



**JOIN TEAMS MEETING:**

<b>JOIN TEAMS MEETING</b>	https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b
<a href="#">Join the meeting now</a>	
<b>Meeting ID:</b> 246 128 985 551 83	
<b>Passcode:</b> Gm7C2WE7	

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NOTICE OF AGENDA COMPLIANCE** per Idaho Code §74-204– Action Item
  - a. Finding That the meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: Bellevue City Hall, Post Office, and the City’s website on April 30, 2026. *Suggested Motion: I move that the agenda and notice for the May 5, 2026 meeting was posted in accordance with Idaho Code Section 74-204.*
4. **CALL FOR CONFLICT** (As outlined in Idaho Code 74-404)
5. **PUBLIC COMMENT** (for items of concern not on the Agenda)
6. **NEW BUSINESS**
  - a. Request for Purchase – RRFB Flashers & Pedestrian Flags – **ACTION ITEM**
  - b. Request for Purchase – Paint Sprayer – **ACTION ITEM**
  - c. Request for Purchase – Dog Waste Stations – **ACTION ITEM**
  - d. Request for Funding – Idaho Heritage Trust Old City Hall Grant Match – **ACTION ITEM**
7. **OLD BUSINESS**
  - a. Project Update: Streetlights – **ACTION ITEM**
  - b. Project Update: Historic Downtown Alleyway Improvement Planning
8. **Next Meeting Date**
  - a. June 2, 2026
9. **ADJOURNMENT - ACTION ITEM**

I, designated Secretary/Treasurer for the City of Bellevue Urban Renewal Agency, certify that the special meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at Bellevue City Hall, Bellevue Post Office, and the City’s website. Commission packets are available online at <https://www.bellevueidaho.us>. In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, or phone 208-788-2128 Ext. 2, at least 24 hours prior to the meeting.



**ÚNETE A LA REUNIÓN DE TEAMS:**

<b>UNIRSE A LA REUNIÓN DE EQUIPOS</b>	<a href="https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b">https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b</a>
<a href="#">Únete a la reunión ahora</a>	
<b>ID de la reunión:</b> 246 128 985 551 83	
<b>Código de acceso:</b> Gm7C2WE7	

## AGENDA

1. **LLAMADA AL ORDEN**
2. **PASE DE LISTA**
3. **AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA** según el Código de Idaho §74-204– Punto de acción
  - b. Conclusión de que el aviso y la agenda de la reunión se publicaron conforme al Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: Ayuntamiento de Bellevue, Oficina de Correos y la página web de la ciudad el 30 de abril de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 5 de mayo de 2026 se publicaran de acuerdo con la Sección 74-204 del Código de Idaho.*
4. **LLAMADO AL CONFLICTO** (Según lo establecido en el Código de Idaho 74-404)
5. **COMENTARIOS PÚBLICOS** (para asuntos de preocupación que no estén en la agenda)
6. **NUEVOS NEGOCIOS**
  - a. Solicitud de compra – Flashers y banderas peatones RRFB – **PUNTO DE ACCIÓN**
  - b. Solicitud de compra – Pulverizador de pintura – **PUNTO DE ACCIÓN**
  - c. Solicitud de compra – Estaciones de desechos caninos – **PUNTO DE ACCIÓN**
  - d. Solicitud de Financiación – Contribución de Subvención del Antiguo Ayuntamiento del Idaho Heritage Trust – **PUNTO DE ACCIÓN**
7. **ASUNTOS ANTIGUOS**
  - a. Actualización del proyecto: Farolas – **PUNTO DE ACCIÓN**
  - b. Actualización del proyecto: Planificación de mejoras en los callejones históricos del centro
8. **Fecha de la próxima reunión**
  - a. 2 de junio de 2026
9. **SUSPENSIÓN - PUNTO DE ACCIÓN**

Yo, Secretario/Tesorero designado de la Agencia de Renovación Urbana de la Ciudad de Bellevue, certifico que la convocatoria y el orden del día de la reunión especial se publicaron, de conformidad con el Código de Idaho, §74-204, dentro de las veinticuatro (24) horas previas a la reunión en el Ayuntamiento de Bellevue, la Oficina de Correos de Bellevue y el sitio web de la Ciudad. Los documentos de la comisión están disponibles en línea en <https://www.bellevueidaho.us>. De conformidad con la Ley de Estadounidenses con Discapacidades (ADA), las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad de Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, o llamar al 208-788-2128 Ext. 2, al menos 24 horas antes de la reunión.



## Memorandum

**To: BURA**

**From: Casey**

**Re: RRFB Lights & Crosswalk Flags**

**Date: April 21, 2026**

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Assets would like to ask that BURA fund the purchase of 3 sets of Rectangular Rapid Flashing Beacon's (RRFB/Crosswalk Lights) to install on Pine Street and Main, Poplar and Main and possibly one on Chestnut and Main. The cost per set is \$7,028.88. I would also like to ask that BURA "Ear Mark" Funds to purchase 4 more sets so we can be prepared and take advantage of this pricing, reasoning, our existing 4 sets of RRFB's on Spruce St., Cottonwood St., Elm St. and Oak St.

These lights have come to the end of their life expectancy and all are beginning (Spruce St and Oak St especially) to have operational problems. We can't repair them by buying a single flasher and expect them to work as they operate by radio signals to each other and have to be paired together and the years different in technology won't allow it.

I've attached the invoice for a set (1 Set, 2 lights) which is \$7,028.88. Again, we'd be asking for 3 sets now and funds "ear marked" for next year for 4 more sets to replace the old ones when they fail.

