

ORIGINAL IN RED



CITY OF STANLEY

APPROVED

## Town Hall Minutes

April 8, 2026 @ 5pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

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

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

- Also Present from the City: Hannah Fake – City Clerk; Savannah Pedersen – Treasurer; Kimberly Peters – Operations Manager
- Members of the public present: Celina Moreno, Lisa Muscavage, Sammy Forsgrin, Christy Thompson, Justin Warren, Lori Mitchell, Jonathon Mitchell, Lin Gray, Michael Powel

**Agenda Amendments:** none

**Mayor/Council Comments:** none

**Presentations/Citizen Participation:** none

**Town Hall Discussion:** Priority Schedule for Workforce Housing (Regulatory Agreement). This will determine who has priority to live in the housing and requirements to live in the housing.

- Mayor Botti provided background on the priority schedule. The City has been working on this for and has drafted a plan to prioritize essential workers but is looking for community feedback.
- The Clerk read a letter from Liesl Scherthanner that is included in the minutes.
  - Cardoso apologized he missed noting that the library wasn't included in the top tier and apologized if it made them feel less than special.
- The Clerk went through the regulatory agreement and explained some suggested changes she had received from the community as well as some background behind the various aspects of the document. These suggestions included removing the required work hours of permanent employees for any employer specifically listed, combining tier 1 and 2 and listing a specific number of units allowed per organization.
- Jonathon Mitchell spoke regarding his situation living in employer supplied housing that is 350 sq ft and very small to live in year round. That space is perfect for someone who is here for the summer or single but for him and his wife, it isn't big enough. He recommended, like Liesl, moving the library to tier one or moving builders up to tier 2. He stated that it puts them in a predicament because they would leave the community without adequate housing and that there are people relying on this housing.
- Councilmember Cardoso asked a question regarding businesses and how you define businesses in town.
- Michael Powell asked if there was the possibility that one volunteer group could have 3 units and another 4 and if they could take up 7 units between them. The response was at this point with the document that would be allowed. There was general concern from the attendees regarding the housing filling up too fast.
- Lisa Muscavage said that she thought the entities should choose who can qualify for the spots allotted which would remove pressure of the City or management org. The entity would have to provide a letter to the employee that stated they qualified for a housing spot.
- Cardoso asked who gets the credit check if entities are paying the rent because he is concerned about people not qualifying because of credit. The Clerk clarified that whoever is responsible for

paying rent is required to have a credit check and whoever is living there will need to get a background check.

- Lisa Muscavage also asked about the boundaries as many districts go to the county line rather than the line currently drawn on the map. She also thought that the hour requirements were too restrictive for some employees and library staff. She asked about people getting an essential job for housing and then leaving the job after 1 month but retaining housing
  - The Clerk responded there are pros and cons to having a 6-month lease. It puts a greater burden on the employee and employer to provide proof of employment as well as the management company to track that. If that is what the community wants, we can propose that to Northwest. The other aspect to consider is the community said stability was one of the most important aspects to consider in housing, and a one-year lease provides a lot more stability. If an employee quits their job 4 months into their lease, in the last 2 months of their lease they might not be able to find a replacement job, especially if it is winter.
- Lori Mitchell questioned if rent would go up at 6 months as it might go up at an annual renewal of a lease. The Clerk said they could propose that it would be a check in at 6 months with no rate change and a full renewal at 1 year.
- Lisa Muscavage stated that she appreciated all the work that has gone into this and she can tell that a lot of thought was put into it.
  - Mayor stated that yes, a lot of work went into this but there are still many nuances that must be considered.
- Cardoso stated they interviewed project managers today.
- Lori Mitchell said she thought they shouldn't put rental rates in the document in case the budget changed because if they didn't use the contingency rent could go down but because starting rent was stated they wouldn't have to lower rents. The way it is worded currently sounds like the first year's rent for anyone who moves in.
  - Councilmember Hernandez stated that rents also could go up and Cardoso said they could change as soon as they got the site plan and he didn't know why they were even in there.
  - The Clerk stated they would clarify in the language that the rates for the first year after occupancy. The rent and budget must be included somewhere in these documents because we need to have that set in writing. The lawyers suggested this document was the most appropriate place to set the rent levels. We can also add language that this is the maximum starting rent rate and if the project comes under budget rent must be adjusted.
- Cardoso discussed with the Clerk how to track changes between documents. Lori Mitchell provided an example of how she had tracked changes in the past. There was further discussion about tracking documents and changes, versions, and dates.
- Christy Thompson asked who would set the rents, the City or Developer? The Clerk replied that it would be worked out between the City and Northwest. These numbers are what Northwest came up with for the current financial plan and estimates they had. They are now working on the drawings to get bids that will be more accurate than the estimates and will provide a more concise financial plan then.
- Cardoso asked what the current status of the site plan was. The Clerk stated that they had a meeting today and Northwest and the engineer are working together to make minor tweaks to the plan and Northwest asked the engineer to complete a more polished document that is easier to read and to share with the City.
- Hernandez asked if John McDevitt had looked at this draft. The Clerk replied that she had provided McDevitt with the priority schedule that she had shared with the council back in December and this is what the attorneys developed from the provided information. The Clerk explained the process of working back and forth with the attorneys and that these documents also must work for Northwest.

