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Regular City Council Meeting Minutes

January 8, 2026 5:00 pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

Call to Order: (Mayor Botti) 5:04 pm

Roll Call: Councilmember Cardoso – present, Councilmember Hernandez– present, Councilmember Thompson– present, Councilmember Cron – Not Present, Mayor Botti – Present

Also present Treasurer Savannah Pedersen, Clerk – Hannah Fake

Agenda Amendments: None

Mayor/Council Comments: Hernandez – Was thrilled to have a nice town hall meeting with a great turnout. Cardoso echoes Hernandez and appreciates the community coming out. Cardoso thinks sending a letter beforehand is good. Even if people don't like speaking in public they can still participate by sending a letter.

Presentations/Citizen Participation: None

Consent Agenda:

- December 11, 2025 Regular Council Meeting Minutes Action Item
- December 18, 2025 Special Council Meeting Minutes Action Item
- Claims Approval- paid & unpaid bills - December Action Item

Cardoso MOTION to approve December 11, 2025 Meeting Minutes and December

Claims approval. Hernandez SECONDS.

Roll call vote – Cardoso - yea, Hernandez - yea, Thompson – yea.

None Opposed, ALL IN FAVOR

Reports:

- Custer County Sheriff's Office – not present
- Chamber of Commerce – not present

Old Business: none

New Business:

- Winterfest Agreement Action Item
 - Question regarding how much they needed to plow specifically for this event from the Treasurer.
 - Russel Clark responded we don't spend time clearing all parking areas every time they plow so when there is a big even we have to spend more time clearing parking.

Hernandez MOTIONS to pass the Winterfest Agreement; Thompson SECONDS.

Roll call vote – Cardoso - yea, Hernandez - yea, Thompson – yea.

None Opposed, ALL IN FAVOR

- Option Tax Financial Support Request Form Chamber Action Item
 - Background was provided that this was discussed with Joe and the rental agreement was recently updated. The Chamber receives a lower amount from the City but does not pay rent to reduce the back and forth of funds. The Chamber is allowed to request all the funds up front but this is a quarterly request
 - The funds are used to staff the visitor center, that hasn't been happening much this year, this was the primary need for the funding.
 - Savannah clarified for Cardoso that it doesn't matter if they request all funds up front or not because those funds are not in our high interest account.

Thompson MOTIONS to pass the Winterfest Agreement; Hernandez SECONDS.

Roll call vote – Cardoso - yea, Hernandez - yea, Thompson – yea.

None Opposed; ALL IN FAVOR

City Reports:

• **Treasurer Report**

- Cardoso asked about the interest rate on the LGIP account, and the Treasure replied that it is currently at 4.5% and in November it was 4.11%. Generally it overs between 3.2% and 4.8%.
- Reviewed that the claims detail report shows all things that are paid by the City.
- The other report is the option tax report. Option tax revenue is compared monthly and quarterly and annually for the last few years. LGIP listed is the interest received, not the total amount in the account. Currently there is \$1,086,000 in the LGIP account.
- Question regarding the source of the revenue for what is paid. The City has two LGIP accounts, one is general and the other is Option Tax, those two accounts can't be mixed.
- Savannah will hold a workshop for the council on revenue and expenditures as they look different from last year. They are much cleaner and clearer now.

- **Move total fund balance from Mountain West** Action Item
 - This is to move funds from the shadow account in Mountain West bank to LGIP Local Option Tax Account. Pedersen research the history of this other account, it is option tax and talked to the auditor about moving it. The auditor didn't see any issues. Currently the Mountain West shadow account is at 1.16% interest which is not much on roughly \$63,000. She will close the account with mountain west after it is moved into the LGIP. She has looked into CDs and they are comparable to the LGIP and it means she wouldn't have to open a new account.

Cardoso MOTIONS to move the total fund balance from Mountain West account to the LGIP Option Tax account; Hernandez SECONDS.

Roll call vote – Cardoso - yea, Hernandez - yea, Thompson – yea.

None Opposed, ALL IN FAVOR

• **Workforce Housing**

- The letter from Lisa Muscavage was read and is attached to the minutes.
- The council would like to have a workshop in the near future. Cardoso said he would be willing to have a meeting everyday until we get things figured out. He is willing to invest daily time if that is what it takes to get it done.
- Unfortunately during the town hall John Vance and Tim Cron could not hear much of the public's conversation. We will have a better set up next time.
- Monday at 9 am City workshop was scheduled with council members.
- Cardoso commented that he attended a council meeting in Sun Valley to see the new Mayor be sworn in and to see how they did business. He commented that we aren't far off and look pretty professional just like them.

• **Code Review/Revision –**

- Mayor gave a reminder that the council had said they would like to set up a workshop and then community meetings regarding the area of impact. The area of impact was reaffirmed by the county commissioners prior to the state law deadline of December 31. A public hearing was held and the ordinance was passed. The commissioners requested that the City council engage the public in further discussions.

• **Operations Manager Report (provided by Treasurer)**

- Community Building & Pioneer Park – The lights are here and will go up tomorrow is the plan. The restroom is close to being finished. Change to style of flooring no change in cost, will be epoxy instead of tile.
- Streets and Roads – Russell said they plowed – December was a dismal month for plowing
- Grooming
 - Park Creek ski area has been groomed, and snowmobile trails have also been groomed.

