



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, April 27, 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 5:30 p.m. (00:12:19 in video)

**Roll Call:**

Christina Giordani, Mayor – Present  
Diane Shay, Council President – Present  
Tammy E. Davis, Council Member – Present  
Suzanne Wrede, Council Member – Present  
Anders Ard, Council Member – Present  
Tom Bergin, Council Member – Present  
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  
Kirt Gaston, Bellevue Marshal

**1. Notice of Agenda Compliance:** (00:13:04 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 *April 23, 2026*.

**Motion:** Council President Shay moved that the agenda notice was in compliance with Idaho Code §74-204. Council Member Davis 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.

**3. MAYOR AND COUNCIL REPORT** (00:13:29 in video)

Mayor Giordani thanked the City Assets Department for recently striping parking spaces in the business area, noting the improvements to parking organization and traffic flow. She stated the changes had been appreciated by local businesses and the public and expressed interest in seeing additional improvements completed.

Mayor Giordani reminded the public of the ERC Clean Sweep event scheduled for Saturday, May 2, from 9:00 a.m. to 12:00 p.m., beginning at Memorial Park. She noted that flyers had been distributed and shared on social media.

Mayor Giordani also announced that Bellevue Fire Chief Greg Beaver had submitted his retirement notice after many years of service with the Bellevue Fire Department beginning in 1987. She thanked him for his dedication and service to the community. The Mayor informed the Council that interviews for a replacement Fire Chief were currently underway and that an appointment recommendation would likely be brought before the Council within the next month. She stated the anticipated effective retirement date would be around July, with final details still being determined.

Council Member Davis reported that Earth Fest had a great turnout and stated she was pleased to participate in the event. She also noted that May is Mental Health Awareness Month and requested that a proclamation recognizing Mental Health Awareness Month be placed on an upcoming Council agenda.

Council Member Wrede raised concerns regarding the proposed library levy, requesting that Council conduct additional due diligence. She stated her view that the levy could create a long-term structural deficit and emphasized the importance of understanding its potential impacts on the community, including affordability considerations and governance implications related to taxing authority.

In addition, Council Member Wrede provided comments related to ERC Clean Sweep, noting questions regarding whether a waiver was required and clarifying that sponsorships had covered associated fees. She also raised concerns about recognition of event sponsors and contributors in city communications, referencing changes made to submitted newsletter content and expressing the importance of appropriately acknowledging individuals and partner organizations involved in the event.

She further discussed operational details of the ERC Clean Sweep, including green waste handling, dumpster availability, and coordination with partner organizations, and requested follow-up on prior-year logistics and communication processes.

Council Member Bergin reported that he had received positive public feedback regarding the appearance of the newly painted City Hall, noting that community members have complimented the improvement and that he agreed it looks very good.

He also highlighted the Idaho Gives event taking place May 4–7, noting that a rural land trust is participating with a fundraising effort focused on the purchase of the Myers property to expand the Howard Preserve. He stated that the campaign includes a \$25,000 matching contribution and encouraged awareness of the effort, expressing support for the initiative.

Council President Shay provided a brief update on the BURA open house held the previous Wednesday. Although she was unable to attend, she noted that approximately 20 people participated and that there was strong interest in the event. She relayed feedback from Mark Sindell of GGLO indicating the turnout was solid and that the input received is being used to inform and shape ongoing planning efforts.

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

(00:23:16 in video) **Bill Hamilton, 260 Melrose**

Bill Hamilton expressed concern about the newly constructed gas station (Maverik), referring to it as a “fourth gas station” in a small area and questioning whether it is subject to the same night-lighting restrictions applied to other developments, including the Karl Malone project. He stated that the lighting appears excessively bright, described the site as inconsistent with the community’s dark sky goals, and requested that the issue be reviewed or addressed.

**Jackie Peppard, Beach Street**

Jakie Peppard expressed concerns regarding potential increases to property taxes and expansion of the lot tax, noting that voters had previously rejected additional lot taxes. She referenced prior statements from former Mayor Chris Johnson regarding avoiding additional tax burdens on residents and stated that rising inflation and increasing costs are already impacting local families and businesses.

Ms. Peppard also referenced a recent newspaper article discussing the failed LOT tax expansion and concerns regarding public education efforts related to future tax proposals. She expressed opposition to additional taxation and questioned certain city expenditures, including the purchase of Flock cameras, suggesting those funds could instead support deferred maintenance needs. Additionally, Ms. Peppard raised concerns about increased housing and commercial density, stating that additional growth could place further strain on city infrastructure and negatively impact Bellevue’s dark sky goals. She encouraged the City Council to focus on fiscal responsibility, prioritize essential infrastructure and public services, improve transparency and accountability, and operate within existing financial means rather than relying on additional taxation.