We are also asking that BURA Fund the replacement of our current crosswalk flags. We rolled out the new design for these flags last year and the public liked them very much. These were proto types. The flags we are asking for now are made from a heavier material, double stitched and have a large envelope to hold a larger handle. Davis Embroidery is donating 10% of the purchase price off to us for a cost of \$4.70 each for a order of 200 flags plus the one-time \$40 setup fee.

I've attached a picture of the flag and the quote from Davis Embroidery

I do believe I found plenty of supporting information within the plan to warrant asking for these monies. It appears from what I read that BURA is all about streets, street markings and parking in providing safety for the public. I also see where BURA wants to provide assistance to the city for crosswalks, again, for the safety of the general public and children, all these streets play a large part in getting the kids to school safely.

I have copied and pasted all the pertaining information from the plan itself, beginning with Section 302, Section 309.1 (c), Resolution No 797 paragraph 5-6, Resolution No 798 2<sup>nd</sup> Paragraph, Exhibit -A- and Attachment 7 (Implementing Actions)

SECTION 302 Urban Renewal Plan Objectives Urban Renewal action is necessary in the Revenue Allocation Area to combat problems of deterioration and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate parking, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors including but not limited to inadequate pedestrian amenities, deteriorating water, sewer and street infrastructure. Hence, the Urban Renewal Plan for the Revenue Allocation Area is a proposal for public improvements and facilities necessary to provide affordable workforce housing, parking and parking structures, street and sidewalk improvements, an improved environment for economic development including the elimination of unsanitary and unsafe conditions, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating action of the area. In implementing the activities described in this Plan, the Agency- shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 309.1 (c) Development by the Agency To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure, or other improvement within the Revenue Allocation Area for itself or for any public body or entity. The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects. In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Revenue Allocation Area for itself, or for any public body or entity, or to purchase, or to pay for, public improvements and public facilities, including, but not limited to, the following: (1) affordable workforce housing; (2) parking facilities and structures; (3) water systems, sewer systems, park improvements; (4) landscaped areas; (5) street improvements; (6) park and recreation amenities; (7) flood control facilities and storm drains; (8) water mains; (9) utilities; (10) pedestrian paths; (11) signals and signage; (12) sidewalks; (13) alleys; (14) public transit conveyances and facilities; (15) wi- fi and other communications infrastructure; (16) bicycle facilities; (17) public art; (18) street maintenance equipment; (19) snow removal equipment; and (20) restoration and preservation of historical artifacts and properties.

#### Resolution No. 797

WHEREAS, the Bellevue Master Assessment identifies several deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment; and WHEREAS, the

Bellevue Common Council and Mayor have recommended as part of the Master Assessment that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 et seq. to address these and other problems within the City.

#### Resolution No. 798

WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks / lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment.

#### Exhibit -A-

The Project Area and Revenue Allocation Area can be described as developed park lands known as O'Donnell Field — Tax lot 7831 & 7832, Memorial park, Griffin park — Lt 8-blk 4 Chantrell Sub 4 and tax lot 7392, and two Bellevue City parcels, described as a fraction of lot 3 and 7, Old City Park, adjacent to the Big Wood River, south of Broadford road, east of Lower Broad road and North of Riverside Sub. H. All public right of ways, including streets, alleys, and unimproved platted streets located between the north boundary of Spruce Street and the south boundary of Chestnut and the east boundary of Main Street and the east boundary of 8th Street; a portion of Slaughter House Road within the City limits; a portion of Chestnut Street extending east from 8th Street to the Bellevue Cemetery entrance; Main Street /Highway 75 from the north boundary of Spruce Street to the south boundary of Chestnut Street; Lewis lane / alley beginning at the south boundary of Chestnut Street extending north approximately 150' of the north boundary of Cedar Street; Elm and Cedar street right-of way beginning at the west boundary of Main Street, extending to the west boundary of an unnamed platted right of way west of block 90 and 91; Martin Lane; Spruce Street beginning at the west boundary of Main Street extending approximately 300' to the west; Ash Street, Birch Street and Beech Street right of ways, beginning at the west boundary of Main Street and extending 120' to the west. Cedar Street, Elm Street, Oak Street, Pine Street, Poplar Street, Walnut Street and Chestnut Street right of ways beginning at the west boundary of Main Street extending 169' west to the Lewis Lane / alley; Broadford Road beginning at the west boundary of Main Street and extending to the Big Wood River bridge.

#### Attachment 7

1. The maintenance and improvements of existing streets should have priority over construction of new streets.





# Quote

Safety Supply & Sign Company, Inc.  
 3200 South Redwood Road  
 West Valley City, UT, 84119  
 Phone: (801) 973-2266  
 Web: <https://safetysupplyandsign.com>

