

APPROVED



CITY OF STANLEY

ORIGINAL IN RED

Regular City Council Meeting Minutes

September 10, 2026 @ 6:00 pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

Call to Order: (Mayor Botti) 6:10 pm

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

Also Present: From the City: Treasurer Savannah Pedersen; Clerk Hannah Menzel; Operations Manager Kimberly Peters. From the community: Emily Brooks, BZ Waite, Christy Thompson. Online: Jeffrey Hall. Max Seigal.

Agenda Amendments: none

Mayor/Council Comments:

- Councilmember Cardoso got passed along an email from Councilmember Cron about the housing he read the email Cron sent into the record. Cardoso commented on the spacing of the letter and thought it was suspicious. He commented on the hyperlinks. Cardoso commented on other writings from Tim Cron and compared the writing styles. Cardoso asked a series of questions about the documents, writing styles.
- Councilmember Hernandez has been down to the well drilling site at least 6 times. At least 3 times talked to Tom Woods and got a lot of good information. She asked if Northwest was on the site when the drillers were on the site. She was concerned there were no barriers in the wetlands. She was concerned that digline was not called. If this is going to be a trend she doesn't have much confidence in Northwest.
 - o The Mayor responded we have had discussions with Northwest about this, and we are working with them to make sure our expectations are clearly met, like having someone on site. We have talked to them about the project and have discussed remediation.
 - o Hernandez asked how much it is going to cost? The City doesn't know that information yet.
- BZ Waite asked about the easement encroachment with SREC. The Mayor responded it is going to be fixed. BZ Waite asked who was in charge of the project and why the City's project manager wasn't there. The Mayor clarified that the City's project manager works for the City and cannot direct Northwest's contractors and Northwest has their own project manager.
- Councilmember Thompson stated that we know we have a difficult project due to place, location, and site. He has questions regarding who is in charge. The City has been too focused on contractual agreements rather than construction. Thompson has 7 things he wants addressed. The financing must be set, the quality of the building is unknown and needs to be determined. He wants to be sure the impacts of the Geotech study is understood by the developers. He wants the proforma reviewed in detail by Northwest or someone else. He wants a commitment to spend dollar for dollar what the City commits to the project. Thomson said we are in with money we don't have. He is concerned that they will spend the city money and then decide that the project won't work. He is concerned that they don't have a housing plan for the construction workers. He is concerned that the 20 units will end in bankruptcy and would rather see 6-8 units that are quality and with people living in them. Concerned that we don't have people to fill the housing. He thinks there are 5-6 essential workers, and a total of 14 people that need housing. He wants to make sure all of his concerns are satisfied.

Presentations/Citizen Participation: none

Consent Agenda:

Action Item

- 8.5.26 Special Council Meeting Minutes; 8.10.26 Workshop Council Meeting Minutes; 8.13.26 Public Hearing Minutes; 8.13.26 Regular Council Meeting Minutes; 8.24.26 Public Hearing Minutes
- Claims Approval- paid & unpaid bills - August
 - Thompson asked for a correction on the August 10th minutes regarding John Vance's response to Thompson's questions regarding what happens if the project was 60% occupancy. Thompson believes that John said he would have a call into the Mayor. There was a discussion that yes John Vance said he would call the Mayor and followed up with why he would want to discuss the project with the Mayor.
 - MOTION to pass the consent agenda by Councilmember Cron.
 - SECOND by Councilmember Thompson.
 - Roll Call Vote: Councilmember Cardoso – abstain; Councilmember Hernandez – yes; Councilmember Thompson – yes; Councilmember Cron – yes.

MOTION PASSED: 1 abstain; 3 in favor

Reports:

- Custer County Sheriff's Office
 - Deputy was not present, but reports were provided.
- Chamber of Commerce
 - Emily Brooks shared that they have shifted to non-summer operations. Starting Oct 1 it will likely be 3 days (definitely Friday & Saturday) and would like it to be Thursday-Saturday. On November they would likely go down to 2 days per week.
 - This summer they had people asking general hiking questions, requesting maps, what to do etc. She had to tell some people lodging wasn't available and the chamber may want to think about that in the future meetings. Emily is looking for data on lodging to compare to see if their marketing is being successful.
 - Cardoso asked if there was a difference from last summer. Did the blue "T" sign make a difference. Emily responded she couldn't tell as she wasn't here last summer and they didn't have numbers from last summer.
 - Thompson asked if Emily was the sole employee. Emily is sole employee; they have 2 contractors. Can use up to 30% of grant for tourist related activities including staffing of visitor center. City Option tax funds and membership funds cover the rest.