**Werner Morawitz, 198 Muldoon Road (EE-DA-HO Ranch)**

Written by Jim Lasky and Read by Werner Morawitz

Bellevue Mayor and Common Council members,

I represent the EE-DA-HO Ranch. We have noticed the memorandum from Chris Johnson, which recommends that the previously approved Drinking Water Facility Plan technical draft (DWFP), which has already been approved by Council, be submitted to IDEQ for final approval rather than submitting a revised plan which more closely reflects the current status of the project.

With respect to that recommendation, we would like to point out the following, and these are just bullet points:

1. The previously approved DWFP does not accurately reflect what we understand to be the current plans for the Seamans Creek Springs System improvements.
2. By letter of February 28, 2026, Idaho Ranch proposed terms for use of internal ranch property for the location of a portion of the pipeline and has received no response from the City to date.
3. The DWFP references required easements (in addition to the one referenced above) that have not been in any way discussed with the underlying landowner.
4. The Merrick project timeline refers to a completed water group meeting in February 2026 for review of a draft Preliminary Engineering Report (PER), at which time there was no draft PER. We understand there will be another water group meeting, which has not yet been scheduled, to review the latest draft of the PER prior to finalization and submittal to IDEQ for approval.

## 5. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Minutes: Feb 23, 2026, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: April 14 through April 27, 2026: Shelly Shoemaker, Treasurer
- c. Treasurer's report: FY26 Q2: Shelly Shoemaker, Treasurer

**Motion:** (00:32:25 in Video) **Council President Shay** approve the consent agenda – as amended to discuss items 5b and 5c separately. **Council Member Wrede** seconded. Council Member Voting Aye: Council President Shay, Council Member Wrede, Council Member Davis, Council Member Bergin, Council Member Ard, Council Member Obenauf. Council Members Voting No: None. **The Motion Passed.**

- b. Approval of Claims: April 14 through April 27, 2026: Shelly Shoemaker, Treasurer

Council Member Wrede questioned how payroll-related expenses, including vacation, sick leave, and other paid time, are reflected in the City's claims and accounting reports. Mayor Giordani noted that Treasurer Shelly Shoemaker had provided a memo for council review regarding payroll claims reporting. Treasurer Shoemaker explained that payroll expenses are included within department salary and wage line items, along with associated payroll taxes, health insurance, retirement contributions, and other payroll-related expenses.

Council Member Wrede expressed concern that payroll expenses are not presented as individual monthly claims transactions and asked for clarification regarding how those expenses are reported and allocated across departments and enterprise funds. Treasurer Shoemaker stated that the payroll-related categories are included in all treasurer's reports.

**Motion:** (00:43:00 in Video) **Council Member Davis** moved to approve consent agenda item b. **Council Member Obenauf** seconded. Council Member Voting Aye: Council President Shay, , Council Member Davis, Council Member Ard, Council Member Obenauf. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

- c. Treasurer's report: FY26 Q2: Shelly Shoemaker, Treasurer

Council Member Wrede questioned how the City validates expense allocations and transactions reflected in the Treasurer's Report, specifically regarding administrative fees charged to the water fund under account 51010. Treasurer Shoemaker explained that the charges are based on the administrative fee allocation worksheet approved as part of the budget process and include allocated portions of expenses such as postage and other administrative costs.

Council Member Wrede expressed concern that the Treasurer's Report reflected significant allocated expenses without associated claims or supporting transaction details visible in the report and requested clarification regarding the documentation supporting those allocations. Mayor Giordani clarified that the original claims are processed through the administration department and later allocated to enterprise funds according to the approved budget percentages.

Mayor Giordani stated that the discussion warranted a more detailed offline meeting between Council Member Wrede and Treasurer Shoemaker to further review the enterprise fund allocations and supporting documentation. The Mayor also noted that review and auditing of water and wastewater rates and related allocations are part of the Fiscal Year 2027 budget process.

Council Member Wrede attempted to make a motion to adopt a resolution to have a rate audit conducted for both enterprise funds. Council Member Ard Seconded the motion. Mayor Giordani informed that the motion was for a resolution that doesn't exist. The motion was flawed and needed to be revised. The motion failed. Mayor Giordani explained that she would take a recommendation to direct staff to put together a rate audit. Council member Wrede recommended that staff be directed to conduct an audit of the enterprise funds.

