

ORIGINAL IN RED



CITY OF STANLEY

APPROVED

City Council Meeting Minutes

July 15, 2025 10 am

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

Call to Order: (Councilmember Cron) 10:10 am

Roll Call: Councilmember Hernandez, Councilmember Gadwa (phone), Councilmember Cron; All present. Mayor Botti, Councilmember Cardoso Absent.

Employees Present: Hannah Fake – City Clerk; Savannah Pendersen - Treasurer

Agenda Amendments [Idaho Code 74-204 (4)(b) and (c)]: none

Budget Workshop #3

Action Item

Savannah has gone over everything and so far, everything we've talked about seems good. Botti and Savannah came to an agreement on listing some items that we can cut if we do not reach the full amount budgeted for option tax. These would include – reducing the amount spent on plowing (winter dependent) as we budgeted higher for this, the dust abatement as we budgeted higher since we might have to switch product, the money budgeted for grant/WFH extra help/contract. Savannah and Botti came to a middle ground as Savannah budgets more conservatively and Steve wanted to make sure we budgeted to spend all potential option tax revenue.

Some of the lines have just been rearranged so that they are not split between funds. Savannah has been conservative with revenue estimates so hopefully the city exceeds that.

Notes on Option Tax Direct Charge page - Salary and wages right now have been put in it as it is an accounting mess to move money outside of a fiscal year or during a fiscal year. Instead, we will budget it as a percentage, ex. Savannah spends 50% of time on option tax and so 50% of time will be budgeted straight from option tax. It makes things easier on the accounting side and more accurate with the budget and tracking.

Brief review of Custer County Sheriff's update showing 3% increase and an extra \$500 for a decibel reader.

Chamber: The financial requests are to cover employee wages. In the past it has been budgeted at \$25,000 and \$12,500 is what is proposed for this year. We do fireworks, Kimberly has requested an increase in fireworks funds, this is like in-kind help. This money has been reallocated in the community relations fund. Some of the difference is being allocated to streets and roads.

Rent will not be charged anymore and so essentially 1800/month is provided as that is an estimate for the actual rent utilities, power, etc that would be the market rate. Previously it was \$600 rent for the year. 10% of the yearly power bill for the building is \$500 so all utilities are not being covered. Removing the back and forth of rent and funding for wages makes it easier for the books of both parties.

Cron – Would like to summarize all these numbers when presenting to the Chamber.

Contract for the Chamber: It previously was a 30-year contract, the council is okay changing to an annual contract to be able to be more flexible. Gadwa: In the contract make sure that they are planning to provide a public restroom.

Budget looks really good, and the process went smoothly – Gadwa with other members agreement Savannah likes working with the council on the budget.

Cron asked if Savannah likes the new accounting program (Black Mountain) – Savannah things they are great, functional, have good support etc.

Savannah has combined line items to make it a simpler budget so next time you see it; it should look cleaner.

MOTION by Gadwa SECOND by Hernandez to approve the proposed budget to publish for public hearing.
ALL IN FAVOR; NONE OPPOSED

Sawtooth Valley Gathering Dates Approval

Action Item

The council thought that James had said the event would be shorter and cut off a day, but the proposed dates still have 3 concert days. At this meeting the council is only voting on the dates. James wants to move forward asap with the contract and so Hannah will update the dates in the contract with what he provided in Addendum A and share it with the council and Kimberly for review, share it with James, and put it at the next council meeting in August. James would like to have the contract earlier this year than in past years.

MOTION by Cron SECOND by Hernandez to approve the Dates on June 17 through June 23 for the 2026 Sawtooth Valley Gathering.

ALL IN FAVOR; NONE OPPOSED

Workforce Housing Discussion

The mayor is not present so we will not make any final decisions but there is a list of thing Steve and Hannah came up with to discuss.

Low-income tax credits – It seems like the data shows that it won't work for us. John has said that 20 is the minimum units to do for low-income housing. He understands it won't work for Stanley and needs the project to be feasible for him as well. He is still interested even if we don't do low income.

Hannah will ask John Vance what he is thinking for other types of funding. Likely it will be more traditional bank loans.

