executive Session.** Goldman motioned to enter Executive Session in accordance with Idaho Code 74-206, subsection (b). Davis seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Choat- yes, Mahoney- yes. Motion passed and the Council entered Executive Session at 8:40pm.

Goldman motioned to exit Executive Session. Cappel seconded. All in favor vote and the Council returned to the special meeting session at 8:54pm.

- 6. Adjournment.** Goldman motioned to adjourn. Davis seconded. All in favor. The motion passed and the meeting adjourned at 8:54pm.



Ned Burns, Mayor



Marian Edwards, City Clerk/Treasurer