

APPROVED



CITY OF STANLEY

ORIGINAL IN RED

Special City Council Meeting Minutes

May 19, 2026 @ 5:00 pm

Stanley City Office Meeting Room, 510 Eva Falls Stanley, ID 83278

Call to Order: (Mayor Botti) 5:02 pm

Roll Call: Councilmember Cardoso – Present; Councilmember Hernandez – Present; Councilmember Thompson – Present; Councilmember Cron – Present; Mayor Botti – Present

Also Present: City Clerk – Hannah Fake, Treasurer – Savannah Pedersen (online), Operations Manager – Kimberly Peters, Keith Reese, Michael Powell

Agenda Amendments: none

Mayor/Council Comments: Mayor thanked Gabe for running the meeting last week when he was sick.

Presentations/Citizen Participation: None

- Option Tax Request – Idaho Dark Sky Association Action Item
 - Not ready yet, not acted upon.
- Council email addresses issued Action Item
 - Councilmember Cardoso introduced this action item. He said we owe it to the public to have .gov email address. Currently 2 council members have business addresses, which is not good to have on the website. Only poor communities fail to issue .gov email addresses. He stated it was better from a legal standpoint despite what the City Attorney says. Cardoso also said he wants to start recording city meetings and have them available for public to watch so they can compare it to the transcript so they can be well informed. He added that almost every city does it this way. He didn't think it would get more than 3 views per month, but he thinks it is worth the cost to have public transparency.
 - There was discussion between Cardoso and Treasurer Pedersen regarding the cost of emails. Cardoso didn't think the cost was much and he saw it as the cost of doing business. The Treasurer stated that it would probably cost about \$850 per year for email accounts for the Council.
 - The Clerk stated there would be a cost to getting a functional system up and running with the appropriate equipment to take good recordings.
 - Cardoso wants to do it cheapest way now and budget for equipment for the future. He also wants to have table mounted microphones.
 - Councilmember Cron had reservations because of the cost, and he thinks anyone who wants to know what is going on in the City will come to the meetings.
 - There was discussion about requirements of minutes. The Clerk said the minutes need to be written so they are stand alone without a recording. They could be timestamped. The Clerk added that if minutes are written off a recording it takes her much longer to get through the minutes rather than taking them directly during a meeting.
 - Cardoso stated that a lot of people don't know what is going on, for example Amy didn't know that Phil wouldn't be able to afford the housing.
 - Councilmember Thompson said he would use the issued emails now. Cron still wanted to use his personal email address.
 - Cardoso said all legal issues are solved by having a .gov address and it is way easier if a lawsuit was to happen. He said a Custer County Deputy laughed at us for not having a .gov and that every other city has one.

- The Clerk reviewed the advice provided from ICRMP the City's insurance & risk management agency. ICRMP said that having separate emails for work and personal was preferred but not required, there was no major preference for what kind of email. The Clerk reviewed the advice from the City Attorney that there is no law or requirement for what emails are used and he has never had issues with council members using private email addresses in lawsuits or records requests.
- The Mayor reviewed that there was nothing superior about using a .gov email address but the Council can do that if they would like.
- The Treasurer stated that we would likely have to have our tech support add the email addresses and it would have to come out of a different line item because there wasn't current funding in the typical line item.
 - MOTION by Councilmember Cardoso to have all councilmembers issued a .gov email address and for councilmembers to use them. SECOND by Councilmember Thompson.
 - The Mayor replied that this wouldn't be an instant occurrence as it would take some time to sort out.
 - Roll Call Vote: Councilmember Cardoso – Yea; Councilmember Hernandez – Yea; Councilmember Thompson – Yea; Councilmember Cron - Nay
 Motion Passed; 3 IN FAVOR; 1 OPPOSED
- Council email addresses on City website Action Item
 - MOTION by Councilmember Cardoso to add email addresses to the City website. SECOND by Councilmember Hernandez.
 - Roll Call Vote: Councilmember Cardoso – Yea; Councilmember Hernandez – Yea; Councilmember Thompson – Yea; Councilmember Cron - Nay
 Motion Passed; 3 IN FAVOR; 1 OPPOSED
 - Cardoso asked about transferring all emails from private accounts to city accounts. The Clerk stated that emails can be forwarded from your personal account to the new account and reviewed that if the email was sent from the City Office, it was retained on the Clerk's email and if they received emails from the public they should share with the Clerk's email for records retention.
- Recording council meetings Action Item
 - There was general discussion about needing to do more research on this and so was tabled.
 - MOTION by Councilmember Cardoso to table the decision regarding recording council meetings. SECOND by Councilmember Hernandez.
 - Roll Call Vote: Councilmember Cardoso – Yea; Councilmember Hernandez – Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea.
 ALL IN FAVOR; NONE OPPOSED
 - The Mayor stated that there was a lot to discuss on this issue. In the past they recorded City meetings for many years. It is not all pro or con, there are some pluses and minuses.
 - There was discussion about retention time of the videos. The Clerk will look into how to store the data, records retention, and look at how other cities do it.
- Resolution 2026-4 Contract for Project management Action Item
 - Mayor reviewed the contract and stated that it sets ground rules and expectations. The Clerk added that the Attorney has reviewed both the resolution and contract and found them to be sound.
 - Councilmember Thompson liked the contract and thought it looked detailed.
 - Councilmember Cardoso stated that it doesn't include Phase 2 as he has general questions regarding Phase 2 and was unclear if he would be able to ask them. He asked why phase 2