Rent review of numbers on spread sheet provided to council. Explanation of rent research and noted that the 80% AMI rent rates roughly match market rates for Twin Falls, so probably a good estimate. They are way below other resort town rent rates. There is also a chart to compare 15, 20, 25, and 30% of household income to rent rates.

We can look at long term 'dream' or max number of units we would want to have and plan for that, or we can look at short term need and just plan for that or we can build short term needs but have infrastructure for a long-term dream/idea.

- Cron, Hernandez, Gadwa all think that we should just build right now for essential workforce but set the infrastructure up for long term potential further development
- Second priority is seasonal housing, do a Phase 2 maybe just add RV hookups later
- We have an immediate need that we want to prioritize – No one wants more than 20 units for right now.
- It seems like we have about 10 households interested in workforce housing and could likely find other non-essential but permanent people who would be interested in moving in once it is built or further along. Some people may want to upgrade housing.

Cardoso joins the meeting at 11:00

Should the city build and manage the housing?

- Hannah points out that we do not have the capacity in staff to manage the project nor find the funding. If they want to build more than the 4 million HUD money, we need someone to find that other money.
- Cron, Hernandez, Gadwa– The developer is needed to help secure the money and oversee the project.
- The council would like to see the city manage the property afterwards and hire someone to collect the rent and do outdoor maintenance and be on call. Cron suggests that the city hires an employee to take on these responsibilities and perhaps provide reduced or free rent.
- Cardoso suggests that some other larger business that already does property management could take on the project – either the whole thing or the property management side afterwards.
- The property manager would be in charge of dealing with rents, collecting rent, and facilities/upkeep.
- Hannah posed question if Northwest provides funding how do they get paid back if city gets the rent?
- All this would need to be worked out in agreements and lease contract etc.

Rent rate further discussion with Cardoso: He would like to see rents in the 50% AMI range. Hannah pointed out that most of the rents in town are from employers who subsidize rents, and you might not see the money in the paycheck, but they are providing a financial benefit. Employers can continue to subsidize rent by adding a stipend to an employee's paycheck to bring the rental rates down.

Hannah: If we were to charge these rates for workforce housing it could influence the local market and local business that provide workforce housing may be able to charge a less subsidized rate which in turn would make that housing a bigger income source for the business and so they may not feel they need to convert their units to short term rentals. Or other short-term rentals may be able to switch to workforce rentals. This may be a stretch but may have effects on the local rental market.

Cardoso is in favor of only building with the money we have and doing a smaller project than 20 units. He said most construction companies locally suggested we only build within our means, and we should be able to build enough for the essential workers that said they needed housing. Local businesses who already to property management like redfish or mountain village can take the management on, or maybe even the whole thing. Should we solicit their opinions on how to do this?

Cron – We have provided a lot of time for community input and people have not showed up. I don't know how far we need to go to get them to participate. Cardoso can solicit more information from them and share back with the council.

The council would like to ask Northwest/John Vance what happens if things go wrong, funding doesn't come through, no one lives in it, etc. What happens then? What are the worst-case scenarios?

We have the option to do all of it on our own or to have the developer do all of it. There is a middle ground, but we need to navigate what that would be.

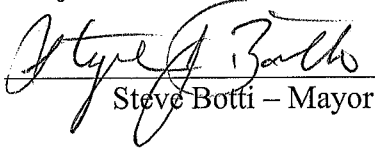
Question to consider from Cardoso, how will the community feel if 4 businesses take over most of the spaces in the housing, how do we balance that?

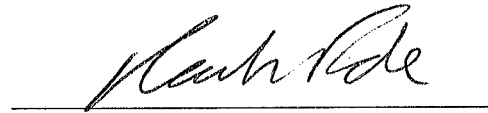
Question for John Vance – What is the rent that would have to be charged, and the amount of money needed above the 4 million to make 10 units, 15 units and 20 units feasible?

Lots of questions about what will be in the lease and how it will work. The council wants to see local management and some return to the city. The council is concerned about a very long-term lease. A 30-year lease like a mortgage sounds good to most members.

Hannah brought up information about the modular project built in Portland OR that was done by a company in Boise. The council has asked to have this information shared and will ask John Vance about what he is thinking about construction.

Adjourn: 11:47


Steve Botti – Mayor


Hannah Fake- City Clerk