



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, March 9, 2026, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

Call to Order: Mayor Giordani called the Regular Meeting to order at 5:35 p.m. (00:09:52 in video)

Roll Call:

Christina Giordani, Mayor – Present
Diane Shay, Council President – Present
Tammy E. Davis, Council Member – Excused
Suzanne Wrede, Council Member – Present
Anders Ard, Council Member – Present
Tom Bergin, Council Member – Excused
Jessica Obenauf, Council Member – Present

Staff Present:

Amy Phelps, City Clerk
Brian Parker, Community Development Director
Carter Bullock, Planner
Shelly Shoemaker, Treasurer
Greg Beaver, Fire Chief
Rick Allington, Legal Counsel
Kristin Gearhart, Library Director
Mike Shelamer, Marshal's Office

1. Notice of Agenda Compliance: 00:10:45 in video)

The posting of this regular meeting agenda complied with Idaho Code §74-204. The Regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *March 5, 2026*.

Motion: Council President Shay moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Wrede** seconded, and **the motion passed unanimously**.

2. CALL FOR CONFLICT (AS OUTLINED IN IDAHO CODE §74-404): ACTION ITEM

No conflict was noted at this time.

Motion: Council President Shay moved to amend the agenda by moving the Wastewater update to be presented at this time. **Council Member Wrede** seconded, and **the motion passed unanimously**.

8. PROJECT UPDATES

a. Wastewater Project Update: Great West Engineering

Kristina Gillespie-Jaques and Levi Howell of Great West Engineering presented an update on the City's wastewater treatment plant project. Ms. Gillespie-Jaques informed the Council that Andrew Kimmell is no longer with Great West Engineering and that Mr. Howell will be assuming the role of lead engineer for the City. She noted that Mr. Howell has been working on the project for approximately a year and a half and is familiar with the system and ongoing efforts.

Mr. Howell provided a status update on current and upcoming work. He reported that repairs to the headworks channel have been completed and are functioning as intended. He stated that replacement membranes for the membrane bioreactor system have been ordered and are expected to arrive soon, potentially ahead of schedule, although installation timing will depend on delivery. Mr. Howell explained that several planned improvements, including rapid infiltration bed modifications, testing, dredging, and lagoon lining, are currently on hold until the membrane replacement is completed. He noted that sequencing of this work is necessary to maintain regulatory compliance, as the system must remain operational while components are taken offline for testing and repair. He further indicated that additional projects, including headworks screen and grit removal and sludge dewatering improvements, are also on hold while the City prioritizes actions needed to return the facility to compliance.

Council Member Wrede inquired how the current work and identified improvements align with previously approved contracts, including a prior contract in the amount of approximately \$50,000 and a subsequent contract in the amount of approximately \$15,000. She expressed concern regarding how the scope of work had evolved and how previously discussed items are now being addressed.

Mr. Howell responded that there are multiple contracts with Great West Engineering serving different purposes. She explained that one contract was for general planning services not directly related to the wastewater project, another contract in the amount of approximately \$50,000 was for a comprehensive evaluation of the wastewater treatment system conducted with Tetra Tech as a subconsultant, and a third contract in the amount of approximately \$15,000 was intended to provide assistance to City staff with the Wastewater Project. He stated that the smaller contract was used to help staff manage project coordination and track progress during a period of increased workload and has since been fulfilled.

Kristina Gillespie-Jaques provided an update on potential funding for the wastewater project through the Idaho Department of Environmental Quality (DEQ). She explained that in January, the City submitted a letter of interest seeking funding for necessary system improvements. DEQ staff are currently reviewing and ranking all submissions from across the state, with a ranked list expected to be published in April as part of the agency's Intended Use Plan.

She stated that once the list is released, a 30-day public comment period will follow. During that time, the City and its consultants will review the ranking and submit comments as appropriate, whether in support of a favorable ranking or in response to any deficiencies noted by DEQ. After the comment

period, DEQ may adjust rankings based on feedback received before finalizing a list of projects deemed eligible for funding.

Ms. Gillespie-Jaques further explained that the final recommendations will be presented to the DEQ Board at a public meeting, where the Board typically considers staff recommendations before approving a final fundable list. Communities included on that list will then receive formal invitations to proceed with securing funding.