wasn't included and if it was for cost. He also didn't like that it said the project manager worked under the direction of the Mayor and felt like the Council is being passed by, and asked if it was okay if Mountain West was a subcontractor.

- Thompson asked who Mountain West was, and the Clerk explained that it was the engineering firm Ryan worked for that Brad with Perspective Planning was subcontracting with to provide a greater breadth of service.
- Cardoso doesn't like the flow of information coming from them to us and stated that the sewer board issue has been avoided for some reason.
- The Mayor responded that the City designated the Mayor as a representative and the council can not supervise a contractor. The RFP was for Phase 1 support and that we don't have a clear enough plan for Phase 2 to ask for clear support.
- Cardoso thought that the scope of the contract states that it is only for phase 1 so that he will be prevented from asking about Phase 2.
- There was general discussion regarding what of Phase 2 could be discussed with the project management team and costs. The conclusion was that Phase 2 could be discussed with the project manager in how Phase 1 ties in but specific questions to do with Phase 2 as well as research and planning would not be part of the scope.
- Thompson asked about Phase 3 and 4. There was some confusion about what Phase 3 and 4 were and it was concluded that it was unknown where those phases came from and so far the plan is still just Phase 1 and 2.
- Thompson asked when Phase 2 could start and the Mayor stated there were provisions in the agreements of milestones relating to Phase 2 however we need to get moving on Phase 1 first.
- Cardoso didn't want to sign a contract with the Mayor or his designee having permission to manage the affairs of the City. He asked to be involved in the scope and said he hadn't been involved. He stated he doesn't trust the City Attorney or John McDevitt and that the people the City is consulting with will argue whatever the Mayor wants them to.
 - The Mayor said that we hired a project manager to give expertise and they will give that to us.
- Thompson asked Cardoso if he would feel more comfortable if there was an open line of communication between Cardoso and the project manager. He added that the Council must make the final decisions.
- Cardoso said his goal with the project manager was to bring the Clerk back to just being a Clerk.
- The Mayor updated the council that Northwest is working with the Sewer Association as many of these things are in their bailiwick and we are assisting as needed. The City hired S&A engineers to jumpstart the infrastructure, now they are working with Northwest because it seemed more appropriate. We don't have answers for everything yet, Northwest and the engineers are engaging with the Sewer Board.
 - Cardoso asked if the City is looking at a workaround with the Forest Service with the Sewer Board because he heard rumors the City was.
 - The Clerk clarified that we were working with them to find the best solution since the Sewer Association did not want to hold the permit for the City and the City could not get a special use permit from the Forest Service due to conflict between state and federal laws.
 - The Mayor said that Tom Peterson suggested that the short section of sewer line that crosses federal land could be included in their permit because their permit is vague. The Forest Service agreed that could be a solution but as we dug deeper into it the Sewer Board thought it would be a better idea to put the section of line under a permit with Northwest.

