

Common Council Public Meeting, Bellevue City, Monday July 13, 2025

Jackie Peppard Public Comments Agenda Item 3: Items of Concern Not on the Agenda

I have attached a redacted version of a chain of email correspondence had with the City's Public Works Department. I wrote the email with no expectation for an immediate response or action. My request related to an appropriate use of City resources regarding ROW maintenance. My email was also a follow up to an initial concern first brought to Chris Johnson's attention in April 2026 when I asked him who to contact about a dead and dying tree on the City ROW adjacent to my private property. Such ROW tree overhangs predominately over my private property and could potentially damage my fence, shed and creates a fire hazard. In that conversation he stated "if the tree is dead, the City would remove it." The email response I received is unjustified and unprofessional. His response lacks standards of conduct that one would expect from any private business yet the Public Works Department feels they are exempt.

The City can cut down dozens of trees on private property in Trout Lane but not dead and dying trees located on the City ROW. In particular, note that Chris Johnson made the statement "I do not care about that tree [located on City ROW]." Apparently, such city services seem to be reserved for the more affluent citizens on their private property and not the "working class" or the ROW property located adjacent to the working class. My concern also is the implication transmitted by the City employees that the ROW is somehow my personal "property" and maintenance responsibility, yet the City is enacting ordinances, that if violated merits a misdemeanor for ROW use. Note that Chris states, "It is not my intent...or infer you do not look after your place". In my conversations with Chris, I have tried to discuss ROW tree removal and maintenance. Not tree removal I have on my "place".

In response, I ask the Mayor and City Council work with the City Attorney to establish and adopt Standards of Conduct ("SOC") that all city employees must follow, including annual continuing education courses they must complete. In all professionally run businesses, including the one I work for, employee compliance with SOC's is mandatory or one risks termination. SOC's are a set of standards, rules, values, and principles outlined by an organization to guide staff on employer expectations. This would include acceptable external and internal behavior guidelines for staff to adhere to when they interact with Bellevue citizens and how staff interacts with and treat each other that is in line with basic decency and manners. SOC's should also include acceptable use of social media. I find Casey McGees claims and attacks printed in the Assets Department 7/8/26 report (page 76) of today's agenda a totally unacceptable political maneuver by an employee in the course of their employment. His unfounded accusations should have been vetted and investigated by the City before including them in a public staff report. Many private citizens have voiced their extreme dissatisfaction with the sewer and water projects time and time again.

I do not harbor ill will against Chris – I understand that the sewer and water projects have been a source of extreme public contention and ire – but I expect more from city employees than the treatment I have received. Thank you for your time and attention.

Re: Dead and Dying Silver Maple 3rd Street and Beech

From: Jackie [REDACTED]
To: cmcgehee@bellevueidaho.us; cjohnson@bellevueidaho.us
Cc: cbullock@bellevueidaho.us; carl@alpinetreeservice.net
Date: Thursday, July 9, 2026 at 08:23 PM MDT

I thought you were busy with the fire? I guess not.

I do not any longer think the ROW is my property. The first year I moved here, you and Casey in your ignorance, kept telling me the City had a easement not a fee interest. Not that the city actually owned the ROW.

Once I did some homework and had a survey done, I realized that Idaho was quite different. People don't own property to the middle street line with the City owning an deeded easement interest like other states.

The City piles up snow, blocks vision, and destroys the ROW on that side. They do nothing to clean it up and maintain their fee interest. I did and do.

Now I know why the City ROW is in such a disastrous state of affairs.

On Thursday, July 9, 2026 at 08:10:05 PM MDT, Chris Johnson <cjohnson@bellevueidaho.us> wrote:

Jackie,

It is not my intent to be rude or infer that you do not look after your place. In the winer time you put snow markers right on the road edge and claim that your property line is the road, and we have no business moving snow off the roadway into the ROW. Now that there is a tree that is a nuisance to you, I am expected to make it a priority to remove it or have my crew come and maintain it. That is what I am hearing.

Chris Johnson
Public Works Director
City of Bellevue
208-309-0656



From: Jackie [REDACTED] >

Sent: Thursday, July 9, 2026 7:40 PM

To: Casey McGehee <cmcgehee@bellevueidaho.us>; Chris Johnson <cjohnson@bellevueidaho.us>

Cc: Carter Bullock <cbullock@bellevueidaho.us>; carl@alpinetreeservice.net <carl@alpinetreeservice.net>

Subject: Re: Dead and Dying Silver Maple 3rd Street and Beech

I was not aware there was a fire. I simply was responding to email after I got off work. Your response is totally rude and not appreciated.

I am a [REDACTED] woman who is still working full time.