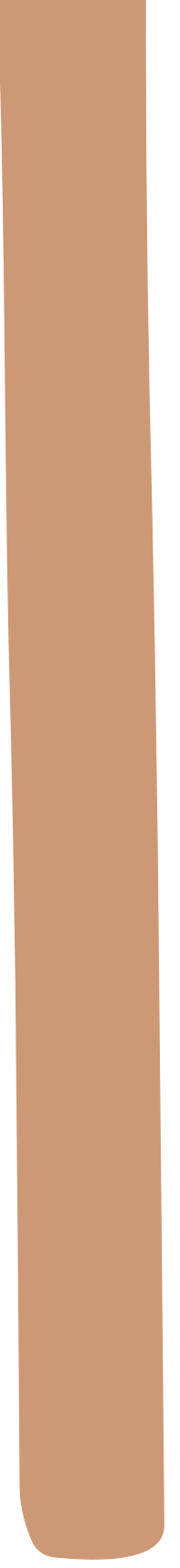
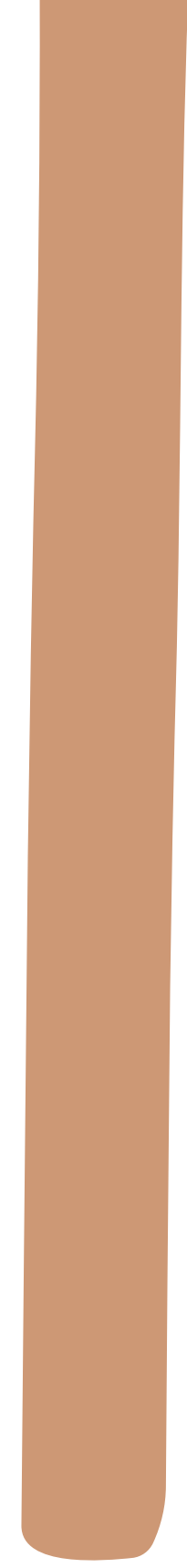
**Order No.:** Q03680  
**Order Date:** 1/28/2026  
**Delivery Date:**  
**Expiration Date:** 2/27/2026  
**Customer ID:** 00915

BILL TO:	SHIP TO:
Bellevue City 115 East Pine P O Box 825 Bellevue ID 83313	Bellevue City 91 Martin Lane Bellevue ID 83313

CUSTOMER P.O. NO.	TERMS	CONTACT
	Net 30 Days	Adam Wilson
FOB POINT	SHIPPING TERMS	SHIP VIA

NO.	ITEM	QTY.	UOM	PRICE	EXTENDED PRICE
1	TC RRFB: RRFB AMBER	4.00	EA	594.1000	2,376.40
2	TC INT CNTRL 30W CTL3: 30 WATT SOLAR INTELLIGENT CONTROLLER	1.00	EA	1,222.5100	1,222.51
3	TC COLLAB 30W CLB3: 30 WATT SOLAR COLLABORATOR	1.00	EA	1,120.7500	1,120.75
4	TC BUTTON BDL3: BULLDOG 3 PUSH BUTTON,9X12 SIGN WITH FRAME	2.00	EA	368.2400	736.48
5	REG 30X30 HIPC: 30X30 PEDESTRIAN CROSSING HI W11-2	4.00	EA	77.8800	311.52
6	REG 21X15 HILDA: 21x15 LEFT DOWN ARROW HI W16-7PL BK/YEL	2.00	EA	25.1700	50.34
7	REG 21X15 HIRDA: 21X15 RIGHT DOWN ARROW HI W16-7PR BK/YEL	2.00	EA	25.1700	50.34
8	BRACKET U-BT 2.50 DBL: DOUBLE U BOLT CLAMP FOR 2 7/8" POST DOUBLE SIGN BACK TO BACK ASSEMBLY	8.00	EA	12.3700	98.96
9	POST RND P3 16': ROUND 2.875 POST BWG10 16' GALV.P3	2.00	EA	142.6800	285.36
10	ANCHOR POZ AGC: POZ LOC SLIPBASE, ABOVE GROUND COMPONENTS,HEX BOLT (UDOT B3)	2.00	EA	95.0200	190.04
11	ANCHOR POZ STUB: POZ LOC SLIPBASE GROUND STUB 36" (UDOT B3)	2.00	EA	118.0900	236.18
12	FREIGHT: FREIGHT,UPS/TRUCKING	1.00	EA	350.0000	350.00

<b>Total Weight (LBS):</b>	0	<b>Sales Total:</b>	7,028.88
<b>Total Volume (LBS):</b>	0	<b>Freight &amp; Less Discount:</b>	0.00
		<b>Tax Total:</b>	0.00
		<b>Total (USD):</b>	7,028.88





RE: City of Bellevue NEW Crosswalk Flag Quotes.



Kathy Worthington <kathyw@davisembroidery.com>

To: Casey McGehee



Wed 4/22/2026 10:55 AM

14" X 14"

Sublimated one color

Sewn with reflective tape with more secure sewing.

Sleeve for 3/4" dowel.

No wood Dowel included.

**#1. Net Price: Imprint: Sublimated/One Color**

**By Air:** 200 pcs--\$4.88/pc minus 10% donation comes to \$4.39

**#2. Set up charge: \$ 40.00.**

**#3. Freight:** Include shipping to **83313**



## Memorandum

**To: BURA**

**From: Casey/Assets**

**Re: Paint Sprayer & Paint**

**Date: April 18, 2026**

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Assets would like to ask for the re-imbusement of a new paint sprayer and paint, that we just purchased for painting parking stall lines in the Business District as well as painting the no parking areas of the curbs.

I've attached the invoice for the sprayer which was \$5778.34 and the cost of 20 gallons of white and red paint which was \$562.46

I do believe I found plenty of supporting information within the plan to warrant asking for these monies. It appears from what I read that BURA is all about streets, street markings and parking in providing safety for the public. I also see where BURA wants to provide assistance to the city for crosswalks, again, for the safety of the public.