In response to a question from Council Member Wrede regarding whether issues with the City's drinking water project or prior funding conditions could impact this request, Ms. Gillespie-Jaques clarified that the wastewater and drinking water programs are evaluated separately. She noted that the City's current wastewater system challenges may positively influence its ranking based on demonstrated need.

3. MAYOR AND COUNCIL REPORT (00:23: 01 in video)

Mayor Giordani made note of a City of Bellevue Town Hall scheduled for March 30th at 5:30 regarding (Local Option Tax) LOT, public safety and how the city can provide services to the community.

Council Member Wrede stated that, based on ongoing discussions regarding public safety and recent changes in the City's relationship with the Sheriff's Office, she no longer supports the FLOCK camera system. She encouraged the Council to revisit the decision, noting concerns about cost, reported misuse of such systems nationwide, and the increasing availability of similar camera coverage through the County. She suggested that improved coordination with the Sheriff's Office may provide sufficient access to needed information without additional City expenditure.

Mayor Giordani acknowledged the concerns, and also noted that she has heard similar concerns expressed by members of the community.

Council Member Wrede additionally requested that staff prepare and present standard second-quarter year-to-date financial statements at the next meeting, in accordance with Idaho Code requirements and the Idaho uniform accounting and reporting manual. She specified inclusion of the statement of net position, statement of activities, and accompanying notes. Mayor Giordani asked that the request be sent via email for follow-up, to which Council Member Wrede agreed.

Council Member Obenauf mentioned that since she wouldn't be able to help with the ERC Clean Sweep on May 2nd this year she hoped someone else on Council would be able to help collaborate and support the ERC-run event. Mayor Giordani mentioned they could connect with Kritin

4. PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA – (COMMENTS ARE LIMITED TO 3-5 MINUTES)

No public comment was made at this time.

5. PRESENTATION

- a. Ambulance District Levy Presentation: Angenie McCleary, Blaine County Commissioner, and Kirk Flannigan, Blaine County Administrator

Blaine County Commissioner Angenie McCleary presented to the Council regarding the Blaine County Ambulance District and the upcoming levy scheduled for May 9. She reported that call volume has increased by approximately 40% over the past five years and that, without additional funding, the

district will need to rely on reserves that are projected to be depleted by 2028, making it difficult to maintain current service levels. She emphasized the importance of response times, noting Blaine County's average of about six minutes and thirty seconds compared to the national standard of eight minutes. McCleary also highlighted Bellevue's share of service calls, with approximately 170 calls annually, or about 19% of the total.

She explained that the proposed two-year temporary levy would increase the current rate by \$6.72 per \$100,000 of assessed value and is intended "to maintain the service that we have" while accommodating modest growth. She noted that without the levy, potential reductions could include decreased staffing, fewer personnel, or reduced training. Council Members asked questions regarding whether ambulance service fees would also increase, the role of population growth in rising call volumes, and requested the exact ballot language for clarity. McCleary responded that fees were adjusted approximately two years ago and are expected to remain the same, acknowledged population growth as a likely factor without specific data, and agreed to provide the ballot language for distribution.

6. EXECUTIVE SESSION: Pursuant to Idaho Code § 74-206(1)(f)

- a. To communicate with legal counsel regarding pending or imminently likely litigation

Motion: Council President Shay moved to enter into executive session pursuant to Idaho Code § 74-206(1)(f). Council Member Obenauf seconded. Council Members Voting Aye: Council Member Obenauf, Council President Shay, Council Member Ard, Council Member Wrede. Council Members Voting No: None. **The Motion Passed.**

With a motion from Council Member Wrede and a second from Council Member Ard, the Council exited executive session at 6:38 pm and regular session was resumed.

7. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Minutes: January 12, 2026, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: February 24 through March 9, 2026: Shelly Shoemaker, Treasurer
- c. Department Head Reports

Motion: Council President Shay moved to approve the consent agenda. Council Member Obenauf seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Shay, Council Member Ard. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

9. NEW BUSINESS

- a. Consideration of Resolution No. 26-10 Confirming the appointment of Christina Van Der Meulen to the Parks Committee with a term expiring March 9, 2029: Carter Bullock, Planner | **ACTION ITEM**

Motion: Council President Shay moved to approve Resolution No. 26-10 Confirming the appointment of Christina Van Der Meulen to the Parks Committee with a term expiring March 9, 2029. Council Member Obenauf seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Shay, Council Member Ard, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

10. WORK SESSION

a. Strategic Planning Work Session: Brian Parker, Community Development Director

Mayor Giordani introduced the item by explaining that the strategic planning process began on January 7, 2026, with Council Members submitting priorities and measures of success through intake forms. She noted that additional input was gathered from the public through surveys distributed via the City's newsletter and website. The responses were compiled and, in collaboration with staff, resulted in four key priorities for 2026. She stated the purpose of the discussion was to review those priorities and collaboratively develop metrics for success, which would then guide staff work plans and be reflected in future budget and project presentations.

