



CITY OF STANLEY

City Council Meeting Agenda

January 22, 2025

5:30 p.m.

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

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

Call to Order: (Mayor Botti)

Mayor Botti calls the meeting to order at 5:31 PM

Roll Call:

Mayor Botti: Present; Councilmember Cardoso: Present; Councilmember Cron: Present; Council President Gadwa: Present; Councilmember Hernandez: Present.

Also present for the City: Clare Vergobbi, City Clerk; Jennifer Folsom, Mayor's Assistant; Kimberly Murphy, Operations Manager.

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

None

Mayor Comments:

None

Council Comments:

None

Presentations/Citizen Participation:

None

The Danner Cabins Development presentation was cancelled upon the request of the presenters, may be revisited at a future meeting.

Consent Agenda:

- December 12 2024 Council Meeting Minutes, and the Payment approval – Unpaid and prepaid bills for December – **Action item**
 - Counciler Gadwa motions to approve December Meeting Minutes and the Payment Approval Report. Counciler Cardoso seconds. All in favor, none opposed.

Law Enforcement:

- Sheriff's Reports
- Incident Reports

Community Building:

- Pancake Breakfast February 8, 9AM
- Bonspiel—use of community building and fee waiver—**Action Item**
 - The Bonspiel is this coming weekend (January 23-26). Historically, the City has approved the use of the Community Building and to waive any fees.
 - Counciler Cardoso motions to approve the Bonspiel's use of the Community Building and to waive the rental fees. Counciler Gadwa seconds. All in favor, none opposed.

Pioneer Park:

- Bonspiel Jan 23-26
- Pond Hockey Tournament Jan 31-Feb 2

Streets and Roads: The ice could not be mitigated with local resources due to local resources being frozen. ITD spread gravel and sand on city streets on Monday the 20th to address the ice issues. They are willing to do it again if we continue to have cold temperatures, no snow, and icy conditions.

Ad Hoc Committee Chairs:

Cemetery: (Laurii Gadwa): None

Code Review/Revision: (Steve Botti): Counciler Gadwa has been working on code review and she and Mayor Botti will be sitting down next week to discuss and draft an omnibus revision and update. They are looking at fee schedules and other changes.

Sawtooth Association (SIHA): (Lin Gray): The SNRA just submitted a grant request to IDPR to extend the Stanley to Redfish Trail to the shore of Redfish Lake. If any businesses are interested in setting a letter of support for the grant, that would be helpful to show interest and support from town. If you or your business is interested in submitting a letter, get in touch with Lin Gray (lgray@discoversawtooth.org)

SIHA is hiring!

The next Oral History presentation is on the 30th at 5:30 PM at the library and is about the Nicholson family who ran the rock shop where Papa Brunees is now.

Snowmobile Groomer: (Gary Gadwa): The valley creek bridge was repaired this past week, thanks to the volunteer efforts of Stanley Construction and the Snowmobile Club. The Groomer isn't being used very much because there hasn't been any snow, so they are focusing on repairs right now.

Chamber of Commerce: (Chamber Representative):

Jpe Mirezowski provided an update on Chamber activities.

There is a new board for 2025: Joe Mirezowski, President; Inga Franks, treasurer; Mark Prince, secretary; Deanna Hurd, board member; Ryan Colby, board member; Tripp Costas, board member. There is one remaining open position.

They are conducting membership renewals right now and continuing to see an increase in members: up to 82 this year. In 2024 there were 78 and in 2023 there were 72.

They are working on hiring a community center attendant for the summer.

There is an update to winter recreation maps coming by the end of the month; they will distribute when they get it.

The Stanley Chamber is joining Challis and Salmon at the International Sportsman's Show in SLC to promote Salmon River Country.

Upcoming activities and events: Pond Hockey tournament January 31-Feb 2; Snowmobiler's Ball Feb 7-8; Winterfest Feb 14-15.

Old Business:

- Mayor Botti provides an update on Workforce Housing and the HUD grant. Please see attached notes.
- The City will hold a Town Hall on Thursday January 30th at 5:30PM to discuss these updates in greater detail, consider survey responses, and answer further questions.