I have copied and pasted all the pertaining information from the plan itself, beginning with Section 302, Section 309.1 (c), Resolution No 797 paragraph 5-6, Resolution No 798 2<sup>nd</sup> Paragraph, Exhibit -A- and Attachment 7 (Implementing Actions) 1

SECTION 302 Urban Renewal Plan Objectives Urban Renewal action is necessary in the Revenue Allocation Area to **combat problems of deterioration** and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate **parking**, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors including but not limited to inadequate pedestrian amenities, deteriorating water, sewer and street infrastructure. Hence, the Urban Renewal Plan for the Revenue Allocation Area is a **proposal for public improvements** and facilities necessary to provide affordable workforce housing, **parking** and **parking** structures, **street and sidewalk improvements**, an improved environment for economic development including the elimination of unsanitary and **unsafe conditions**, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating-

action of the area. In implementing the activities described in this Plan, the Agency- shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, **safety and welfare of children** residing in the general vicinity of the site covered by the Plan.

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difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment.

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#### Attachment 7

1. The maintenance and improvements of existing streets should have priority over construction of new streets.

THE SHERWIN-WILLIAMS CO.  
PO Box 5177  
KETCHUM ID 83340 5180



**SHERWIN-WILLIAMS.**

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)  
Store 701733  
(208) 726-8030  
Fax: (208) 726-8027  
JOB 1 CITY OF BELLEVUE

**CHARGE  
INVOICE  
No. 2857-3**

ACCOUNT: **7016-5699-3**

CITY OF BELLEVUE  
115 PINE ST  
BELLEVUE ID 83313 5285

SHIPPED TO:  
  
CITY OF BELLEVUE  
91 MARTIN LANE  
BELLEVUE ID 83313

PAGE 1 OF 1  
PO# DELIVERY  
ORDER: OE0077077A701733  
DATE: 03/24/2026  
TIME: 11:22 AM  
2-8422  
E44/17575

Purchases are subject to Sherwin-Williams Terms and Conditions of Sale located at [Sherwin-williams.com/terms-and-conditions](http://Sherwin-williams.com/terms-and-conditions)  
**TERMS: NET PAYMENT DUE ON APR. 20th**

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
1041-05762	EACH	26U000	LINELAZER ES 3400 Serial Nbr:C26A26U000000158	1	5451.26	5451.26

Thank You  
receipt required for refund

**SUBTOTAL BEFORE TAX 5451.26**  
**6.000% SALES TAX:1-138331300 327.08**  
**CHARGE \$5778.34**

MERCHANDISE RECEIVED IN GOOD ORDER BY:

ORDERED BY:CASEY MCGEHEE

**STORE HOURS**

SUNDAY: CLOSED  
MONDAY - FRIDAY: 7:00 AM - 5:00 PM  
SATURDAY: 8:00 AM - 12:00 PM

100-15-52096



SHERWIN-WILLIAMS.

SUN VALLEY/KETCHUM Store 701733

PO Box 5177  
KETCHUM ID 83340 5180  
(208)726-8030  
Fax (208) 726-8027  
www.sherwin-williams.com

CHARGE 10:43am  
Tran # 0218-7 04/07/26  
E44/17713 11  
JOSEPH PO# BELLEVUE

CITY OF BELLEVUE  
Account XXXX-5699-3  
Job 1 CITY OF BELLEVUE

8000-03204	NA 5 GAL		
	HL 2152 FOTP WB WH		
	10.00 @	25.40	254.00
8000-52227	0.OTM2222 5 GAL		
	HL WB 1952E I/II RD		
	10.00 @	26.68	266.80

Order # OE0077324A701733

SUBTOTAL BEFORE TAX	520.80
8.000% SALES TAX:1-138334000	41.66
CHARGE	\$562.46

Merchandise Received in Good Order by:

Customer Payment Terminal Signature

DELIVERED TO:BY PAUL  
NET PAYMENT DUE ON MAY 20th  
( Centralized Invoice )

	STORE HOURS
SUNDAY	CLOSED
MONDAY - FRIDAY	7:00 AM - 5:00 PM
SATURDAY	8:00 AM - 12:00 PM

\*\*\*\*\*  
Purchases are subject to Sherwin-Williams  
Terms and Conditions of Sale located at  
sherwin-williams.com/terms-and-conditions.  
\*\*\*\*\*

----- Thank You -----  
receipt required for refund

\*\*\*\*\*  
\*17713/02187-04-07-2026\*



## Memorandum

**To: BURA**

**From: Casey/Assets**

**Re: Dog Waste Stations & Bags**

**Date: April 21, 2026**

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Assets would like to ask for the re-imbusement cost of three (3) replacement “Dog Waste Stations” and the cost of the “Dog Waste Bags”.

BURA purchased Dog Waste Stations and a Box of Dog Waste Bags and we around put them all up. The Stations are mostly made of plastic and are out in the elements which includes occasional vandals. The weather is tough on the and people can be far more destructive. We had one extra station and have cannibalized it for parts to fix the other stations. We service these stations once a week during the colder slower months and once things begin to warm up and more people and pooches are out and about, we service them twice a week. We have put up a couple new Stations and have one on hand for parts or complete replacement. We order a case of Dog Waste Bags about every month and a half. The stations (3) cost \$327.97 each or a total of \$983.91 for all three, each case of bags cost \$269.31. Providing this service and the cost of the stations is rather expensive.

I’m not real sure how BURA designated this project with in the plan unless it was to support special projects or maybe to better the park and recreation amenities by hopefully not having unkept dog waste underfoot.