Community Development Director Brian Parker followed by agreeing with the Mayor's overview and presented the four identified priority areas: reliable infrastructure, land use and character, operational excellence, and affordability. Mayor Giordani suggested the next step was to confirm agreement on these themes and then work as a group to identify approximately three measurable metrics for each priority, beginning with reliable infrastructure, which focuses on addressing water, wastewater, and street projects through targeted staffing and budgeting efforts.

Council President Shay stated she did not have a specific metric for the reliable infrastructure priority, noting that the past year has primarily been "a year of discovery" in understanding the extent of infrastructure issues. She commented that as progress is made, additional needs continue to emerge, making it difficult to define clear metrics at this time.

Mayor Giordani suggested establishing tangible, measurable metrics, including whether the membrane bioreactor (MBR) system for wastewater becomes operational. She also identified recurring themes from Council and public input, particularly related to street maintenance, such as paving, resurfacing, and extending the service life of roads.

Council Member Wrede expressed concern that City roads are currently unsafe and have remained so for an extended period, emphasizing that road safety should be treated as a top priority and a key metric for success. She noted a lack of clear standards or policies addressing road safety and stated that temporary fixes do not adequately resolve underlying issues. Wrede advocated for defining and prioritizing "safe roads," describing them as properly maintained, clearly navigable, and free from hazards that could endanger drivers, pedestrians, or visibility.

Mayor Giordani agreed that road safety is an important priority but emphasized the need to clearly define what constitutes "safe roads" in measurable terms. She clarified that terms like paving and resurfacing are not, by themselves, sufficient metrics and proposed developing a more comprehensive approach through a Council workshop. She outlined the intent to create a short-, mid-, and long-term streets plan, including identifying funding strategies and aligning priorities within future budgets, while acknowledging that road improvements have historically been deferred in favor of other infrastructure needs.

Council President Shay inquired about the status of the City's transportation master plan and whether it adequately addresses current street conditions. Community Development Director Brian Parker confirmed that a plan exists and is in the process of being updated, though it may not fully address current needs. Discussion followed on the distinction between long-term planning and immediate

service delivery, with Council Members emphasizing the need to focus on basic infrastructure expectations such as safe, maintained roads, functioning streetlights, and reliable utilities. Mayor Giordani reiterated that the goal of the discussion was to identify tangible, visible outcomes for residents as metrics of success.

The conversation then shifted to water infrastructure as a priority. Mayor Giordani suggested including water-related metrics, such as progress on the water project and implementation of water metering. Council Member Wrede discussed improving water data availability and transparency for residents, including access to usage information. She also emphasized the importance of accountability, real-time data access, and financial clarity regarding the water project, including understanding outstanding liabilities and potential bond obligations. Mayor Giordani acknowledged these concerns and indicated that improved water data availability and clearer financial direction could serve as measurable goals moving forward.

Council President Shay sought clarification on the timeline for the water project, confirming with staff that, under the current agreement with the Idaho Department of Environmental Quality (DEQ), the City is generally targeting completion by 2028, though some components may extend beyond that due to coordination with external projects such as Highway 75 improvements. Chris Johnson, Public Works Director indicated the project is progressing, with plans to go out to bid in the fall and begin construction in the spring, while noting that certain elements are outside the City's direct control.

Discussion then focused on how to define measurable outcomes for the water project, with Council Member Wrede emphasizing the importance of demonstrating to the public that the project is achieving its intended goal of increasing water supply, as originally presented during the bond process. Mayor Giordani noted that these details were to be addressed in the forthcoming engineering report and considered how to frame an appropriate metric. The conversation also addressed wastewater system performance and odor concerns, with Mr. Johnson noting that while improvements can reduce impacts, some level of odor is inherent to wastewater treatment operations. Council Members acknowledged that recent odor issues were tied to system malfunctions and expressed support for continued efforts to improve system performance and mitigate impacts on nearby residents.