Council Member Wrede asked for clarification on treasurer's report items that appeared to be over budget. Shelly Shoemaker explained that each of the departments are approximately at or slightly below the 50% mark, which matches the budget timeline as we are about halfway through the fiscal year. She explained she has no major concerns about being over budget. Council Member Wrede noted that the City spent more on water testing than last year. Chris Johnson, Public Works director explained that there were additional required tests conducted this year and should have been budgeted for. The testing includes PFAS testing and in future years these would be accounted for. Council Member Wrede asked where the extra money came from to cover those costs. Mr. Johnson confirmed that there were other line items in the water budget to pull from and would appropriately document the current year to better budget for FY27 and on into the future. Council Member Wrede expressed further concern about the budget process.

Fire Chief Beaver said if a Council Member has an issue with a department budget that the Council Member should call the staff member to follow up directly and not waste time in a meeting with this type of discussion. Council Member Wrede said she doesn't call staff because she'd been asked not to. Mayor Giordani asked to go back to the discussion at hand.

**Motion:** (01:00:00 in Video) **Council Member Bergin moved to approve the remaining consent agenda item – item c. Council Member Obenauf seconded.** Council Member Voting Aye: Council President Shay, Council Member Bergin , Council Member Davis, Council Member Ard, Council Member Obenauf. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

## **6. OLD BUSINESS - CONTINUED FROM APRIL 13, 2026**

- a. Water Project Update and Final Facility Plan: Chad Hoopes, Merrick and Company, Chris Johnson, Public Works Director

Chris Johnson, Public Works Director explained that the facility plan serves as an engineering tool that continues to evolve through discussions with the City's bond counsel, water attorneys, engineers, Idaho DEQ, and the Idaho Department of Water Resources. He stated that the purpose of those discussions is to refine the plan, account for project needs, and maximize use of the City's water rights.

Mr. Johnson explained that after additional consultation with the Idaho Department of Water Resources and the City's water rights attorney, it was determined that the originally approved facility plan provides the City with greater flexibility and better supports the City's water rights needs than a

revised plan would. He noted that the bond election and bond issuance remain valid, and that bond funds may continue to be used for improvements presented to voters, while grant funds may be used for eligible items outside the precise bond language but still within the overall scope of the water improvement project.

Mr. Johnson stated that staff is recommending the City proceed with the original facility plan previously approved by the Council and that no further Council action was required at that time. He also noted that the City's water attorney, bond attorney, and engineer were available to answer Council questions.

Council Member Wrede questioned why the facility plan would not simply be updated if these restrictions were now understood, noting that earlier discussions suggested changes were necessary because of water rights concerns. Chris Johnson responded that, over the previous five weeks, additional meetings and legal and engineering review had provided clarification. Staff now believed the original facility plan could move forward while remaining consistent with the City's bonded project scope, existing water rights, approved facility plan, and regulatory requirements. The only adjustment was recognizing "side rails" related to the specified diversion points.

Wrede then pressed whether opinions could change again in another five weeks, since the City's position had already evolved once. Mayor Giordani responded that the original facility plan would be submitted to DEQ because it had already been approved by the council and remained the recommendation of the Public Works Director and engineers. She emphasized there was no action item that evening because any future change to the facility plan would have to come back before the council for approval.

Rick Allington asked what the next steps would be. Staff explained that DEQ would review the previously approved facility plan primarily to confirm that it met Idaho DEQ and IDAPA requirements for public water system infrastructure improvements. Additional regulatory items such as wetlands determinations and ecological review might also be required.

Mr. Johnson explained After DEQ review, the City engineer would prepare a Preliminary Engineering Report (PER), described as a more detailed engineering-level plan that would identify project specifics such as structures, pipelines, diversion points, pipe sizing, construction estimates, and modifications to the system. Staff explained that a future water meeting would be held with project partners and interested parties to review the PER and ensure everyone understood the proposed infrastructure and compliance constraints.

The discussion also emphasized that there would still be multiple opportunities for public comment and council review before final engineering approval and bidding. Staff noted the project had essentially been on hold pending clarification and DEQ review of the facility plan, which delayed previously anticipated meetings with water stakeholders.

Council members also sought clarification about references in the facility plan to a "new springs collection system." Questions centered on whether the project involved creating new springs or changing points of diversion. Staff clarified that the project did not involve establishing entirely new water sources, but rather rehabilitation and collection system work associated with the existing spring system (identified as SS1), while remaining compliant with DEQ requirements and secure access

requirements (referred to as ACAS). Staff confirmed they believed the current facility plan still satisfied those requirements.

The discussion concluded with acknowledgement that this was not the final opportunity for review. Staff explained that if the council took no action that evening, the facility plan would proceed to DEQ review, and potential amendments could still be identified later during the Preliminary Engineering Report phase if necessary.