I have attached invoices for both the Dog Waste Stations and the Dog Waste Bags

Also attached;

Section 302, Section 309.1 (c), Resolution No 797 paragraph 5-6, Resolution No 798 2<sup>nd</sup> Paragraph, Exhibit -A- and Attachment 7 (Implementing Actions) 1

SECTION 302 Urban Renewal Plan Objectives Urban Renewal action is necessary in the Revenue Allocation Area to combat problems of deterioration and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate parking, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors including but not limited to

inadequate pedestrian amenities, deteriorating water, sewer and street infrastructure. Hence, the Urban Renewal Plan for the Revenue Allocation Area is a proposal for public improvements and facilities necessary to provide affordable workforce housing, parking and parking structures, street and sidewalk improvements, an improved environment for economic development including the elimination of unsanitary and unsafe conditions, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating-action of the area. In implementing the activities described in this Plan, the Agency- shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 309.1 (c) Development by the Agency To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure, or other improvement within the Revenue Allocation Area for itself or for any public body or entity. The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects. In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Revenue Allocation Area for itself, or for any public body or entity, or to purchase, or to pay for, public improvements and public facilities, including, but not limited to, the following: (1) affordable workforce housing; (2) parking facilities and structures; (3) water systems, sewer systems, park improvements; (4) landscaped areas; (5) street improvements; (6) park and recreation amenities; (7) flood control facilities and storm drains; (8) water mains; (9) utilities; (10) pedestrian paths; (11) signals and signage; (12) sidewalks; (13) alleys; (14) public transit conveyances and facilities; (15) wi- fi and other communications infrastructure; (16) bicycle facilities; (17) public art; (18) street maintenance equipment; (19) snow removal equipment; and (20) restoration and preservation of historical artifacts and properties.

#### Resolution No. 797

WHEREAS, the Bellevue Master Assessment identifies several deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment; and WHEREAS, the Bellevue Common Council and Mayor have recommended as part of the Master Assessment that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 et seq. to address these and other problems within the City.

## Resolution No. 798

WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks / lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment.

### Exhibit -A-

The Project Area and Revenue Allocation Area can be described as developed park lands known as O'Donnell Field — Tax lot 7831 & 7832, Memorial park, Griffin park — Lt 8-blk 4 Chantrell Sub 4 and tax lot 7392, and two Bellevue City parcels, described as a fraction of lot 3 and 7, Old City Park, adjacent to the Big Wood River, south of Broadford road, east of Lower Broad road and North of Riverside Sub. H. All public right of ways, including streets, alleys, and unimproved platted streets located between the north boundary of Spruce Street and the south boundary of Chestnut and the east boundary of Main Street and the east boundary of 8th Street; a portion of Slaughter House Road within the City limits; a portion of Chestnut Street extending east from 8th Street to the Bellevue Cemetery entrance; Main Street /Highway 75 from the north boundary of Spruce Street to the south boundary of Chestnut Street; Lewis lane / alley beginning at the south boundary of Chestnut Street extending north approximately 150' of the north boundary of Cedar Street; Elm and Cedar street right-ofway beginning at the west boundary of Main Street, extending to the west boundary of an unnamed platted right of way west of block 90 and 91; Martin Lane; Spruce Street beginning at the west boundary of Main Street extending approximately 300' to the west; Ash Street, Birch Street and Beech Street right of ways, beginning at the west boundary of Main Street and extending 120' to the west. Cedar Street, Elm Street, Oak Street, Pine Street, Poplar Street, Walnut Street and Chestnut Street right of ways beginning at the west boundary of Main Street extending 169' west to the Lewis Lane / alley; Broadford Road beginning at the west boundary of Main Street and extending to the Big Wood River bridge.

### Attachment 7

1. The maintenance and improvements of existing streets should have priority over construction of new streets.

100-15-51162

**DOG WASTE DEPOT**  
12316 World Trade Dr. #102  
San Diego, CA 92128  
TEL: 800-678-1612  
www.DogWasteDepot.com

# Invoice

Date	Invoice #
3/30/2026	808942

*Replaced  
dog station*



Bill To  
City of Bellevue  
Accounts Payable  
PO Box 825  
Bellevue, ID 83313

Ship To  
City of Bellevue  
115 E Pine Street  
Closed Fri-Sun  
Bellevue, ID 83313

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
DWD-245483	DWD	3/30/2026	FEDEX	INTERNET		
Quantity	Item Code	Description	Price Each	Amount		
3	DEPOT-006-GRN Shipping	Dog Waste Station - Couple with Leash Sign, The Roll Bag System, Square Can, Color Green Shipping FEDEX   No. of Packages: 3   Tracking #: 380076476381	327.97 0.00	983.91 0.00		
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Your order was professionally packed and checked by: <b>Ted L.</b> Thank You! Order Fulfillment Team</p> </div>						
<b>REMIT PAYMENT TO:</b>				<b>Subtotal</b>	\$983.91	
Dog Waste Depot				<b>Sales Tax (0.0%)</b>	\$0.00	
12316 World Trade Drive #102				<b>Total</b>	\$983.91	
San Diego, CA 92128				<b>Payments</b>	-\$983.91	
<b>FED ID# 27-4523962</b>				<b>Balance Due</b>	\$0.00	

**DOG WASTE DEPOT**  
 12316 World Trade Dr. #102  
 San Diego, CA 92128  
 TEL: 800-678-1612  
 www.DogWasteDepot.com

100-15-51162  
 Poor Bags

**Invoice**

Date	Invoice #
3/30/2026	808937

Bill To  
 City of Bellevue  
 Accounts Payable  
 PO Box 825  
 Bellevue, ID 83313