Geoffery Schroeder – City attorney provided a review of state code on Open Meeting Law

- He does this regularly to make sure everyone is aware of the requirements he has been doing them with other City councils across the state.
- The main thing to keep in mind is that a violation happens the City will need to cure it. You can accidentally trigger an open law violation and the issue isn't always the fines its the procedural issue that is created. Any decision that was made in a meeting where there was an open meeting law violation is void and that can lead to major issues.
- Another thing to pay attention to is how you go into executive sessions. There are very strict requirements for this.
- When there are people on the outside scrutinizing decisions we don't want to have to undo or redo decisions.
- The Attorney provided several examples where open meeting violations have been an issue in other cities or governmental entities.
- Pay close attention to the definitions, especially of “decision” and “deliberation”.
- You can have a meeting without a quorum, and it is commonly thought that you can converse with another council member as long as there isn't a quorum but this is incorrect.
- Any deliberation towards a decision, or a decision needs to be made in open meeting. With a quorum. If just 2 council members are in an open meeting, there can be no deliberation towards a decision.
- Curing – You must declare a meeting happened, re do the deliberation and revote.

The Mayor requested elaboration on serial meeting circumstances.

- This is when one member of the governing body reaches out to others and discusses City business and then goes to another council member and discusses the same thing.
- If something is controversial and then voting turns out to be a formality then questions will likely be raised about discussions outside of open meetings.

Question from Cardoso regarding whether meeting with the Mayor is okay. The attorney replied that it is okay, you can talk with staff and the Mayor because the Mayor does not have a vote. The Mayor only votes when it is a tie.

- Council members may talk with the public about matters pending but councilmembers may never discuss anything where they have quasi judicial power like building permits, zoning, conditional use etc. These topics may only be discussed in an open meeting. This is any land use action.
- Council members may talk among themselves about stuff other than City business or things that will not have a decision vote.
- Cardoso asked if attending another City's meetings is an issue. The attorney responded it wasn't an issue.
- Any meeting of council members must be noticed (by posting an agenda). Workshops are simple because no decisions are made.

Cardoso asked what about if a member of the public asks you something while you are out socially with another councilmember? The Attorney replied that you can discuss things with that member of the public but not with another council member. And you cannot discuss land use actions like building permits etc.

- If council members are berated by a member of the public that can be qualified as disturbing the peace. You can discuss general legislative things with the public like amending text, meeting times.

Question regarding if 2 members of the council members could see advice from the same member of the public. This is fine as long as that member of the public is not acting as a go between with the council members.

- If you think a member of the public may misconstrue your intentions, you can play it safe and not meet with other members of the public. Just be aware of your actions.
- If councilmembers want to share something informational with the council, they can submit it to the clerk and the clerk can send it to all members. Councilmembers cannot submit anything opinionated.
- Public letters can be read at meetings at that is testimony.

Thompson asked a question regarding participating on advisory boards.

- If the board is part of the City, like an advisory board of the park then the meeting needs to be held like an open meeting. If it is with a not associated non profit, or school or something like that councilmembers can participate and that organization may or may not have to follow various state open meeting laws.

Is it okay for two members of the council to both be on the chamber board? Yes as long as they are not discussing City business.

Cardoso asked about conflict of interest in working for mountain village.

- If the City is paying Mountain Village for something then he should be careful of how he is involved. More information on ethics will be provided. If you are making an objective decision without greasing the hand of your employer, it is okay.

Cardoso asked about other things they should be aware of?

- Writing notes to each other in a meeting becomes a public record. Text messages and emails are public records if they involve City business and if they are with members of the public they may or may not be a public record depending upon the context that they are made. When sending things make sure you think about how they might be read in court.
- Anything said in a public hearing for land use, the exact transcript, may be submitted in court. There are very clear rules when you can't participate.
- If in doubt CYA – call your attorney,


The council and staff thank Geoffery Schroeder for joining the meeting.

The City will have a workshop to go over some of this in further detail.

- City Clerk Report
 - Council members can request things to be on the agenda.
 - If you need to share info with the council, the clerk will facilitate it.
 - If it is an action item it must be listed on the agenda as an action item, it doesn't mean action has to be taken.
 - Discussion during Mayor and council comments doesn't have to be specifically listed on the agenda as long as it isn't an action item or deliberating towards something. If agenda amendments are made, there are very strict rules of how they occur.
 - There are conferences and further trainings available to the Council and staff. There is an AIC conference in June that is useful for council members.
 - The clerk had a conversation with the council about communication

- The council has decided on time and date for the next workshop on Monday. This will be to review the town hall discussion.
- The Treasurer stated that we can't make everyone happy and the Staff are here to present the most feasible and best idea to the council.
- Thompson stated he was disappointed in the current workforce housing plan. And that John couldn't come to the meeting.
- The clerk explained why John was not at the meeting because he had an early flight the next day and that we made the decision to have the meeting sooner to get the public involved and have John call in.

Adjourn: 6:56pm



Steve Botti - Mayor



Attest: Hannah Fake- City Clerk

1.8.26 Council Meeting Minutes

Included Letters

Regarding Workforce Housing

1.7.26 – Lisa Muscavage

Sent via the website:

Dear Mayor and Council Members and staff:

I want to commend you all on the work that has been done to bring work force housing to Stanley. After reviewing your online information, and attending the meeting tonight, I hope you will consider some smaller units and investigate possibly a parking lot instead of garages. But, most importantly, I hope you find it in you to vote to move forward. I think you have done a fantastic job of keeping the public informed over the years.

With gratitude,

Lisa Muscavage