The discussion continued regarding whether amendments could still be made to the facility plan as the project progressed. Staff explained that the facility plan is a high-level engineering and planning document intended to support the bond process and DEQ review, and that modifications could occur later as more detailed engineering and construction work proceeds. It was noted that once construction begins and infrastructure is exposed, unforeseen conditions such as deteriorated pipes or structures may require adjustments to the project. Staff emphasized that any changes would remain within the City's existing water rights and overall project scope. The purpose of the project was described as ensuring the City can achieve its documented 3 CFS water rights use, comply with DEQ requirements, and satisfy the conditions outlined in the amended easement and access agreements.

Questions were raised regarding whether facility plans can be revised after submission and how the project relates to the bond approved by voters. Staff responded that facility plans are not legally binding construction documents, but planning documents required under IDAPA regulations for DEQ review of public water system improvements. Staff further explained that the bond and loan funding are tied to the projects identified in the facility plan, but that the plan itself remains a high-level overview and does not require detailed final engineering specifications at this stage. Council members expressed concern that the projects identified in the bond materials remain consistent with what voters approved.

Discussion then shifted to whether additional council action was needed before submitting the facility plan to DEQ. Some council members stated they had not heard anything indicating the City would be unable to make future revisions if necessary, but recommended that additional review occur because new materials, including a memorandum dated April 22, 2026, had been distributed shortly before the meeting. A request was made to place the memorandum and related discussion on a future agenda for further review.

It was confirmed that DEQ approval of the facility plan is necessary before moving forward with the preliminary engineering report and final construction planning. Mr. Johnson explained that the current submittal to DEQ is based on the facility plan previously approved by the council and that submitting the finalized version is the next procedural step needed to avoid delays to the project timeline.

The Mayor summarized that council members had requested additional discussion regarding the bond counsel memorandum and noted that the agenda item was informational only and did not require formal action by the council at that meeting.

## 7. NEW BUSINESS

- a. Frontier Community Resources (SMILES) Grant Acceptance: Carter Bullock, Planner | **ACTION ITEM**

Planner Carter Bullock introduced the agenda item by informing the council that the City had applied for a \$5,000 grant from Frontier Community Resources and was awarded \$7,000 to support a pop-up plaza event planned for the summer. He explained that the event would take place at the Oak Street dead end and would align with the BURA dead-end rights-of-way project. The purpose of the event is to help residents visualize how the space could be used for community activities, programming, placemaking, and public gatherings.

Mr. Bullock stated that the City hoped to coordinate with nearby businesses, including Betty's Peruvian and Cutthroat, to potentially incorporate outdoor seating, music, and other activities. He also discussed the possibility of involving farmers markets or art markets to showcase local businesses and attract visitors to historic downtown Bellevue. During council discussion, additional ideas were raised regarding expanding activities to Elm Street, including the possibility of outdoor movie events. Mr. Bullock noted that while the current grant application focused primarily on Oak Street, the concept of incorporating Elm Street had also been discussed.

**Motion:** (01:34:57 in Video) **Council President Shay moved to approve** acceptance of the SMILES grant. **Council Member Wrede** seconded. Council Member Voting Aye: Council President Shay, Council Member Davis, Council Member Ard, Council Member Obenauf, Council Member Wrede, Council Member Bergin. Council Members Voting No: none. **The Motion Passed.**

- b. Climate Smart Communities Initiative - Tree inventory Grant acceptance Carter Bullock, Planner | **ACTION ITEM**

Planner Carter Bullock introduced the Climate Smart Communities Initiative Tree Inventory Grant item and explained that earlier in the year the City of Bellevue applied for grant funding through the Keystone Concept in partnership with Blaine County's Climate Smart Communities Initiative to conduct a community tree inventory. He stated that most other communities in the Wood River Valley had completed comprehensive tree inventories in recent years, while Bellevue had not previously participated.

Mr. Bullock explained that the project would identify and document trees located within public rights-of-way and other public property throughout the city. He also noted that the project would provide an opportunity for community volunteers to participate, engage with one another, and assist with the inventory process. He informed the council that the City had been awarded \$10,000 for the project and that council approval was requested for the agreement with the Climate Smart Communities Initiative in order to accept the grant funding.

Council Member Wrede asked whether the City had pursued additional grant opportunities for roadway improvements, specifically referencing the Pine Street Small Urban Grant and other possible funding sources. Planner Carter Bullock responded by referencing roadway-related grant opportunities but noted he was not aware of any additional related projects currently underway.

