



CITY OF STANLEY

# City Council Meeting Minutes

November 14, 2024

5:30 p.m.

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

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## Regular Council Meeting (Idaho Code 74-204 (1))

**Call to Order:** (Mayor Botti) Mayor Botti calls the meeting to order at 5:35 PM.

**Roll Call:** Mayor Steve Botti (Present), Councilmember President Laurii Gadwa: (present, on phone), Councilmember Kim Hernandez (present), Councilmember Tim Cron (present), Councilmember Gabe Cardoso (present). All answered roll call. Also present for the City: Acting City Clerk Clare Vergobbi, Mayoral Assistant Jennifer Folsom, Operations Manager Kimberly Murphy.

## Agenda Amendments [Idaho Code 74-204 (4)(b) and (c)]:

**Mayor Comments:** The Mayor reports that meeting on the Wapiti fire at Senator Crapo's office went well with lots of good information shared.

Slow progress with the workforce housing project continues. The Mayor is in talks with a development company that may be interested but the City may have to issue another request for proposals since the last was issued a few years ago and may not be valid anymore. The particular developer the Mayor has talked to would act more as a general contractor. The best case scenario for breaking ground on the workforce housing project would be spring of 2026.

Infrastructure is still not in place for the project, the City is working on the well, sewer line, electricity, etc. The City will focus on this infrastructure work over the winter.

Councillor Cron asks if it is too soon to start bringing the community into the planning process. There are community members already interested in forming a committee to help guide the process and work with the developer. Mayor Botti acknowledges that is important. The Chamber has sent out a questionnaire to Chamber members and are getting some responses and ideas from that, but there needs to be further work to access businesses that are not part of the Chamber and the wider community. Mayor Botti also plans on having more Town Hall meetings over the winter to keep the public updated and get feedback. Councillor Cardoso suggests waiting until January and starting to schedule some of those meetings.

Councillor Cron also wants to start recruiting leaders for an advisory committee this winter and Councillor Hernandez agrees that the City needs to start approaching people sooner rather than later so people can plan their involvement.

Councillor Cron asks if the City will be the landlord for this project. Mayor Botti responds that ideally the developer will be the property manager.

Councillor Cardoso comments that further discussion should be added to the December Council Meeting agenda, since this is more of an agenda-item discussion than Mayoral comment one. Mayor Botti agrees and also proposes a work session focused on workforce housing soon.

**Council Comments:** Councillor Cron announces a town square dance on January 11 at Velvet Falls Dance Hall. There will be a community potluck and the event starts at 6pm. He requests \$450 from the City's events budget to help pay for the out-of-town performers' travel. Councillor Cardoso asks if this would be coming out of the \$2000 City Event Budget, which it would be. Councillor Hernandez says we would need to figure out how to code it properly, but that there is money in the budget.

Councillor Hernandez commends the City staff for their work as they juggle all that's gone on this summer and fall. Other Councillors agree.

The first Winterfest meeting will be Monday November 18th.

### Old Business:

- Jeff Welker requests \$250 donation from the City for the Fat Bike Fondo. **Action Item**
  - Councillor Cardoso moves to approve the request. Councillor Cron notes that he supports the City helping events like this get off the ground with seed money, but doesn't think the City should set the precedent that it will continually support private events such as the Fat Bike Fondo. Councillor Cron moves to not approve the request.
  - Councillor Hernandez seconds Councillor Cron because the event is highly specific to one group and she would rather the City contribute to events that can include the entire community.
  - Councillor Cron acknowledges that the Fondo donates proceeds back to the City in the form of a donation to the Groomer fund and asks for clarification on how that works. Council President Gadwa says most profits from the event are donated back to the Groomer, about 3x what the City puts in on average. Jeff did not say if they would still donate funds to the Groomer if the City did not support them.
  - Councillor Cardoso again moves to approve. Mayor Botti asks for a vote. Councillors Cardoso and Gadwa vote Aye, Councillors Hernandez and Cron vote Nay.
  - Mayor Botti breaks the tie with an Aye vote to approve City funding for the Fat Bike Fondo, but thinks the City should have a conversation with organizers about self-funding—perhaps holding back \$250 from the final donation in order to get next year's event started rather than relying on City funding.
  - Councillor Cron notes that he likes and supports the event, just does not want to set a precedent for expectations of perpetual City funding for events. Council President Gadwa notes that the City needs to look at what it funds and why and create better policy for City donations.

### New Business:

- Rivera/Clair Conditional use permit for Teepee for daughter—**Action Item**
  - Building Administrator Murphy notes that this agenda item was moved to the November meeting per the permittees request, but the permittees are not present to discuss. The teepee is against City Code and the Code was unlikely to be changed for this regardless of their contest, so she believes the request should be removed from the agenda. The Council concurs.
- Alpine Enterprises record of survey request—**Action Item**
  - Concerns the removal of an easement in the Sawtooth Terra Traxx subdivision. Easement is currently on the Gadwas and the Krapfls land. Both purchased the land under easement from Steve Hosac and the easement is now no longer necessary. It used to grant access from the main road to the cemetery, but the cemetery is no longer accessible in this manner. The property owners want this shift in ownership and the rollback of the easement to be reflected in County records
  - What needs to be done to make this change—Subdivision Plat, Lot Line Shift, Record of Survey? Council President Gadwa notes that it is not a Lot Line Shift because the line itself is not changing, the easement is just being removed which does not affect lots.
  - Mayor Botti asks who the original owner of the easement was. The land was originally the cemetery's, was sold to Sawtooth Terra Traxx, and was then sold to the Gadwas and the Krapfls. The Mayor reports that the City engineer thinks a record of survey should occur. Since the tracts aren't buildable, the City and landowners don't need County approval, so once the record is completed it can be updated in County records.
  - Bruce Smith, the surveyor for the project is called in. Bruce says that the City needs to officially vacate the easement by ordinance because the easement no longer has a reason to exist. After the City issues a vacating ordinance, Bruce can submit a corrected record of survey, which can then be submitted to the county. Council President Gadwa asks if the City

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