New Business:

- Sawtooth Outdoor Bonspiel—Alcohol Agreement/use
 - The agreement is the same as past years. Already signed by Mayor Botti.
- Winterfest Approval and Sponsorship--**Action Item.**
 - Counciler Gadwa notes that the City cannot approve the request for sponsorship. Since Winterfest is no longer a Chamber event and is now a private event run by an LLC, the City is not allowed to use public funds to sponsor it. The City has consulted with the Association of Idaho Cities and our attorneys and received this feedback. Counciler Gadwa is willing to approve all the rest of the proposal if number nine, the request for sponsorship, is removed.
 - Counciler Cron notes that the street closure now extends to the end of Ace of Diamonds rather than just running from Niece to Wall Street. In the past the rest of Ace of Diamonds remained open for access to businesses and parking purposes.
 - Mandy Clark responds that at one point one of the business owners at the end of the street was planning to sponsor an event that would cause the closure, but is no longer planning to. That event moved to in front of the High Country Inn, so the extended closure is likely no longer necessary. This proposal was submitted to the City a while ago and so a few things have changed. She believes it could be amended to only be closed between Wall Street and Niece.
 - Clark notes that the City continued to sponsor the event the past few years even though it has been an LLC for the past few years.

*Any person needing special assistance to participate in the above noticed meeting should contact the Stanley City Office prior to the meeting at 208-774-2286.

- The City was unaware an LLC had formed and that the event was being put on by that rather than the Chamber. When it came to the City’s attention early last year, the City had to consult with attorneys.
 - Clark questions why the City is sponsoring the Fondo this year still if this is the case.
 - The Fondo is specifically run as a fundraiser and not by a private entity, so it is different. Counciler Gadwa notes that, though the City is donating to the Fondo this year, the Fondo has been informed that the City will not be contributing to the event moving forward.
 - Counciler Cardoso notes that the City will be discussing what it will and will not be sponsoring in the future in accordance with advice and directives from the attorneys.
 - Clark notes that the event generates a lot of option tax and proceeds go back to community nonprofits. Mayor Botti replies that it is still an event put on by a private LLC, and thus the city cannot obligate public funds towards it.
 - Counciler Gadwa moves to approve the requests with the correction of where the street closure will terminate and the removal of the sponsorship request. Counciler Hernandez seconds. All in favor, none opposed.
- Winterfest grant recipient announcement
 - The Winterfest grants from 2024 have been awarded to the following:
 - Sawtooth Valley Rural Fire District: \$1500
 - The Stanley School Parent’s Association: \$5000
 - The Sawtooth Interpretive and Historical Association: \$1783
 - The Stanley Ambulance: \$3717
- Mountain Village Resort Camping proposal 2025 —**Action Item**
 - This proposal refers to the camping for special events and is similar to what has been approved the past few years.
 - Counciler Gadwa moves to approve the proposal, Counciler Hernandez seconds. All in favor, none opposed.
- Discussion on tiny homes, if the City should purchase one to use for employee housing –**Action Item**
 - The City has no housing to offer any employees, which has been a huge constraint in hiring the past few years. One option to alleviate this issue would be for the City to purchase a tiny home and place it somewhere in town as a stopgap measure until the Workforce Housing project is completed. This is simply a discussion to decide if this idea should be further pursued and researched, not approving the purchase of one at this point.
 - The City still does not have a permanent City Clerk and will need to hire one. Part of the difficulty of hiring for this job has been the lack of housing and having housing would make it more attractive and doable for qualified candidates.
 - Should the City decide to move forward with this, Option Tax funds could be used. There are many options at different price points for tiny homes, including used ones. The housing would not be free to a City employee—they would pay rent and the goal would be to eventually recoup the expense to the City through rent payments.
 - The City owns 1.4 acres off of Airport Road that is not part of the park where a tiny house could potentially go. This was set aside for “municipal uses” including housing. The City also plans to move or change current maintenance buildings at the park to that space, including the Groomer shed and maintenance shed after the ice rink moves.
 - This plot is not level and would require utilities, so this would require some work and money before a house or other infrastructure could go there.
 - If the City ends up incorporating tiny homes into the HUD-funded workforce housing project, this tiny home could easily be moved over to that development—would not necessarily have to stay on Airport Road if that space needed to be used for other municipal needs.
 - Counciler Cardoso asks about numbers and costs, suggests a cost/benefit analysis before moving further. Is there the potential of a bulk deal for tiny homes if that’s the route the City wants to take for the workforce housing development? If the City contracts with a development company for the workforce housing project could they help with this, too? If

*Any person needing special assistance to participate in the above noticed meeting should contact the Stanley City Office prior to the meeting at 208-774-2286.

the City does not ultimately have tiny homes as part of the workforce housing project does it make sense to buy just one of them? Lots of questions and further analysis and numbers needed.

