

Bellevue Common Council
Monday September 12, 2022
Bellevue City Hall, 115 E Pine St,
Bellevue Regular Meeting Minutes

5:34 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, Council President Brown, Alderwoman Rangel, and Alderwoman Leahy 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 Greg Beaver, Fire Chief; Tater Vaughn, Wastewater Operator; Jason Calhoun, Street Supervisor; and Anna Grandys, Interim City Clerk.

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 September 7, 2022. Brown motioned that the notice agenda was in compliance with Idaho Code 74-204. Rangel seconded. All in favor. The motion passed 5-0.

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. There were no comments.

OLD BUSINESS

3. Consent Agenda:

- a. Minutes of August 31, 2022
- b. Claims from August 23, 2022, to September 12, 2022
- c. Department Head Reports

Jason Calhoun, Street Supervisor, reported on the Main Street cleanup for the Labor Day festivities. Tater Vaughn, Wastewater Operator, reported on various repairs and maintenance issues. Greg Beaver, Fire Chief, reported fire personnel were sent to the Smiley Creek fire as part of mutual aid. Chief Beaver stated the City was covered in terms of fire personnel before any personnel was sent to the Smiley Creek fire. 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 5-0.

NEW BUSINESS

4. Swearing in Ceremony for Deputy Marshal. Kirt Gaston, Deputy Marshal, administered the oath of office to new Deputy Marshal Justin Rawson.

5. PUBLIC HEARING: Consideration and approval of an application submitted by Strahorn Partners LLC to obtain a Planned Unit Development (PUD) Approval: Ashley Dyer, Senior Planner and David Patrie, City Services. Dyer covered the notice: the public hearing notice was published in the Idaho Mountain Express on August 24 and September 7, 2022; mailed to all property owners within 3000 feet of the external boundaries of these lots on August 24, 2022; posted on the subject property on July 29, 2022; and posted at Belleview City Hall and the Bellevue Post Office on September 7, 2022. Brown motioned that the notice for the Public Hearing for the Strahorn PUD Subdivision and Preliminary Plat are in compliance with applicable regulations of Idaho Code §74-204. Leahy seconded. All in favor. The motion passed 5-0. Dave Patrie, Benchmark Assoc., will serve as the City's engineer for the Strahorn matter due to a conflict with Galena Engineering. Patrie provided a quick background overview of the Strahorn PUD approval process since 2009 to present. Applicant Jeff Loomis stated this application is for Block 2 consisting of 48 lots, a pump station parcel which will be deeded to the City and two parcels of open space. He stated all the homes will be accessed from the internal streets not Slaughterhouse Gulch Road and the proposed floodplain is moved so none of the lots are within the floodplain. Goldman opened the meeting for public comment. The following persons made public comments: Frank Fiachetti questioned whether the development of Block 2 of the Strahorn PUD will impact the City's water supply and Tony Tekaroniake Evans with Idaho Mountain Express asked will the two public comments have any bearing on the application approval process. Agency comments were received by Mayor Goldman from the City's Water Operator of Record Garrison prior to the meeting and were read into the record by Mayor Goldman. A written comment by Werner Morawitz was forwarded to all Alders by email on Friday, September 9, 2022 and is part of the record. Goldman closed public comment on the matter. The applicant, Jeff Loomis, responded to the issues of concern raised in the public comments by stating that a water usage study on the City's system was deemed to be sufficient and he is unaware of any reduction in water flow. Dave Patrie stated Staff will address the comments received from the Operator of Record prior to any construction on Block #2 and will fact check the Applicant's response to comments. Goldman read and Council reviewed the Planned Unit Development Standards and Criteria with P & Z Findings of Fact as follows: A-1 to A-7 Concurrence 4-0-1(Johnson), A-8 concurrence as amended by Patrie 5-0, A-9 to A-22 concurrence 5-0, B & C no action needed. Brown motioned to approve this application submitted by Strahorn Partners LLC, finding the application complies with the applicable criteria set forth under Title §10-24-4;

Planned Unit Development Standards and Criteria, subject to the sixteen (16) conditions as amended for the PUD for Block #2 as outlined in the September 12, 2022 Staff Report. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes, Leahy- yes. Motion passed 5-0.

6. PUBLIC HEARING: Consideration and Approval of an application submitted by Strahorn Partners LLC to obtain Preliminary Plat approval to subdivide Strahorn Large Block 2: Dyer covered the notice: the public hearing notice was published in the Idaho Mountain Express on August 24 and September 7, 2022; mailed to all property owners within 3000 feet of the external boundaries of these lots on August 24, 2022; posted on the subject property on July 29, 2022; and posted at Bellevue City Hall and the Bellevue Post Office on September 7, 2022. Goldman opened the meeting for public comment. No public comments. No written comments and no agency comments were received prior to the meeting. Goldman closed public comment on the matter.