- Thompson asked about federal and state employees and why they are located in tier 2. Clerk stated that the suggestion was to move them to tier 3 and add county employees to that list because most of those employers already provide housing. One thing to consider would be if applicants had to get a letter from their employer would it need to say that no housing was available, or is it the employee's choice to live in workforce housing. Thompson stated he would like to see government workers moved to tier 3.
- Cardoso asked about Benner St property and if that was dead. The Clerk replied no, the Forest Supervisor stated he would be willing to discuss it, we just aren't pursuing that right now because we have a lot on our plate.
- Clerk shared information received from Amy Klingler at the clinic and Skylar Herbert with Search and Rescue regarding first responders. The fire department had not provided a response. Skylar said that the most quantifiable metric is attending training, but both said it would be best to just have the organizations select who can live in housing.
- Cardoso asked what would happen if there was another opening in the housing, would the organizations still be capped on how many people could live in the housing?
  - Clerk replied that if there was a cap in tier one, there would not be a cap for those employees in tier 2. This would mean that a certain number of employees would be prioritized in tier 1 but any essential employee could live in the housing.
- Another option that was proposed would be that first responders would get bumped up a tier. So, if you qualified in tier 3 but were a first responder you would then qualify in tier 2. This could work but there is less surety in how many spots and who would qualify.
- Councilmember Cron asked about the Chamber being moved. The Clerk replied that she has gotten several suggestions that because the Chamber represents businesses, and businesses are in tier 3, it should get moved to tier 3. Cron asked if it was generally a seasonal position and Lori Mitchell stated that the Chamber has hired an office manager to work full time in summer and part time in the winter but would like to slowly add more to that position.
- Lori Mitchell said that capping units would probably be a good idea because we only have 20 units and we should ask for more information of what those caps should be. She asked how often this document can be changed.
  - The Clerk said that so far, all the documents have a clause that says they can be changed upon written approval from both the City and Northwest. However, she will look into options that may make it easier to change the numbers that each organization is capped at without having to go through more major document changes.
- Cron asked the Clerk to explain the capping process a little more. If the school had 2 spots in tier 1, would they be allowed to have anyone qualify in tier 2?
  - The Clerk replied, yes. There are a lot of different ways this could work. One way would be to have a cap in tier 1 and no cap in tier 2. Or if an a large organization existed, they could have a cap of 2 in tier 1, a cap of 2 in tier 2, and then no cap in tier 3. If an organization, like the library which is really small and likely won't have 10 employees in the future, it might make the most sense to provide a cap in tier 1 and unlimited in tier 2.
- Cron asked about how the letters of approval for the spots would work. The Clerk replied that in order to qualify for a spot, the employer would need to essentially sponsor the employee and state which tier they would qualify under for housing. For example, the school could write a letter for 2 employees stating they both qualify in tier 1 and write another letter for an employee to state that employee qualifies in tier 2.
  - Lisa Muscavage asked if the letters would remove the requirement for hours worked for permanent employees.
  - The Clerk replied that what she has heard from the community is that it needs to be either you make the hours for a permanent employee or your employer is listed by name in the

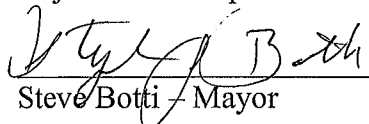
document. This could put the decision making on the organization and for them to determine their greatest need. This could mean that the Clinic determines their greatest need is a seasonal employee for their spots in housing.