Ship To  
 City of Bellevue  
 115 E Pine Street  
 Closed Fri-Sun  
 Bellevue, ID 83313

3/30/2026

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
DWD-245477	DWD	3/30/2026	FEDEX	INTERNET		
Quantity	Item Code	Description			Price Each	Amount
3	DEPOT-001-10 Shipping	Dog Waste Roll Bag 10 roll case (2000 bags) Shipping FEDEX   No. of Packages: 1   Tracking #: 380075645716			89.77 0.00	269.31T 0.00

Your order was professionally  
 packed and checked by:  
**Ted L.**  
 Thank You!  
 Order Fulfillment Team



## Memorandum

**To:** Bellevue Urban Renewal Agency Board of Directors

**From:** Brian Parker, Community Development Director

**Re:** Main Street Lighting Update

**Date:** May 5, 2026

---

### Background

The Bellevue Urban Renewal Agency (BURA) has been working in coordination with Bellevue City Staff and Great West Engineering on repairing and improving street lighting on Main Street. The Bellevue City Assets Department repaired the majority of the electrical infrastructure within the BURA District to serve the existing lighting. Much of the underground infrastructure is still in need of further improvement to improve efficiency and reliability but appears to be sufficient for the time being.

Within the District, two (2) adjacent fixtures do not work due to underground electrical issues, and six (6) bases have been identified where the pole and light are no longer present. The base-only locations were not tested for electrical function but likely work.

BURA had included \$100,000 in Improvements and Construction in the FY26 budget for street lighting repair under the assumption that substantial sidewalk repair and replacement would be required to access and repair the electrical infrastructure. That not being the case, Staff is cautiously optimistic that the budgeted funds may be used for the purchase and installation of new street lighting fixtures.

### Recommendation and Next Steps

The Board should discuss the following:

- Desired outcomes of the new street lighting. Staff recommends prioritizing safe pedestrian crossings of Main Street in key locations, improving Dark-Sky conditions, and consistency with the historical architecture of Bellevue's downtown.
- The point at which the cost of repair to the underground electrical infrastructure to serve the two (2) existing inoperable lights is worth the improvement. The likely cause of the issue is a tree root breaking the conduit and wiring below the sidewalk. Repair would likely include removal and replacement of the sidewalk and removal of the tree.

Staff and Great West Engineering will take the discussion and develop plans and specifications for improvements to street lighting. The Board will review these plans along with a selection of suitable options for new street light fixtures.

## **Enclosures**

1. Street Light Status Map
2. Marshal Gaston's Priority Lighting Location Suggestions



Bellevue Urban Renewal Agency  
115 E Pine Street  
PO Box 825  
Bellevue, ID 83313  
208-788-2128 Fax 208-788-2092  
[www.bellevueidaho.us](http://www.bellevueidaho.us)  
**Professional Services Agreement**

AGREEMENT made between the Bellevue Urban Renewal Agency, a political subdivision of the state of Idaho, herein "*BURA*" and Trout Architects and Keltic Engineering, Inc. herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:** BURA engages *CONTRACTOR* to perform the work associated with the foundation construction and repair at the Bellevue Old City Hall (*project*) as set forth in Exhibit "A" attached hereto.

2. **PAYMENT:** BURA agrees to pay *CONTRACTOR* for the services rendered under this Agreement an amount not to exceed the total sum of \$9,750 for said services rendered from May 5, 2026 through January 1, 2027. The parties agree that *CONTRACTOR* will invoice BURA for payment under this Agreement for services rendered herein.

3. **RIGHT OF CONTROL:** BURA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

4. **INDEPENDENT CONTRACTOR RELATIONSHIP:** *CONTRACTOR* is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of BURA. BURA shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by BURA.

5. **FEDERAL, STATE, AND LOCAL PAYROLL TAXES:** Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by BURA on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR*'s income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

6. **LICENSES AND LAW:** *CONTRACTOR* represents that he possesses the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

7. **FRINGE BENEFITS:** Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *BURA*.

8. **WORKER'S COMPENSATION:** *CONTRACTOR* shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to BURA of such coverage or that such worker's compensation insurance is not required under the circumstances.

**9. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:** *CONTRACTOR* shall supply, at *CONTRACTOR*'s sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

**10. EFFECTIVE DATE:** This contract will run from February 3, 2026 through August 1, 2026.

**11. WARRANTY:** *CONTRACTOR* warrants that all materials and goods supplied under this Agreement shall be of good merchantable quality and that all services will be performed in a good workmanlike manner. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

**12. INDEMNIFICATION:**

As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless BURA, its officers, employees, and BURA-designated volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.

As respects all acts or omissions which do not arise directly out of the performance of professional services including, but not limited to those acts or omissions normally covered by general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at BURA's option), and hold harmless BURA, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which arise out of the sole negligence of BURA.

Without limiting BURA's right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, nonowned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, including contractual liability, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four- year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

BURA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in BURA's best interest.

Each insurance policy required by this Agreement shall contain the following clauses:

1. This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days prior written notice has been given to the Bellevue City Clerk.