Conditions of Approval for Preliminary Plat were amended by Patrie as follows: Condition #1 was removed, Condition #7 should be combined with Condition #10, and Condition #11 was amended to insert "driveway" after the word prohibiting and before the word access. Gold read and Council reviewed Design and Improvements Required with P & Z Findings of Fact as follows: Lot and Block Requirements, Block Requirements, Street Improvements Requirements, Alley Improvement Requirements, Required Easements, Sanitary Sewage Disposal Improvements, Waster System Improvements, Cuts, Fills & Grading Improvements, Drainage Improvements, Utilities, and Parks and Pathways/Minimum Requirements concurrence 5-0. For item Street Improvements 11-4-8(q) the Council concurred with P&Z Commission that two streetlights are sufficient. Brown motioned to approve this application submitted by Strahorn Partners LLC, finding the application complies with the applicable criteria set forth under Title 11 §11-4-1; Subdivision Requirements, subject to the twelve (12) conditions as amended for the Preliminary Plat for Block #2 as outlined in the September 12, 2022 Staff Report. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- yes, Rangel- yes, Leahy- yes. Motion passed 5-0.

7. PUBLIC HEARING: Pursuant to Idaho Code 50-1002, for Consideration of a Revised Budget for Fiscal Year 2022, Beginning October 1, 2021, and Ending September 30, 2022. Kathryn Goldman, Mayor. Goldman covered notice. Brown motioned that the noticing requirements for the public hearing were in compliance with Idaho Code Section 50-1002. Rangel seconded. All in favor. The motion passed 5-0. Goldman opened the hearing for public comment. There was no public comment. There were no written comments received. Goldman closed public comment on the matter. Chris Johnson lost phone signal and was not present for the vote portion for this item. Brown motioned to approve the Revised Budget for Fiscal Year 2022, Beginning

October 1, 20121, and Ending September 30, 20122. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1(Johnson).

8. Consideration of the Passage of Ordinance 2022-08, Entitled Amending Annual Appropriation Ordinance for the Fiscal Year 2022, Beginning October 1, 2021, and Ending September 30, 2022, Appropriating the Sum of Five Million, Four Hundred Sixty-Six Thousand, Two Hundred and Thirty-One Dollars (\$5,466,231) to Defray the Expenses and Liabilities of the City of Bellevue, Idaho, for Said Fiscal Year 2022: Chris Johnson lost phone signal and was not present for rest of the meeting. Brown motioned to suspend reading of Ordinance 2022-08 on three (3) different days and have the title of the proposed ordinance read once under Idaho Code 50-902 prior to adoption. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1(Johnson). Goldman read the title of proposed Ordinance 2022-08:

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, ENTITLED AMENDED ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR 2022, BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, APPROPRIATING THE SUM OF FIVE MILLION, FOUR HUNDRED SIXTYSIX THOUSAND, TWO HUNDRED AND THIRTY ONE DOLLARS (\$5,466,231) TO DEFRAID THE EXPENSES AND LIABILITIES OF THE CITY OF BELLEVUE, IDAHO, FOR SAID FISCAL YEAR 2022; SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY WITHIN THE CITY OF BELLEVUE, IDAHO; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Goldman stated increased costs were for Community Development consultant services and Fire Department purchase of breathing apparatus. Brown motioned to adopt Ordinance 2022-08. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1 (Johnson).

9. Consideration and Approval of Resolution #2269, A Resolution of the City of Bellevue to Contract for Services with Mountain Rides for Fiscal Year 2023 for \$10,000, Line item 451050 Community Services-Admin FY 2023 Budget. Kathryn Goldman, Mayor. Brown motioned to approve Resolution #2269 as presented. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1(Johnson).

10. Request for Funds: Two (2) Heat Exchangers for Wastewater Plant: \$1,835.36, Line-Item 51160-Wastewater: Tater Vaughn, Wastewater Operator. Vaughn stated only one

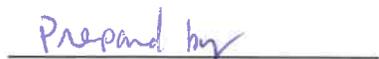
heat exchanger is necessary. Brown motioned to approve the amended request for funds for one (1) Heat Exchanger in the amount of \$917.68. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1(Johnson).

11. Review and Acceptance of Bellevue Urban Renewal Agency's (BURA) Fiscal Year 2023 Budget. Doug Brown, Council President and BURA Vice Chair. Brown stated the budget is focusing on downtown water meters and street work on the alleys in downtown. Brown motioned to approve the resolution as presented. Leahy seconded. Roll call vote results: Mahoney- yes, Brown- yes, Johnson- absent, Rangel- yes, Leahy- yes. Motion passed 4-0-1(Johnson).

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

13. Adjournment. Rangel motioned to adjourn. Leahy seconded. All in favor and the meeting ended at 8:59 p.m.


Kathryn Goldman
Mayor


Anna Grandys, CMC
Interim City Clerk


MALIA EDWARDS
Clerk/Treasurer