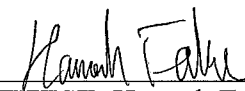
- Lori Mitchell asked if it would be okay that a seasonal worker who was only here for 4 months would qualify over a year round permanent employee who worked for a local business. She thought this could be a sticking point.
  - The Clerk stated that it comes down to what the community's priority is, is it to house permanent workers or essential workers? It was the Clerk's understanding that the priority is for essential workers and so those essential employers would have the say on who qualified.
- Thompson stated that things are going to change. The City is negotiating in good faith with the developer with the thought that Northwest has to do what the City wants. He wants to insist that the City continues to have authority to change documents. He thinks this document will be the most likely to change in the future and would like to be able to change it the easiest.
- Jonathon Mitchell commented that if businesses are renting a unit to an employee there must be good inspections to make sure they are responsible. This was clarified by the Clerk that the employer, because they hold the lease, will be responsible for ensuring their employee doesn't damage the unit and if they do, the employer will be responsible.
- Lori Mitchell said it sounded more like the businesses/organizations would rent the units not the employees. Lisa Muscavage commented she didn't think that would be the case and that the school or clinic wouldn't. The Clerk stated that most of the tier 1 organizations are government entities and so likely could not pay rent for housing for their employees. Where the Clerk sees this most likely to happen would be a local business and they are capped at 2 spots per business.
- Clerk brought up a point by Skylar which was if people who were new to town wanted to join an emergency services entity but couldn't join right away and still needed to get training, could they qualify for housing and get training later. The Clerk commented that this is a good concern, but it would be very difficult to structure an agreement fairly.
- Lori Mitchell said that you can be a volunteer on the fire department without showing up to do the work. She thought there would need to be proof that they must actually volunteer to qualify for housing.
  - The Clerk stated we could try and set requirements, or we can put the burden on the fire department, and it would be up to the fire department to decide whether a volunteer was essential enough to qualify for their spot of housing. The clerk stated that the fire department could select an volunteer who never goes on calls but might meet some resistance or backlash from the community. It may need to be a community expectation that is self-policing as we are seeing with teachers and the clinic that is very hard to make quantifiable
- Cardoso asked the Clerk to see when this document could be changed the first time. The Clerk said she would and could also reach out to Ketchum because they have a lot of different scenarios where people qualify for housing in different ways including affordable housing.
  - Cardoso asked how they had affordable housing. The Clerk clarified that they had some low-income housing and Cardoso asked how they got that. The Clerk stated that the Wood River Valley has a much higher median income and so it is easier to qualify as a low-income employee. You can earn more in Ketchum to qualify for low-income housing than you can in Stanley.
- Clerk posed another option which was if the City should have executive power to make a determination on who can live in the housing. This could be a slippery slope but if an uncommon scenario came up it would mean the whole document wouldn't need to be changed and the City

could just decide. This was not favored and Lori Mitchell and Cardoso stated that it would be better to just include those changes in writing.

