

Bellevue Common Council  
Monday February 22, 2021  
Bellevue City Hall, 115 E Pine St, Bellevue  
Regular Meeting Minutes

6:16 p.m. Call to Order:

Mayor Burns called the Regular Meeting to order. A roll call attendance was conducted, and Council members present were Greg Cappel, Tammy Davis, Chris Johnson, and Shaun Mahoney all appearing by teleconference. For the record, Kathryn Goldman and Doug Brown were absent. For the record, Mayor Burns 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; Frank Suwanrit, Public Works Director; Diane Shay, Community Development Director; Mynde Heil, Marshal; 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 website on February 17, 2021. Davis motioned that the notice was in compliance with Idaho Code 74-204. Johnson seconded. All in favor. The motion passed.

1. Call for Conflict as outlined in Idaho Code §59-703 (f) – 704 With Any Agenda Item.  
Burns called for conflict from any Alderman with any agenda items. None noted.
2. Public Comment for Items of Concern not on the Agenda.  
Johnson noted that citizens had contacted him about excess debris around homes and suggested a City cleanup day and improved enforcement of ordinances. Davis said that the Building Material Thrift Store could assist by setting up trailers to haul items. Burns stated that the Council should continue to discuss a City clean up as spring is close.

Burns and the Common Council held a brief moment of silence to recognize the over 500,000 lives lost in the United States due to COVID19 and to also acknowledge the memory of Bellevue residents who lost their lives during the pandemic.

OLD BUSINESS

3. Consent Agenda:
  - a. Minutes of February 8, 2021
  - b. Claims from February 9, 2021 to February 22, 2021
  - c. Financial Reports

Johnson motioned to accept the consent agenda as presented. Davis seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

## NEW BUSINESS

4. Public Hearing: Presentation of Bellevue Development Impact Fee Study dated November 4, 2020: Rich Caplan, Caplan and Associates. Shay covered notice. Davis motioned that the notice was in compliance. Mahoney seconded. All in favor and the motioned passed. Caplan gave a summary of the study and noted that the City had adopted a capital plan. Caplan reminded the Council that funds needed to be spent within in the designated period of time and that the City needs to review and update the capital plan and fee methodology periodically.

Burns opened the meeting for public comment. Jim Laski and Jeff Pfaeffle made public comments. Laski, as Attorney for the Strahorn Development asked that that the record show that Strahorn had made a development fee payment in the past and that the proposed ordinance would likely provide a credit to his client. There were no written comments received. Burns closed public comment.

Burns asked the Council if they had questions or comments. Cappel thanked Caplan and staff for a comprehensive report. Johnson noted that the City needs to move forward with development fees on the front end and follow with bonds later. Johnson noted that the Council may want to consider opening the Advisory Board to others outside of the Planning and Zoning Commission later. Mahoney noted that plan was a good start. Davis noted that the City needs to invest in the people who buy in and that they receive the best level of service and get what they expect as residents of this community.

5. Passage and Adoption of Resolution #2199, Bellevue Development Impact Fee Study dated November 4, 2020. Johnson motioned to adopt the resolution as presented. Cappel seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.
6. Passage and Adoption of Ordinance #2021-03, Development Impact Fees: Diane Shay, Community Development Director and Rick Allington, Bellevue City Attorney. At the Mayor's request, Shay addressed the ordinance format, noted that it followed state requirements and that Caplan reviewed the drafted ordinance. Johnson motioned to suspend the reading of the ordinance three times and have it read once by title only. Cappel seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

Burns received counsel from Allington and opened the meeting for public comment. There was no public comment. There were no written comments received. Burns closed public comment. Shay read the ordinance title for the record:

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING TITLE 9, BUILDINGS AND CONSTRUCTION, OF THE BELLEVUE CITY CODE BY ADDING A NEW CHAPTER, CHAPTER 5, DEVELOPMENT IMPACT FEE SCHEDULE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

Cappel motioned to approve Ordinance 2021-03 as presented. Mahoney seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

Allington requested that the Council authorize publishing Ordinance 2021-03 by summary. Johnson motioned to approve publishing Ordinance 2021-03 by summary. Cappel seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

Burns thanked Caplan, Shay and Allington for their work on the project.