2. It is agreed that any insurance maintained by BURA shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability, shall contain the following clause:

BURA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with BURA. Prior to commencing any work under this Agreement, CONTRACTOR shall deliver to BURA insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, CONTRACTOR shall provide to BURA endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by BURA, it shall be CONTRACTOR's responsibility to see that BURA receives documentation acceptable to BURA which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, BURA has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies BURA may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, BURA may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
  - a. Order CONTRACTOR to stop work under this Agreement and/or withhold any payment(s) which become due to CONTRACTOR hereunder until CONTRACTOR demonstrates compliance with the requirements hereof.
  - b. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies BURA may have and is not the exclusive remedy for CONTRACTOR's failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which CONTRACTOR may be held responsible for payments of damages to persons or property resulting from CONTRACTOR's, or its subcontractor's, performance of the work covered under this Agreement.

**13. INSURANCE:** CONTRACTOR agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of \$5,000,000, which shall name and protect CONTRACTOR, all CONTRACTOR's employees, BURA, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR's acts. CONTRACTOR shall provide proof of liability coverage as set forth above to BURA prior to commencing its performance as herein provided, and said require insurer to notify BURA ten (10) days prior to cancellation of said policy.

**14. NONWAIVER:** Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

**15. CHOICE OF LAW:** Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

**16. ENTIRE AGREEMENT:** This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

**17. SEVERABILITY:** If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

**18. ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Bellevue Urban Renewal Agency

CONTRACTOR:

\_\_\_\_\_

By: John Carriero  
Its: Chair

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
By \_\_\_\_\_  
(Name)

\_\_\_\_\_  
Its \_\_\_\_\_  
(Title or Office)

WITNESS:

\_\_\_\_\_  
(Signature of Witness or Notary Public)

**Archived:** Friday, May 1, 2026 9:37:57 AM

**From:** [Steve Trout](#)

**Mail received time:** Wed, 11 Mar 2026 16:50:02 -0600



**Subject:** Bellevue Historic City Hall - North Wall Repairs / Reconstruction

---

Brian,

Sorry for the delay in getting back to you on this project. Eric Hasenoehrl, the structural engineer who visited the site with me a while back, and I have been discussing a possible approach to addressing the issues with the north wall of the historic City Hall building.

During my last visit to the building, we cut a large opening on the interior side of the north wall and excavated a small area outside along the base of the wall. From this investigation, we observed three layers of existing wall construction. The original construction, which is visible from the exterior of the building, is vertical plank construction, a common building method in the area when the fire station was originally built.

Vertical plank construction consists of large vertical wood planks that serve as both the structural framing and wall sheathing of the building. Instead of closely spaced studs, as found in modern balloon or platform framing, the walls are made from thick boards or planks fastened directly to sill and top plates. When these planks are connected together, they form a rigid structural  box,  and the building relies on the plank walls themselves for structural stability.

Immediately inside the vertical planks is a newer 2x4 framed wall. This wall was likely added to provide space for insulation. It may also provide some structural support to the roof system, although this has not yet been confirmed.

Inside the 2x4 framed wall, located a few inches farther toward the interior, is a glulam beam structure consisting of a 4x4 sill on a concrete slab, vertical columns spaced approximately 12 feet on center, and beams spanning across the room from column to column. This structure supports newer framing in the attic that augments the roof structure.

During our recent exploration of the north wall, we found that the original vertical plank lumber was severely deteriorated at the bottom where it had been buried in soil. The lower portions of the planks and associated framing members were significantly rotted. The upper portion of the sill element was visible, as well as an additional horizontal timber that appeared to remain in reasonable condition.

It should be noted that no clear foundation support was observed in this excavation for the original construction. There may be spaced foundation piers that were originally used to support the building, but at this time we do not know if they exist or where they are located.

Just inside the original exterior planks was the newer 2x4 framing. The vertical studs were visible, but we could not identify a bottom plate. The bottoms of the studs were buried in soil, and no bottom plate was clearly found. The plate could still be present below the soil or may have deteriorated over time.

Inside the 2x4 framing was the glulam structure. The sill beam was visible, but because its lower edge was buried in soil and debris, its current structural condition could not be fully determined.

Our initial approach to correcting the failing conditions of the north wall is as follows:

1. Carefully remove the existing plank siding, including the top and bottom horizontal members. Each plank will be

sequentially numbered so it can be reinstalled in its original location during reconstruction. Once removed, the planks will be transported to a workshop where loose paint will be removed and repairs performed using epoxy consolidant, Dutchman repairs, or similar methods. In some cases, sound interior planks may be reused on the exterior, while concealed interior boards may be replaced with new material.

2. Removal of the planks will be done strategically in phases to expose key areas of the wall from top to bottom in order to better understand the existing structural conditions. This investigation will occur before all planks are removed. The reconstruction concepts described below are based on current assumptions, and additional conditions may be discovered as work progresses, which is common in historic renovation projects.
3. Provide temporary shoring for the interior structures, including both the 2x4 framing and the glulam structural system, as needed.
4. Excavate below and adjacent to the existing concrete slab, removing any existing supporting elements such as rocks or deteriorated concrete.
5. Construct a new concrete footing and stem wall foundation to support both the interior framing and the reconstructed original plank wall.
6. Repair the 2x4 framed wall as necessary and repair or replace the batt insulation within the wall. The bottom of this wall would then rest on the new foundation using a new pressure-treated sill plate.
7. Reconstruct the original vertical plank wall using new top and bottom horizontal members. The repaired and repainted planks will be reinstalled in their original locations wherever possible. Depending on the extent of deterioration at the bases of the boards, some planks may be replaced using boards salvaged from interior locations in order to preserve the historic texture and character of the exterior siding. Each plank will likely require individual repair and preparation.