- The Clerk stated that being able to change this document is important, however, the community has a vision and wants that vision to last. If you make the ability to change every year it will be much easier if other players were to come into the community and change that vision. The Mayor clarified that these documents are intended to be like ordinance. They are firm documents, but you can have variances or change ordinances. The more we can rule by the structure the better and we should have a process to change documents.
- Cardoso asked if we could have a document review every year but don't necessarily need to change the documents. Mayor replied we could have an annual review.
- Thompson asked what the term of the lease was for the tenants and the Clerk answered that right now everyone has a 1 year lease. After that year they will be able to renew if they qualify and tier 1 essential employees will always have the opportunity to renew.
- Cardoso asked if we need to know the rental market better, as he can see a scenario where people are kicked out of housing and don't have anywhere to move to. They might not find out till the last moment.
  - Clerk replied that it is generally how rental market works. If a landlord doesn't want to renew a lease, then the tenant is out of luck.
  - Lin Gray responded a landlord must give 30 days' notice but in Stanley that might not be enough. Lori Mitchel agreed that someone might need more than 30 days' notice. Lori also commented that your housing is a lot less stable if you are not an essential worker because you may not get your lease renewed
  - Clerk replied that we can look at extending the notice period from 30 days to 60 or 90 days. This is a balance between prioritizing stability and essential workers. Do we want to prioritize stability, once you are into housing, you are in for as long as you want, or do we want to prioritize the essential employees. What the Clerk has been hearing consistently is essential employees are priority.
- Mayor said we have a lot of information here and I would like to get structured feedback.
- Cardoso stated he wanted people to have time to think over all of this.
- Lori Mitchell said she thought the City needed to do more surveys for the community. Johnathon Mitchell echoed Lori that he thought a survey would be helpful and that it was hard for him to get
  - Celenia Moreno said that the questions should be focused on who our priority is and she thinks the priority should be essential workers, so focus the survey on essential employees.
  - Discussion was had further on how to get the best and most useful feedback from the community
- Lori Mitchell said she was glad the City was hiring a project manager. She provided advice to the council from her experience as a project manager: you can have the best project manager in the world, but if you do not trust and respect each other as a council and a team, the project manager will not do anything for you. She hopes that everyone will work together through their different viewpoints.
- Justin Warren stated the city is doing a great job and that the most important part is that this is for essential employees and that the businesses can be the backfill.

Adjourn at 6:22 pm

  
Steve Botti - Mayor

  
ATTEST: Hannah Fake- City Clerk

**4.8.26 Town Hall Minutes**  
**Included Letters & Rankings**

4.7.26 - Letter from Liesl Scherthanner

LIESL A. SCHERNTHANNER

PO Box 175 • Stanley • Idaho • 83278 • USA • 208.774.5292 • schernli@hotmail.com

April 7, 2026

Dear City Council Members,

I am writing to request that the Stanley Community Library be moved from the drafted Bluebird Bend Workforce Housing Regulatory Agreement Tier 2 Essential worker category to Tier 1 Essential.

The Stanley Community Public Library District, aka the Stanley Community Library, is an independent taxing district and political subdivision agreed upon by public referendum and established by the Custer County Commissioners to manage, fund, and maintain the public library in Stanley. Per IRS and Idaho law (Idaho Tort Claims Act), the library is considered a governmental entity. We are governed by an elected (or appointed, if need be) board of trustees and funded primarily through a dedicated tax levy. The service area is similar to what you define as "Stanley and its Environs." The library owns the property in which it operates in the heart of the City of Stanley, and is a "Local Employer" of two individuals.

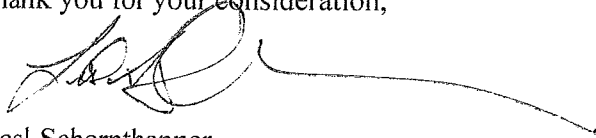
While we are presently fortunate to have staff who have housing in the area, if we had a change in circumstances, the library might not be able to operate. Our service to the public is dependent upon locals with housing committed to this part-time, year-round job. In searching for new employees two years ago, housing was a critically-limiting factor in our being able to hire qualified staff.

The library is publicly funded by property owners within the city and throughout the library district, and it deserves to be considered as a public service agency that is Tier 1 Essential. Having at least one (to be applied for) unit of housing available for our employees is potentially critical to our future operations.

Last year (FY25), over 7000 people visited the library; we hosted 134 programs attended by locals (1753 total attendees), and we had almost 6000 wifi users. We offer valuable pre-school educational programs not available through the Custer County School District, coordinate auxiliary STEM learning and other programs with Stanley School, and provide an important social and meeting space for area residents as well as muster location. In a small town with limited public services, sometimes we are among the very few places open, and in addition to books, wifi, and public-access computers/printer, we offer a welcoming space for all, including access to a public water supply, toilet, and information.

We truly are an essential service for the citizens of Stanley and its Environs as well as visitors. Please allow our tiered status for housing priority to reflect our value to the community.

Thank you for your consideration,



Liesl Scherthanner  
Stanley Community Library Director