Council Member Davis asked whether the City or another organization would manage the grant. Mr. Bullock explained that Trees Idaho, an organization based in Boise, would help coordinate the project and train volunteers to conduct the tree inventory. He stated that grant funds would partially reimburse City staff time associated with the project. Davis also asked whether Trees Idaho would coordinate arborists and related expertise, to which Bullock explained the project would primarily rely on trained volunteers conducting the inventory work.

Council Member Bergin asked how staff reimbursement would function within the grant and also questioned the feasibility of recruiting the anticipated number of volunteers. Bullock stated the City was optimistic about recruiting at least 20 volunteers, including participants from the hospital and members of the Hailey Tree Committee, and noted that outside organizations would help support participation numbers. Bergin commented that Bellevue likely has one of the most diverse tree inventories in the valley and expressed support for the project.

Mayor Giordani stated the project sounded interesting and educational and expressed interest in volunteering to learn more about tree identification. Bullock added that volunteering would largely involve walking through the community to collect inventory information.

Council Member Davis suggested reaching out to local arborists and tree-related businesses to inform them about the grant and invite participation. Mr. Bullock stated that some arborists had already been notified and agreed additional outreach would be beneficial. Council President Shay additionally suggested reaching out to local business owners John and Sophie Wilkes of Branching Out, noting their longstanding involvement in the Bellevue community. Bullock welcomed additional contact suggestions from council members.

**Motion:** (01:42:58 in Video) **Council Member Bergin moved to approve** acceptance of the Tree Inventory Grant. **Council Member Davis** seconded. Council Member Voting Aye: Council President Shay, , Council Member Davis, Council Member Ard, Council Member Obenauf, Council Member Wrede, Council Member Bergin. Council Members Voting No: none. **The Motion Passed.**

- c. Approval of Resolution No. 26-14 Declaring Surplus Property and authorizing and directing the disposal of the surplus property: Chris Johnson, Public Works Director | **ACTION ITEM**

Public Works Director Chris Johnson introduced two surplus equipment items for council consideration. Johnson explained that the first item was a Kalamazoo Industrial pipe cutter that had likely been acquired through government surplus and may never have been used by the City. He noted the equipment was not currently listed on the City's property inventory. Mr. Johnson stated the second item was an older New Holland sickle mower with an approximately five-foot blade that required equipment the City no longer owns in order to operate it. Mr. Johnson requested council authorization to surplus both items and stated the equipment would be sent to Magic Valley Auctions, with any proceeds to be used toward other equipment purchases.

**Motion:** (01:46:58 in Video) **Council Member Bergin moved to approve** Resolution No. 26-14 Declaring Surplus Property and authorizing and directing the disposal of the surplus property. **Council President Shay** seconded. Council Member Voting Aye: Council President Shay, , Council Member Davis, Council Member Ard, Council Member Obenauf, Council Member Wrede, Council Member Bergin. Council Members Voting No: none. **The Motion Passed.**

## 2. PUBLIC HEARING

- a. **TA-25-01 – Text Amendment - CONTINUED FROM APRIL 13, 2026**, A text amendment to Bellevue City Code Titles 10 (Zoning Regulations), 11 (Subdivision Regulations), and 12 (Flood Damage Prevention Ordinance) to improve clarity, correct errors, and increase enforceability: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker, Community Development Director, presented proposed code amendments as part of the City’s ongoing code cleanup efforts. He reviewed the current RV occupancy standards, prior proposals, and a proposed draft amendment submitted by Council Member Wrede. Mr. Parker raised concerns regarding inconsistencies with existing city code, vague definitions, enforcement challenges, lack of defined responsible parties and code enforcement staff, conflicting timelines for appeals and abatement, and provisions allowing removal or disposal of RVs and associated structures. He noted several areas where the draft language could create legal, procedural, or practical enforcement issues and emphasized the need for clearer, more consistent code language aligned with existing city regulations and Council direction.

Mr. Parker emphasized that effective regulation depends on balancing enforceability, staff capacity, and public trust, and argued that current proposals raise concerns about clarity, due process, and practical implementation.

He then outlined how code enforcement actually works in practice—starting with complaints, investigation, and escalating through civil penalties, misdemeanor charges, and court action if needed. He noted that enforcement is already available through existing legal mechanisms, including civil litigation by the city or private legal action by citizens.

Finally, he summarized the policy choices before Council: maintain the current standard, adopt a simpler “time-based” occupancy rule, implement a physical permit system, or proceed with a new pre-application/online permit model (Civic Review). He compared these options in terms of enforceability, staff workload, cost, and transparency, and asked Council to choose a preferred direction for a revised ordinance to return for further consideration.