I take care of the large ROW that surrounds my house which is larger than my own property.

I mow it, I kill the weeds and remove all leaves and trash by my own labor. No one helps me.

Don't you dare tell me I need to take better care of the ROW.

On Thursday, July 9, 2026 at 07:09:46 PM MDT, Chris Johnson <cjohnson@bellevueidaho.us> wrote:

Jackie,

With all due respect, I have a fire in Martin Canyon. A level 2 evacuation alert has been sent to residents in Slaughterhouse Canyon. I do not care about that tree, or the work local homeowners should take upon themselves from time to time. Perspective.

Chris Johnson
Public Works Director
City of Bellevue
208-309-0656

The logo for the City of Bellevue, featuring the word "Bellevue" in a stylized script font with a small star below it.

From: Jackie [REDACTED]

Sent: Thursday, July 9, 2026 7:03 PM

To: Casey McGehee <cmcgehee@bellevueidaho.us>; Chris Johnson <cjohnson@bellevueidaho.us>

Cc: Carter Bullock <cbullock@bellevueidaho.us>; carl@alpinetreeservice.net <carl@alpinetreeservice.net>

Subject: Re: Dead and Dying Silver Maple 3rd Street and Beech

So maybe in the meantime, the City develop a plan to clean up after it on the ROW until you take it down? Like in the fall when it sheds humongous piles of

leaves?

Thank you.

On Thursday, July 9, 2026 at 07:00:35 PM MDT, Jackie [REDACTED]

[REDACTED] told me he intended to complain last weekend. However, he has been busy with family visiting during the 4th holiday and with his daughter who is out of school for the summer. I will jog his memory and give him this email.

Thanks for the response.

On Thursday, July 9, 2026 at 08:44:47 AM MDT, Chris Johnson <cjohnson@bellevueidaho.us> wrote:

Jackie,

Thank you for your email. I understand your frustration; it's a dying tree that causes you maintenance, and it isn't in your yard. We have a tree removal budget of \$2000 which we have already depleted this year. We have not received any complaints from the residents or owners at [REDACTED]. The tree in question does not pose a line-of-sight risk to drivers; it does not hang over a sidewalk or a path to the school or parks. The resident at [REDACTED] seems comfortable parking underneath it so, it doesn't appear to be an imminent safety risk.

The community development department is conducting a tree inventory. This inventory will identify and rank the health and condition of the trees in Bellevue. From that inventory, we can then identify and prioritize trees that pose a risk and develop a removal plan. Until the property owner at [REDACTED] contacts me and has a legitimate concern that the tree is a risk to life or property and they would like it removed it will remain a known concern and when we have the staff, time and equipment to properly remove and haul it away we will get to it.

Chris Johnson
Public Works Director
City of Bellevue
208-309-0656

The logo for the City of Bellevue, featuring the word "Bellevue" in a stylized script font with a small star below it.

From: Jackie [REDACTED]
Sent: Wednesday, July 8, 2026 7:01 PM
To: Chris Johnson <cjohnson@bellevueidaho.us>; Casey McGehee <cmcgehee@bellevueidaho.us>
Cc: Carter Bullock <cbullock@bellevueidaho.us>; carl@alpinetreeservice.net <carl@alpinetreeservice.net>
Subject: Dead and Dying Silver Maple 3rd Street and Beech

Hello Chris and Casey,

Maybe the 4th request will be the charm. I am getting a little frustrated.

When I originally asked the City to remove a dead and dying tree located in the 3rd Street right of way adjacent to both my property ([REDACTED] south east end) and [REDACTED], you said if it is dead, the City will

remove it. You and Casey went with me to look at it, and I showed you the survey stakes and rebar that clearly showed it was located on City ROW.

I also had Alpine Tree Service (Carl Hjelm) evaluate it and he has stated it has crowned out (which you can see from an aerial view). It is dead up top and the lower portion is slowly dying. He is happy to discuss his evaluation with you.

The first time you looked at it, you stated I would need to contact Carter. I went to Carter he looked at the tree via GIS website and agreed it was dead and dying. But, he then said I needed to talk to you!

I went into your office and you then stated you would take another look and get back with me. You never did.

Attached are photos clearly showing the dead crown of the Silver Maple, plus the survey corner stake. It is a mess with falling limbs and branches that I clean daily. Maybe the fire department might like to exercise their chain saws on it. I have absolutely no plans to pay for this myself.

Please let me know when the City intends to remove and cut down the dead and dying tree located on City ROW. Both [REDACTED] and I would like it out. It is a fire hazard and impedes the enjoyment of my own property.

Thanks again, and look forward to hearing from you.

Jackie Peppard