- Councilmember Cron stated that he didn't want to be involved in every little detailed decision making step in the process. He wants to approve the big picture as a Council and know that the parties we hired are experts in their field and they are going to get the job done. It doesn't help for the council to get super involved with every little step of the process.
 - Cardoso agreed but he doesn't want to be excluded. He had been to meetings at the City office with Northwest and some of the subjects weren't even brought up. Cardoso stated he had been left in the dark and had not been provided all the information.
 - The Clerk asked if a standing meeting once a week would help, so that he could come in and sit down and go over any updates. Cardoso responded that he didn't want to hear the information from the Clerk or Mayor. Councilmember Thompson asked if being able to reach out directly to the project manager would help. Cardoso wanted to be reassured that he wouldn't be left out of the loop.
- Councilmember Hernandez said that she didn't think that Project Management team would intentionally leave the Council out of the loop. They are providing a professional service, and she has a good feeling about them. The Council can openly communicate with them and let them know they are interested and so they can directly answer the Council's questions.
- Cardoso wanted to make sure it wasn't the same relationship with the City Attorney as he is being directed what to argue because he works for the Mayor. The other Councilmembers stated that Cardoso could ask his questions to the project management team.
 - MOTION by Councilmember Thompson to pass Resolution 2026 the Contract for Project Management Services. SECOND by Councilmember Hernandez.
 - Roll Call Vote: Councilmember Cardoso – Yea; Councilmember Hernandez – Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea.
- ALL IN FAVOR; NONE OPPOSED
- Workforce Housing
 - Bluebird Bend Site Plan Approval Action Item
- This is the preliminary site plan. It needs to be approved to deal with SHPO as they want to see a projection of impacts of buildings and sites of Museum. Northwest has prepared those renderings based on site plan. We need to send it to the Army Corps of Engineers, like we have been saying for months, to initiate discussions with wetlands, we need them to render ruling on potential jurisdictional wetlands. And we need to include site plan to get Forest Service approval (acting for the Secretary of Agriculture).
- Cardoso wanted an answer from the project managers. The Clerk referred him to the letter the City received from Mountain West engineers.
- Cardoso stated that if we had submitted letters on time, we would not be where we are at with the Sewer Association. The Mayor clarified that the Sewer Association wanted to know what they were serving and how many connections there would be. Previously we did not have that. These things unfold sequentially. 9 months ago we couldn't answer how many units there would be. Once the Council makes a decision on the site plan we can move on with things like working with SHPO. As the engineers explained there may be minor things that come up and require some modifications.
- Cardoso asked about the barn and the height of the buildings and the number of units and how to change the language in the act.
 - The Mayor responded that the barn was dealt with years ago. We have letters that state that the Forest Service is okay not removing the barn. And as a City we do not have plans to remove the barn.

- Thompson asked if the Mayor made an attempt to find out if we can build more than 20 units.
 - The Mayor replied he has spoken with Simpsons staff and they have reached out to Linsley Slater who helped draft the act. Their interpretation that it was 20 units or 80 people and so are working to clarify that in Washinton and they understand our situation. We will have it in writing eventually.
- Cardoso stated that he objected to what the housing attorney said, that this would be an easy thing to accomplish and if it was that easy it would already be done. Cardoso questions John McDevitt's advice.
- Thompson would like to know about the 20 units before signing the agreements.
 - MOTION by Councilmember Hernandez to approve the Bluebird Bend preliminary site plan. SECOND by Councilmember Thompson.
 - Roll Call Vote: Councilmember Cardoso – Yea; Councilmember Hernandez – Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea.

ALL IN FAVOR; NONE OPPOSED

- The Clerk read a letter, included in the minutes, from Lisa Muscavage.
 - Cardoso stated he wanted to make a correction to her comment, that he is perhaps open to all four phases.
- Councilmember Thompson thinks it is prudent to do this project step by step but is concerned about livability. Most people have a front and back door in this design there is only a front door that opens into a parking lot and street. He would like to see alterations in the plans for the units. He would like to know the cost to sculpt out an upper level walk out in the back to access the outdoors. He would like to offer suggestions on the floor plans and get suggestions from Mountain West.
- Keith Reese said that the site plan looked good to him and that he would like to look at the units.
- Thompson said that he would like to let Northwest know that the Council wants to review the floor plans, it doesn't take an architect as everyone has lived in a house. Thompson thought the design looked like something you would find in a back alley of Boise. Councilmember Cron required that it does require an architect to come up with the floor plans. The very basic, general concept can be proposed but it needs to be designed by an architect.
- It was decided that the Council would get comments to the Clerk to send to the project management team by Thursday afternoon.

Adjourn: By Mayor at 6:56 pm


 Steve Botti – Mayor


 ATTEST: Hannah Fake- City Clerk