The council discussed three proposed options for regulating RV use, including limiting duration of occupancy, issuing annual physical permits, and implementing an online permitting system through Civic Review. Council noted that the options were intended to provide clearer, more enforceable guidance and reflected prior community feedback.

Discussion focused on enforcement challenges under the existing code, particularly the difficulty in establishing proof of how long an RV had been used as a dwelling. Concerns were raised regarding the burden placed on the City to document violations and distinguish between temporary use and illegal long-term occupancy.

The council also discussed the distinction between temporary RV use, such as for visiting guests, and prohibited use as a permanent dwelling under current code. Clarification of definitions related to “dwelling” and “temporary housing” was identified as important to improving consistency and enforcement.

A potential solution was discussed involving a strengthened permitting process with clearly defined start and end dates for RV occupancy, which would allow enforcement through permit compliance and overstays rather than proving illegal habitation.

Discussion then focused on enforcement mechanisms, including whether violations should be addressed through civil fines or misdemeanor penalties. Some councilmembers supported retaining or designating violations as misdemeanors to allow for court-supervised compliance, probationary conditions, and stronger deterrence, while also noting that fines could still be applied depending on circumstances and judicial discretion.

The Council also deliberated setback requirements and whether RV placement should be subject to property line setbacks or primarily regulated through right-of-way restrictions. Concerns were raised that applying standard setbacks could limit practical enforcement and reduce available compliance options on existing lots.

Additional discussion addressed definitions of RV occupancy and the distinction between temporary use and housing, including concerns about how duration of stay could affect regulatory interpretation. Councilmembers noted potential ambiguity in defining when RV use becomes residential occupancy.

(02:32:50 in video) Public comment for the hearing was opened:

**Jackie Peppard, Beech Street**

Ms. Peppard expressed concern regarding the proposed increase in allowable RV permit days, specifically questioning why the limit was being raised above 40 days and noting that earlier proposals referenced lower thresholds (including 10-day increments and an initial 20-day option). She stated concern about the current proposal allowing up to 56 days and the potential for consecutive permits that could effectively extend stays to 56 continuous days. She requested a reduction in the number of allowable days, indicating a preference for fewer permitted days and expressing overall discomfort with the increased duration in the revised proposal.

Public comment was closed.

Council discussion then focused on refining the proposed RV permit ordinance, particularly around enforcement, duration limits, and implementation details.

Members discussed concerns about how to verify compliance in practice, including whether permits should be visibly displayed on RVs and how enforcement would work without intrusive inspection methods. There was also discussion about improving clarity in definitions, such as whether terms like “adjacent lot line” or “approved driveway setbacks” should be used to better guide enforcement and encourage compliance through proper permitting.

A significant portion of discussion returned to the allowable length of stay and whether consecutive permits should be permitted. Councilmembers raised concerns about balancing flexibility for residents—such as temporary housing needs during emergencies or housing instability—against concerns that longer or consecutive stays could effectively create de facto long-term occupancy. Suggestions included limiting consecutive use, adding “cooling-off” or non-consecutive requirements, or setting shorter maximum durations.

It was emphasized that the real-world housing constraints in the community and cautioned against overly restrictive limits, while others expressed concern that longer durations (such as approximately 56 days under the proposal) could effectively function as temporary housing rather than short-term use.

**Motion:** (02:50:50 in Video) **Council President Shay moved to Waive** three readings of Ordinance No. 2026-01 and read by title only. **Council Member Obenauf** seconded. Council Member Voting Aye: Council President Shay , Council Member Obenauf. Council Members Voting No: Council Member Davis, Council Member Ard, Council Member Wrede, Council Member Bergin. **The Motion Failed.**

**Motion:** (02:51:46 in Video) **Council Member Wrede moved** continue the public hearing to May 11, 2026. **Council Member Davis** seconded. Council Member Voting Aye: Council Member Davis, Council Member Ard, Council Member Wrede, Council Member Bergin Council President Shay, Council Member Obenauf. Council Members Voting No: none. **The Motion passed.**

## 9. PRESENTATIONS

### a. Water Meter Project Status Update: Kayme Backstrom, Public Works

Kayme Backstrom, Public Works provided a status update on the City's water meter project. She stated that meter installation has been occurring on a rolling basis since approximately 2015 and that there are currently about 1,037 utility accounts in the system, with 857 meters installed and approximately 744 fully functioning. She reported that staff are actively verifying meter numbers and addresses and addressing field challenges, including locating and clearing obstructed meter lids throughout the city.

Ms. Backstrom explained that a successful meter read was completed in April following earlier communication issues between the Cassell system and Neptune software, and that the resulting data was successfully exported to Excel to serve as a baseline for future reporting and analysis. She further detailed that a new billing design showing water usage graphs is anticipated to be released in June.