With respect to keeping the museum open during construction, it appears that the interior glulam structure and the 2x4 framing between the columns are generally in good condition, although the condition of the sill beam still needs to be confirmed and addressed if necessary. Because of this, the interior drywall may be able to remain intact. With insulation installed within the interior 2x4 infill framing and temporary weather protection such as Visqueen installed on the exterior, the museum may be able to remain open during construction.

It is anticipated that this work would be carried out during late spring, summer, or early fall before cold or rainy weather begins.

I am not certain where the property line lies relative to your northern neighbor. We may need their permission to access that side of the building during construction. In addition, if a mini-excavator is used in the narrow space between the buildings, it may be beneficial to install drainage improvements such as one or two drywells to help dissipate stormwater and snowmelt runoff.

At this point in our professional involvement with the north wall reconstruction, Eric and I will transition from our consulting role for the Idaho Heritage Trust to our respective architectural and engineering practices.

I will provide a separate letter or email outlining our proposed fees to assist with the design and completion of the north wall reconstruction project.

Please feel free to contact me if you have any questions or additional thoughts regarding the proposed scope of work or any other concerns related to your iconic City Hall building.

Thanks

Steven Trout, AIA, LEED AP

**Historical Architect at Idaho Heritage Trust**

**Email:** [steve@idahoheritage.org](mailto:steve@idahoheritage.org) | **Phone:** 208-344-8646

Historic Governor Morrison Home, 211 W. State St., Boise, ID 83702

[www.idahoheritage.org](http://www.idahoheritage.org)

**Archived:** Friday, May 1, 2026 9:38:06 AM

**From:** "[Steve Trout](#)"

**Mail received time:** Wed, 11 Mar 2026 22:50:30 +0000

**Subject:** Historic City Hall / Museum - North Wall Reconstruction - Architectural and Engineering Fee Proposal

---

Hi Brian,

Following up on the email I just sent you using my Idaho Heritage Trust persona, the following is my fee proposal to assist with the restoration and/or reconstruction of the north wall of the iconic historic City Hall building.

This fee proposal is based on the scope of work outlined in my earlier Idaho Heritage Trust email sent today.

For the structural engineering portion of the project, Eric Hasenoehrl with Keltic Engineering, Inc. has proposed a fixed fee of \$3,750.00, not including site visits, which would be billed separately if required.

For the architectural portion of the project, which would include providing on-site coordination and serving as Eric's field representative, I propose a maximum-not-to-exceed fee of \$6,000.00. My time would be billed on an hourly basis against this amount. Because of the variability of conditions that may arise during this type of historic renovation project, I prefer to keep this portion of the work hourly. The estimate assumes a near worst-case scenario, so if less time is required, the overall fee would be reduced accordingly.

Therefore, the total potential fee for both structural engineering and architectural services would be \$9,750.00.

Our services would include initial design work, assistance with contractor selection, revisions to the design as conditions are discovered during further investigation, coordination with the contractor to address questions or concerns, and assistance with obtaining building permits if required. Our involvement would extend through completion of the project.

Please let me know if you have any questions.

I would be honored to assist with this project.

Sincerely,  
[Steve Trout AIA, LEED AP](#)

**TROUT ARCHITECTS / CHARTERED**  
T: 208.344.8646

[troutarchitects.com](http://troutarchitects.com)

#### **Privilege and Confidentiality Notice**

This communication and any attachments are intended solely for the named person or entity and may contain information that is privileged and confidential. If you have received this message in error, please notify us immediately by email or telephone and delete the email and attachments from your system. Thank you for your cooperation.



Please consider the environment before printing this e-mail.



## Memorandum

**To:** Bellevue Urban Renewal Agency Board of Directors

**From:** Brian Parker, Community Development Director

**Re:** Main Street Lighting Update

**Date:** May 5, 2026

---

### Background

The Bellevue Urban Renewal Agency (BURA) has been working in coordination with Bellevue City Staff and Great West Engineering on repairing and improving street lighting on Main Street. The Bellevue City Assets Department repaired the majority of the electrical infrastructure within the BURA District to serve the existing lighting. Much of the underground infrastructure is still in need of further improvement to improve efficiency and reliability but appears to be sufficient for the time being.

Within the District, two (2) adjacent fixtures do not work due to underground electrical issues, and six (6) bases have been identified where the pole and light are no longer present. The base-only locations were not tested for electrical function but likely work.

BURA had included \$100,000 in Improvements and Construction in the FY26 budget for street lighting repair under the assumption that substantial sidewalk repair and replacement would be required to access and repair the electrical infrastructure. That not being the case, Staff is cautiously optimistic that the budgeted funds may be used for the purchase and installation of new street lighting fixtures.

### Recommendation and Next Steps

The Board should discuss the following:

- Desired outcomes of the new street lighting. Staff recommends prioritizing safe pedestrian crossings of Main Street in key locations, improving Dark-Sky conditions, and consistency with the historical architecture of Bellevue's downtown.
- The point at which the cost of repair to the underground electrical infrastructure to serve the two (2) existing inoperable lights is worth the improvement. The likely cause of the issue is a tree root breaking the conduit and wiring below the sidewalk. Repair would likely include removal and replacement of the sidewalk and removal of the tree.

Staff and Great West Engineering will take the discussion and develop plans and specifications for improvements to street lighting. The Board will review these plans along with a selection of suitable options for new street light fixtures.

## **Enclosures**

1. Street Light Status Map
2. Marshal Gaston's Priority Lighting Location Suggestions



- BURA Boundary
- Street Lights
- Not Operational
- Operational

Case Number:	Date:
Location:	
Description:	