New Business:

- Building Permits to be approved by the City Council
 - Permit 1031 - Main House 239 Benner St Action Item
 - Concerns were regarding the proximity to wetland boundary and flood plain. Both were reviewed and are set back appropriately. The hillside must be taken into consideration, and the current plans meet this satisfactorily. The Mayor doesn't see any issues and a lot of the concerns have already been discussed. They need to comply with the provisions, but all the requirements so far have been met by their design. There were previous concerns about exposed concrete on the base of the building, now it is covered with rusted metal and that brings it up to compliance with the code in the Mayor's opinion.
 - Cardoso asked about concerns from Rebecca Arnold that were received via email. Mayor said he would respond to the email. Some of Arnold's concerns are

subdivision restrictions and the City is not in charge of enforcing those. But many of the subdivision restrictions are similar to city code.

- Thompson asked if the road depicted on the map had been constructed, the Mayor responded yes, that road exists.
 - MOTION to approve Building Permit 1031 by Councilmember Cron.
 - SECOND by Councilmember Cardoso.
 - Roll Call Vote: Councilmember Cardoso – yes; Councilmember Hernandez – yes; Councilmember Thompson – yes; Councilmember Cron – yes.

MOTION PASSED: all in favor; none opposed

- Temp RV Permit – Well driller Phelps Action Item
 - Temp RV Permit – Geologist Wood Action Item
 - MOTION to approve both Temporary RV permits for Well driller Phelps and Geologist Wood by Councilmember Cardoso.
 - SECOND by Councilmember Cron.
 - Roll Call Vote: Councilmember Cardoso – yes; Councilmember Hernandez – yes; Councilmember Thompson – yes; Councilmember Cron – yes.
- MOTION PASSED: all in favor; none opposed
- Event Application Form & Requirements
 - Clerk explained this was to standardize what information the City was requesting for all events, and to provide information to the event organizers of what they would need to do. This also would help address the concerns that the council and community have raised regarding large events in the last year.
 - Hernandez asked what we had before. The Clerk replied that the City did not have any standard form and it just depended on the information the event organizer provided.
 - The council was all in favor of moving forward and using the new form for all large events within the city.

Old Business:

- Action item list
 - The idea is to look at the list quarterly and more often if needed.
 - Thompson wants to pursue getting the trail from the park to the town. This is very important to him. The Mayor said there is an option for a grant to fund this trail, and so this item may need to get moved up in priority. The mayor offered to set up a meeting with Charlie to discuss this further. Thompson asked if there was anyone that could help the City navigate the process of getting a trail. The Forest Service has helped in the past. Cardoso asked if this was about the trail going to the airport. It was clarified that this was the trail going up along wall street to the park. Thompson asked if the easement with the road was big enough to put the trail in. The Mayor responded for the most part it was, but the trail would need to cross private property.

City Reports:

- Treasurer Report
 - Local Option Tax
 - The Treasurer said her spreadsheet missed one line to calculate the totals. So, the City is now ahead of previous years on option tax which is great news.
 - Savannah will be helping cover for Hannah while she is on vacation.
- Operations Manager Report

- Community Building, Pioneer Park, Streets and Roads
 - Kimberly Peters worked with the school to do a safety talk in the park on the zip lines and checked out the view finder with the students. She has been working with a new landscaper and feels confident that working with him will be better than Sun Valley Landscaping. He installed the sprinkler system in the park and so we will be able to get a diagram. Gary Neidemyer has been helping out. Work will start soon on the parking lots in the park, which is the last part of the IDPR grant. Kimberly wants to put in a bocce ball court and will work on getting a mower with a snowblower on it.
- City Clerk Report
 - The Clerk shared she is taking vacation and the office will be closed Mondays but other days staff will be covering.
- Workforce Housing
 - Councilmember Hernandez will be gone September 29th until 6th of October so the proposed scheduled meeting won't work for her.
 - Clerk provided update on the timeline for the agreement review and bank review.
 - Hernandez thinks there are questions that need to be discussed further.
 - Thompson asked if we had a meeting scheduled to address the council concerns or he asked if they were not addressable and we should just say no to the project.
 - Thompson wants to know what the finish quality will be of the build out, the financing. He said that John Vance hasn't been to the City since February or March and asked if anyone had even looked at the geotechnical study. Mayor has discussed the geotech study with the engineers they have looked at it and don't see any major concerns that can't be addressed. Thompson said that just because people put work in doesn't mean you need to move forward with the plan.
 - Mayor reported that the engineers are extremely pleased with the results of the well. The public water system well produced 77 gpm which is plenty of water to take care of phase 1 and beyond.
 - Thompson asked if there was still a need for a storage tank. The answer was yes, because it is needed for fire suppression and sprinklers, but it likely won't have to be as big.
 - Thompson thought we were looking for truly geothermal. For the injection well and other wells. How does that impact uses down the road. If we want a domestic well. Will they impact each other? The engineers believe they will not impact each other because they draw from different aquifers.
 - Cardoso and others asked about the cost of the well drilling. The city does not have that information yet.
 - Ryan's update from project managers was provided. The bank doesn't think they can close on the loan till end of October. As Ryan said there are some moving parts that are outside of our control with the bank and IHFA.
 - Thompson said that if we can't commit dollar for dollar with the city and the loan he might say no. If they walk away and we have invested all our money we will lose the project and money. They can declare bankruptcy. The clerk provided that it was her understanding that Northwest must immediately initiate the loan and pull from the loan and so they would be committed. The clerk will verify this further.
 - Hernandez thought the council needed another workshop to get the facts.
 - Thompson wants to review the proforma and get commitments from people of who would move in and wants more information on the residents or a pledge from business.
 - The response to this was that we can not ask people to commit and Northwest cannot offer units to anyone who commits yet.