She said that staff are working to finalize water rate structures in coordination with the upcoming budget process and will bring forward a resolution once the rates are established. She stated that the City's plan is to implement meter-based billing for fully functioning meters beginning October 1, 2026, with accounts that do not yet have installed or repaired meters remaining on a flat rate until service is completed.

She stated that approximately 100 meters require repair or replacement, with an estimated cost of \$30,000 to \$50,000, and that an additional approximately 200 meters and associated vault installations are still needed in existing developed areas, with an estimated cost of \$750,000 to \$1 million. She stated that these improvements will be bid and that staff will explore potential grant opportunities and other funding sources to help offset costs.

She explained that staff anticipate a robust public communication effort once usage-based billing begins, including newsletters, mailers, updates through the electronic billing system, social media, and the City website.

A question was raised regarding whether the new meters are capable of being read remotely. Ms. Backstrom responded that the majority of the City's meters are equipped with radio-read capability. She clarified that, as meters are pulled and assessed, work is being done to ensure that meter locations and associated account addresses are accurately matched in the system to maintain data integrity.

Ms. Backstrom further explained that while most meters are read via radio, there are a small number of older analog meters with radio attachments that do not function consistently. Staff confirmed that the meters currently being purchased and installed by the City include radio-read technology.

Council discussion followed the presentation. Councilmembers raised questions regarding meter functionality, remaining manual reads, leak detection capability, system integration, and customer access features.

Chris Johnson and Kayme Backstrom confirmed that most water meters are now Neptune-enabled and capable of remote reading. Backstrom noted there are only a small number of remaining outliers, including approximately seven commercial accounts that still require manual monthly reads and fewer than 25 total meters that may require either transmitter upgrades or full replacement.

Discussion continued regarding system reliability and data accuracy. Backstrom explained that Public Works staff are actively verifying meter numbers and associated addresses during fieldwork to ensure system data integrity, particularly as meters are confirmed and upgraded.

Council asked about customer-side leak detection and usage monitoring. Backstrom explained that once metered billing is fully implemented, staff will be able to identify unusual consumption patterns, including potential leaks or excessive irrigation use. She further noted that system data will allow comparison between water production and metered consumption, which will help identify system losses such as leaks or unmetered usage.

Council also inquired about broader system monitoring and water accounting. Backstrom explained that SCADA and meter data together will allow staff to compare water entering the system (wells and springs) with water usage recorded by meters, helping identify discrepancies and potential losses. She also noted that tank level monitoring can help identify large usage events such as fire flow demand.

Discussion included questions about the Neptune customer portal (“My Neptune 360”) and whether residents would have access to usage data. Backstrom stated that the City is currently evaluating a customer-facing portal option, including infrastructure requirements such as base stations and system costs. She noted that a prior Council had considered the option cost-prohibitive, but updated pricing has been requested for current Council consideration.

A brief discussion occurred regarding remaining unmapped or incomplete installations, including vaults without meters (“jumpers”). Backstrom confirmed these locations are being identified and corrected as part of ongoing fieldwork.

Council also confirmed that data integration between Neptune and the City’s billing system (CASS/Caselle system) is functioning, with Backstrom noting that meter reads can now be transferred into the billing system electronically in a matter of minutes following initial setup and troubleshooting with vendor support.

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Chris Johnson and Kayme Backstrom confirmed that most water meters are now Neptune-enabled and capable of remote reading. Chris Johnson noted there are only a small number of remaining outliers, including approximately seven commercial accounts that still require manual monthly reads and fewer than 25 total meters that may require either transmitter upgrades or full replacement.

Discussion continued regarding system reliability and data accuracy. Backstrom explained that Public Works staff are actively verifying meter numbers and associated addresses during fieldwork to ensure system data integrity, particularly as meters are confirmed and upgraded.

Council asked about customer-side leak detection and usage monitoring. Backstrom explained that once metered billing is fully implemented, staff will be able to identify unusual consumption patterns, including potential leaks or excessive irrigation use. She further noted that system data will allow comparison between water production and metered consumption, which will help identify system losses such as leaks or unmetered usage.

Council also inquired about broader system monitoring and water accounting. Mr. Johnson explained that SCADA and meter data together will allow staff to compare water entering the system (wells and springs) with water usage recorded by meters, helping identify discrepancies and potential losses. She also noted that tank level monitoring can help identify large usage events such as fire flow demand.

Discussion included questions about the Neptune customer portal (“My Neptune 360”) and whether residents would have access to usage data. Backstrom stated that the City is currently evaluating a customer-facing portal option, including infrastructure requirements such as base stations and system costs. She noted that a prior Council had considered the option cost-prohibitive, but updated pricing has been requested for current Council consideration.