7. Passage and Adoption of Resolution #2200, Appointment of the Bellevue Planning and Zoning Commission to act as the Development Impact Fee Advisory Board: Diane Shay, Community Development Director. Johnson noted that the Council should consider appointing 'at large' representatives to the Advisory Board in the future and additionally noted that the Planning and Zoning Commission represents the City well. Johnson motioned to adopt the resolution as presented. Cappel seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.
8. A Public Hearing on and consideration of a city-initiated text amendment to the Bellevue City Code Title 11, Chapter 11-3-4, Subdivisions Final Plat procedures and requirements, to clarify the final plat process for subdivisions and provide an applicant with the option to extend the time period by which the final plat must be filed: Diane Shay, Community Development Director and Rick Allington, Bellevue City Attorney. Shay covered notice. Davis motioned that the notice was in compliance. Cappel seconded. All in favor and the motioned passed. Shay presented the staff report noting that the proposed change was to formally provide for an extension process.

Burns opened the meeting for public comment. There was no public comment. There were no written comments received. Burns closed public comment.

Burns asked the Council if they had questions or comments. The Council agreed that flexibility was needed. Cappel requested clarification from Allington as to what would be considered 'good cause' and Allington conveyed that Council would make that decision would be made by the Council during the actual extension review.

9. Passage and Adoption of Ordinance #2021-04, Final Plat Procedures and Requirements: Diane Shay, Community Development Director. Johnson motioned to suspend the reading of the ordinance three times and have it read once by title only. Cappel seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed. Shay read the ordinance title for the record:

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 11, SUBDIVISIONS, CHAPTER 11-3-4 TO AMEND THE PROCEDURE FOR FINAL

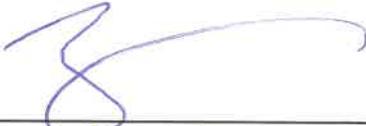
PLATS IN SUBDIVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Johnson motioned to approve Ordinance 2021-04 as presented. Davis seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

Allington requested that the Council authorize publishing Ordinance 2021-04 by summary. Cappel motioned to approve publishing Ordinance 2021-04 by summary. Mahoney seconded. Roll call vote results: Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.

- 10. Consideration and Approval of Resolution #2204, Authoring the Treasurer to Establish a Strahorn Subdivision, Phase 1 Security Agreement Bond Savings Account with the Idaho State Treasurer's Office After Confirmation of the Receipt of Strahorn Developer Bond Funds: Marian Edwards, Clerk/Treasurer. Johnson motioned to approve Resolution #2204 as presented. Cappel seconded. Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.**
- 11. Request for Funds: Updating WIN911 Software with one (1) Year of Service: \$1,785.00, Line Item 58240- Split Between Water and Wastewater: Frank Suwanrit, Public Works Director. Suwanrit provided the Council with a recap of the use of this software, that it had expired, but was now operating under a temporary license. The Council expressed their displeasure at staff for letting this critical license expire. Johnson motioned to approve the request for funds as presented. Cappel seconded. Mahoney- yes, Davis- yes, Cappel-yes, Johnson-yes. Motion passed.**
- 12. COVID19- Council Discussion and Potential Added Actions Needed with Current Risk Levels and Trends. Burns gave a brief update of local and national trends. Edwards noted that a South Central Public Health District provided flyer regarding the availability of vaccines and transportation for those over 65 years old was being sent by the Administrative staff to all water and sewer customers at the end of the week at the request of Council President Goldman.**
- 13. Executive Session to Discuss Personnel, Pending Litigation and/or Land Acquisition Pursuant to Idaho Code §74-206. There was no executive session.**

**14.** Adjournment. Johnson motioned to adjourn. Davis seconded. All in favor. The motion passed and the meeting adjourned at 7:37pm.



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Ned Burns, Mayor



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Marian Edwards, City Clerk/Treasurer