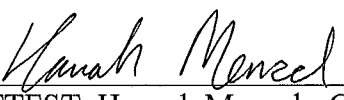
- Cardoso wanted to wrap up the meeting and thought it was weird the Mayor talks about building housing for people who aren't here yet but may be working here when the units are rented but there are people who are here now.
- Thompson thought there was no reason to have meeting in September on the workforce housing. He wants to know what he is voting for as before he did not know the plan was a heat pump system. He wants to know who will be the project manager as he doesn't know who is doing the work.
 - The city's project management team will be reviewing but will not be on site unless we want to pay a full extra team to be there. But they cannot direct Northwest's contractors.
- Thompson wants John Vance in the room as he was about to vote yes until this fiasco happened. Now we don't have to rush through and get it done in the next three weeks.
- BZ Waite said that if Northwest goes bankrupt then the bank could do anything they want. This was correct as it is not true and the bank will have to follow all the rules within the agreements.
- Cardoso said that John McDevitt said that we could just lease part of it. The mayor said that John McDevitt recommended the lease the entire parcel with conditions on it.
- Thompson asked for an update on the wetlands, the mayor responded that we were still waiting to hear from the army corps. But either there would be a favorable Jurisdictional Determination, or the city/northwest would apply for a permit and pay for mitigation.
- Thompson reiterated some of his concerns regarding the Geotech and his disappointment in a heat pump system.
 - The heat pump system was based on recommendations from Kevin Kitts the geothermal engineer and took cost into consideration.
 - Cardoso asked if it was cheaper for northwest or for the project. The heat pump system is likely to be about the same as a traditional electric heating system and the real savings will be for the tenants not northwest.
- The Council will provide further questions to the clerk/treasurer to be passed along to the specialists.

Code Review/Revision

- Shipping Container Draft Code
 - This was not discussed in detail other than it was a draft code and the council should look it over and it will be discussed at the next meeting.

Adjourn: 8:04 pm


 Steve Botti - Mayor


 ATTEST: Hannah Menzel - City Clerk

Harvey P. Dale & Debra A. LaMorte
445 Boundary Creek Road
P.O. Box 110
Stanley, ID 83278
208-774-2090

January 23, 2026

City of Stanley
510 Eva Falls Avenue
P.O. Box 53
Stanley, ID 83278

Dear City of Stanley:

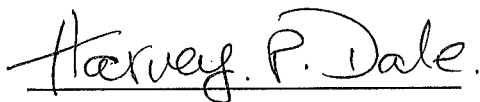
We are writing to express our support for the workforce housing project in Stanley as described in Mayor Botti's December 29, 2025 letter (the "Project").

Although we live about 7 miles south of the City of Stanley, we strongly support the Project's goal of providing affordable housing in the City for the workers that staff the various enterprises in the City. Without their efforts, the City's businesses — restaurants, retail stores, hotels and lodging, and more — would not be able to maintain themselves. That, in turn, would ultimately deprive the City of the infrastructure that fosters the tourism that is a major contributor to the financial welfare of the City and its citizens.

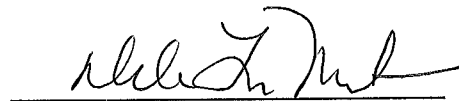
An online review of the work of Northwest Real Estate Capital Corp. ("Northwest") demonstrates that Northwest, which is an experienced § 501(c)(3) charity operating in this field, with assets of over \$100 million, has an excellent reputation. Northwest already manages, in nine separate States, more than 100 multi-family low-income projects similar to the Project. The reviews of Northwest's operations are very favorable. That should give the City a great deal of confidence in Northwest's ability to make the Project a success.

We have read the January 16, 2026 letter from the Stanley Community Library in support of the Project (the "Letter"). We agree with the Letter, and we note that it directly addresses any concerns about the cost and affordability of the workforce housing to be developed by the Project: The Letter explicitly states that "it is important for us [as employers in the City] to examine and adjust our budgets so that our staff has a living wage compatible with the local cost of living." We are confident that most of the other establishments in the City agree and will follow that same course of action.

Sincerely,



Harvey P. Dale



Debra A. LaMorte