A brief discussion occurred regarding remaining unmapped or incomplete installations, including vaults without meters (“jumpers”). Backstrom confirmed these locations are being identified and corrected as part of ongoing fieldwork.

Council also confirmed that data integration between Neptune and the City’s billing system (CASS/Caselle system) is functioning, with Backstrom noting that meter reads can now be transferred into the billing system electronically in a matter of minutes following initial setup and troubleshooting with vendor support.

**b. Flock Safety Review: Kirt Gaston, Bellevue Marshal**

Marshal Kirtus Gaston reported that the Bellevue Marshal’s Office utilizes Flock Safety automated license plate recognition (LPR) technology as one of several law enforcement tools.

He explained that the department conducts monthly audits of all LPR searches to ensure responsible and appropriate use. These internal audits are regularly performed by Sergeant Shelamer and Marshal Gaston to provide mutual oversight. In addition, the Marshal's Office is in the process of securing a third-party law enforcement agency to conduct the required semi-annual audits, with the intent of further strengthening transparency and accountability.

Marshal Gaston noted that although state law requires audits twice per year, Bellevue conducts audits every 30 days. He stated this exceeds state requirements and reflects the City's commitment to transparency.

He also reported that the City provides public transparency through the Flock Safety transparency portal on the City website, accessible under the Marshal's Office section. The portal allows the public to view monthly data, including the number of camera detections, hot list alerts, and information regarding data sharing with other agencies. He clarified that data sharing is limited to Idaho law enforcement agencies and includes alerts such as Amber Alerts and NCIC entries for wanted persons or vehicles.

Marshal Gaston stated that the system also shows the number of hot list alerts received over the prior 30-day period, enabling public oversight of system activity.

In terms of outcomes, Marshal Gaston reported that since implementation of the LPR system, it has assisted in stopping two individuals experiencing mental health crises to connect them with services, contributed to three warrant arrests, and helped clear four cases. He noted that while the numbers are modest, they are significant for a small agency and demonstrate the system's operational value.

Council discussion focused on the status, use, and transparency of the FLOCK license plate recognition (LPR) camera system and related accountability measures.

A council member asked for clarification on when Bellevue installed the cameras and whether the Council had been adequately informed at the time. Marshal Gaston confirmed the cameras had been installed and went live in October and stated that the system and its transparency portal had been referenced previously in Council meetings and on the city website, though some Council members indicated they were not fully aware of the extent of its use or public-facing information at the time.

Discussion continued around transparency and public communication, including whether the FLOCK transparency portal had been adequately publicized. Gaston noted the portal has been available on the city website since deployment and is also referenced in newsletters and Council updates. Some Council members expressed concern that the public—and even Council—had not fully engaged with or been aware of the portal and its contents, despite its availability.

Council members also referenced broader concerns about public trust and accountability, including a comparison to enforcement issues in Jerome County. Gaston responded that Bellevue's approach includes regular internal audits every 30 days, in addition to required semi-annual audits, as a safeguard for accountability and transparency.

Additional questions addressed system functionality and data use. Gaston explained that the LPR system identifies license plates against hot lists (including stolen vehicles, warrants, and Amber Alerts), and that it has assisted in several outcomes, including mental health crisis interventions, warrant arrests, and case closures.

Council also discussed the transparency portal's features, including public access to detection activity, camera locations, data-sharing partners (limited to Idaho law enforcement), and monthly activity summaries.

Questions were raised about data privacy and whether the vendor (FLOCK) can sell collected data. Gaston confirmed the contract prohibits FLOCK from selling city data.

Finally, Gaston reiterated the system's value to a small agency and noted its relatively low cost compared to its capabilities, emphasizing both operational benefits and transparency tools. The Council concluded the discussion with general appreciation for the presentation.

The two remaining items were moved to a future meeting due to time:

- c. Code Enforcement and Ticketing: Carter Bullock, Planner, Kirt Gaston, Bellevue Marshal
- d. Community Project Update - Final Design and Sound Test Summary: Carter Bullock, Planner

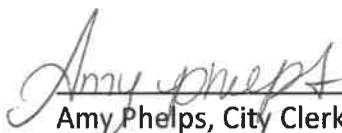
**5. ADJOURNMENT: Action Item**

With no further business coming before the Common Council at this time, Council Member Davis moved to adjourn the meeting. Council Member Bergin seconded the motion. The meeting adjourned at 8:37 p.m. The motion passed unanimously.



Christina Giordani, Mayor

Attest:

  
Amy Phelps, City Clerk