- Counciler Cron notes that even if we move forward with this it would still not solve the immediate need given the development required for the Airport Road parcel. Should the City consider developing infrastructure somewhere that isn't the workforce housing site when that job is already so expensive and long term?
 - Councilers Hernandez and Cardoso note that the Airport Road plot would need infrastructure regardless if maintenance sheds are to be moved there, but maybe not the same level required for a tiny home.
- Counciler Cardoso asks how high priority this is—seems like it would pull attention and focus from the main workforce housing project. Can we limp along for two years until the workforce housing project is complete? Mayor Botti notes that it is a major concern and not having housing makes it difficult to hire full time qualified employees. Mayor Botti also notes that decisions on what kind of housing we will build for the workforce housing will be made soon; if those plans include tiny homes it would make sense to move forward with this since this tiny home could eventually become one of the units of the HUD project. If tiny homes are not part of the final project design the City may need to reconsider.
- Counciler Cron asks if we could use any of the HUD funding for this since it would qualify as workforce housing. Mayor Botti replies that the HUD funding must be specifically used for development of the approved 4-acre site, so if the tiny home was eventually moved to that site then maybe, but the City would not be able to use HUD funding to make any improvements or infrastructure on the 1.4 acres off Airport Road.
- All agree that more research needs to be done including different options for tiny home models, used models, values, resale values, long term maintenance costs, infrastructure development costs, and whether it would fit into the wider workforce housing development project. All agree that further research and consideration on the idea should be undertaken.
- The City received a Goat Plate grant for \$10k for grooming expenses!
 - There will be a meeting at the beginning of March to discuss how the grooming program will use the funding.
 - The Sawtooth Society wants to do a check presentation at some point with the groomer and grooming program employees.
- Swearing in Savannah Pedersen as the new City Treasurer
 - Savannah could not make it to the meeting due to a last minute schedule change, so her swearing-in will be pushed to the February Council Meeting

Building Permits approved by the Building Administrator:

- None

City Clerk Report:

- Winter office hours: Monday through Thursday, 10AM to 5PM. These hours will continue through April.
- 2025 council meeting schedule: Updated and posted online and around town. All meetings are liable to change; any changes will be posted at least a week in advance.

Option Tax/Treasury Report:

None

Adjournment

Mayor Botti adjourns the meeting at 6:40PM

Steve Botti, Mayor

ATTEST: City Clerk

Status of Stanley, Idaho Workforce Housing Project
1/20/2025

- Congress approved Stanley's \$4 million Community Project Funding for Workforce Housing on March 9, 2024.
- The grant is administered by the Federal Department of Housing and Urban Development. HUD sent the official grant award notice to Stanley on August 27, 2024.
- The grant funds are available until August 31, 2032.
- Work on infrastructure (water system, sewer, electrical, access roads, etc.) and housing construction cannot begin until an assessment of potential environmental impacts is completed. This assessment includes an evaluation of site contamination (hazardous chemicals, etc.) and other environmental factors such as floodplains, wetlands, endangered species, and historic buildings.
- HUD designated the Idaho Housing and Finance Association (IHFA) to be responsible for completing the environmental review. Stanley is responsible for providing IHFA with all the necessary information to complete the review.
- The City began providing this information in September, and received a bid from an environmental consulting firm to begin the site contamination analysis (Phase 1 Environmental Site Analysis) and the wetlands delineation. The floodplains were delineated in 2020 by the Army Corps of Engineers. The Phase 1 and wetlands delineation will begin when the ground is snow free in the spring. Since federal law requires a 30-day public comment period on the Environmental Assessment, this work is expected to be completed by early-mid-summer.
- The City's plan is to define a building envelope that will avoid impacting the wetlands and 500-year floodplain. Impacting wetlands could require expensive mitigation actions, and delay the project. Impacting the floodplain would require special construction requirements such as elevating and flood-proofing structures.
- Concurrent with work on the environmental review, the City has been working on a preliminary design for the housing, which will satisfy the greatest need as defined by the community. To guide this process, the City has contracted for a housing needs study, gathered information in several Council meetings and a Town Hall meeting, and sent a recent questionnaire to local businesses. Another Town Hall is planned for January 30, 2025 at 5:30 pm to obtain community feedback on possible housing options. A local company is preparing a conceptual housing plan based on community input. Hopefully that will be available in time for the next Town Hall.
- The City is in the process of publishing a Request for Qualifications to select a private developer who is interested developing the HUD housing and also investing in the complete buildout of the 4-acre site. A complete buildout will likely cost considerably more than the \$4million HUD grant. Once a firm is selected, the City will negotiate a contract based on a specific proposal from the developer. Developers can utilize federal Low Income Housing Tax Credits to make it affordable to develop workforce housing. The environmental impact analysis must include all potential developments on the site, not just those utilizing HUD funds.
- The City's intent is to lease the land to the developer and sign a development and management agreement. The City will retain oversight through its ordinances and the lease agreement to ensure that the rental housing remains affordable, remains dedicated to the workforce, and complies with City building codes.
- The City plans to annex the property this summer so that city ordinances will be enforceable under the management agreement and the City's law enforcement agreement with the County.
- A percentage of renters will have to qualify as low-income for housing to qualify for federal tax credits. 51% of the renters have to qualify as low-income if the City obtains a Community Development Block Grant (CDBG) to cover the cost of infrastructure (see below). For Custer County that threshold is about \$43,000 for single worker and \$79,000 for family. Rental rates will be capped based on a percentage of income, not necessarily on the above county low-income thresholds (see below under Housing Needs Survey Responses)
- **PROJECT TIMELINE:**

*Any person needing special assistance to participate in the above noticed meeting should contact the Stanley City Office prior to the meeting at 208-774-2286.

- March 1: Select developer
- May 1: Finalize contract for housing development
- July: Complete Environmental Assessment and Environmental Site Analysis
- July: Pass ordinances to annex and zone the property
- August: Possibly begin work on water, sewer, electrical and access infrastructure. This could be delayed if the City decides to apply for a \$500,000 Community Development Block Grant (CDBG) from Idaho Department of Commerce to develop the infrastructure. Using the CDBG for infrastructure would free up \$500,000 that could be used to develop more housing.
- November: Possibly apply for CDBG to fund infrastructure (water, sewer, electrical, telecommunications, access roads, etc.
- December: Developer obtains federal tax credits to finance additional housing.
- January 2026: Developer selects contractor for construction
- March 2025: complete final design of housing
- April 30 2026: Begin construction
- July 2027: Complete construction
- **HOUSING NEEDS SURVEY RESPONSES**
 - About 120 employees do not have adequate housing
 - The greatest need is for studio apartments; but there also is need for 1-3 bedroom apartments and RV sites
 - About half of respondents indicated that some employees do not need housing but need separate bathroom/laundry facilities, along with garages, common areas, and storage.
 - Essential workers such as permanent management staff, teachers, fire department, clinic, and city government should have priority, but there is also a substantial need for seasonal workers
 - Designate a number of units for permanent workers and others for seasonal workers
 - Each business should be allocated a number of spots. Ensure that all businesses have equal chance for housing
 - Consider camping and RV options
 - About 65% of businesses would consider subsidizing rents for their workers to keep housing affordable.
 - Respondents were about evenly split on willingness to subsidize rents during the off season to maintain a spot for their seasonals
 - About 3/4 of respondents preferred the city to own the units, but they were about evenly split on whether they would support bringing in a private developer to maximize the number of units available
 - Most agreed that rent should be less than 30% of income to remain affordable (note: this is the standard for affordable housing in Idaho)

*Any person needing special assistance to participate in the above noticed meeting should contact the Stanley City Office prior to the meeting at 208-774-2286.