Mayor Giordani transitioned the discussion to land use and character, noting general Council consensus that zoning codes should be updated and that efforts should continue to enhance safety and community character. Council President Shay asked about the status of the comprehensive plan, and staff indicated a draft is expected later in the year. Council Member Wrede expressed concern about the time and cost invested in the plan and emphasized the need for more consistent code enforcement as a measurable outcome. Mayor Giordani redirected the discussion toward identifying actionable metrics, highlighting ideas such as business zone land use updates, housing incentives, and reducing land use conflicts.

Further discussion focused on specific, tangible metrics, including prioritizing allowable uses within the business zone, supporting affordable housing, and improving public spaces. Mayor Giordani suggested incorporating parks, trees, and green space investment into community character goals, including development of a tree replacement plan. Council Members also discussed infrastructure elements tied to character, such as street lighting improvements and establishing a citywide asset maintenance schedule. Additional topics included expanding opportunities for multifamily housing and reinforcing code enforcement as an ongoing priority, with general agreement that clearer standards and measurable progress in these areas are needed.

Discussion of operational excellence focused on improving internal systems and public-facing service delivery. Mayor Giordani emphasized establishing clear, resident-facing performance metrics, such as defined response times for permits and communications by departments. Council Members highlighted the need for improved accounting transparency and reporting, including clearer allocation of funds and better documentation to support expenditures. Additional metrics discussed included regular evaluation of City software and contractor performance, ensuring systems are effective and cost-efficient, and maintaining up-to-date job descriptions tied to employee performance and budgeting. Overall, the Council supported creating measurable standards that improve accountability, transparency, and consistency in City operations.

Under affordability, discussion centered on balancing City fees and services with the high cost of living. Key metrics identified included conducting an annual, citywide fee review—particularly for utilities—to ensure fairness and fiscal responsibility, as well as improving transparency around financial impacts to residents. Council Members emphasized increasing housing affordability through expanded housing options, including multifamily and smaller units across various zones, and supporting transportation alternatives to reduce living costs. Additional metrics included exploring ways to mitigate rising insurance costs through planning efforts, and enhancing community resources such as expanding library operations to serve as a community hub. Overall, the Council acknowledged affordability as complex but identified measurable actions to improve cost transparency, housing availability, and access to community services.

b. Community Project Plan Update-Pickleball: Carter Bullock, Planner | **ACTION ITEM**

Brian Parker, Community Development Director, presented an overview of the proposed improvements to Memorial Park, noting that he was standing in for Planner Carter Bullock, who has been leading the project. He explained that the City received an \$85,000 grant from the Blue Cross Foundation following a public engagement process, which identified resurfacing the existing basketball court into a multi-sport court—including pickleball—as a priority. The proposal includes maintaining a basketball court, adding two to three pickleball courts (with the Parks Committee recommending two), resurfacing and striping, and installing fencing. Estimated costs for core improvements range from \$50,000 to \$75,000, leaving some funding available for additional features such as landscaping and sound mitigation. Parker outlined options for sound mitigation, from lower-cost fencing attachments to more expensive glass systems, as well as proposed seasonal hours of operation and general policies for court use.

Discussion following the presentation focused heavily on concerns about noise impacts, enforcement of hours, and potential impacts to nearby residents. Council Members and Parks Committee representatives acknowledged community demand for pickleball but emphasized the need to balance recreation with neighborhood impacts. Key considerations included limiting courts to two, implementing sound mitigation measures, restricting hours of use, and avoiding organized events or tournaments. There was also discussion about testing noise impacts before full implementation and ensuring compliance with grant timelines, which require completion within the year. Staff indicated the proposal would be refined and brought back to Council with additional information, including potential sound testing and updated recommendations.

c. ROW Work Session: Landscaping and Trees: Carter Bullock, Planner

This item was continued to a future meeting.

11. ADJOURNMENT: Action Item

With no further business coming before the Common Council at this time, Council Member Obenauf moved to adjourn the meeting. Council President Shay seconded the motion. The meeting adjourned at 08:13 p.m. The motion passed unanimously.



Christina Giordani, Mayor

Attest:



Amy Phelps, City Clerk

