

APPROVED

**City of Stanley
Town Hall Meeting
January 19, 2016**

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilmember Laurii Gadwa, Councilmember Mark Wilson, Councilmember Lem Sentz, maintenance personnel Greg Wallace, and City Clerk/Treasurer Cari Tassano.

OTHER ATTENDEES:

Gary O'Malley, Christy Thompson, Drew Nosworthy, Michelle Wetzel, Jim Wetzel, Melinda Hadzor, David McDonald, Charlie Thompson, Anna Means, Ellen Roche Libertine, Amanda Mathews, Susan James, Keri York, Kathy Levison, and Allison Beechert.

CALL TO ORDER:

The meeting is called to order by Mayor Mumford at 5:07 p.m.

AGENDA AMENDMENTS:

None

VALLEY CREEK PRESERVE:

Mayor Mumford opened the meeting by explaining we are having a town hall meeting tonight so we can share information about Wood River Land Trust and the management plan. Not everyone in the community was able to attend this meeting tonight because simply they are not here in the winter months; Mumford assured everyone that the City will be holding further meetings regarding WRLT property and the management of this property.

Keri York with Wood River Land Trust: After purchasing the 34 acres in Valley Creek Preserve WRLT received funding through a program with the governor's office for species conservation. York feels due to the unique characteristics of the property in Stanley this is why WRLT was able to secure this funding, some of these characteristics include: 1. The property is right in the middle of a community 2. We are able to protect salmon habitat and the riparian area. 3. The property will be used to help educate the public. 4. It provides a community asset for residents and visitors. The grant funding conditions are: 1. Establishment of a conservation easement; no additional development will occur into perpetuity. 2. Ensure that the property will not to be transferred to federal ownership under any circumstances. 3. Work with Idaho Department of Fish and Game to insure property has reasonable public access 4. All property taxes are to be paid to Custer County. Currently there is no management plan in place. WRLT is working with the City on a lease agreement and a management plan. WRLT Would like to have a facilitated community management plan process this summer in which there would be a facilitator hired to come to Stanley to develop a management plan that really meets the needs of the community. The City of Stanley has shown interest in being a partner in managing the preserve. In the absence of a management plan the lease agreement really deals with the time between now and September 2016 which is when the 1st year lease would expire. The lease agreement will give the City of Stanley opportunity to address issues with the preserve prior to a management plan being implemented. The intent is, at some point, that the property would be turned

ORIGINAL IN RED

over to the City of Stanley once it is shown that that the City has all the same visions for the property.

Letter from Windy Davis: Mayor Mumford read a letter from Windy Davis with Idaho Fish and Game expressing her support "for an educational resource and a place for people to enjoy".

CITIZEN PARTICIPATION:

Charlie Thompson: started off with thanking WRLT for allowing Stanley to be part of this process. Thompson hopes this process is "slow and methodical". He has three things he would like to be considered: 1. Community as a whole and quality of life for the community. 2. Access, opportunity for public and community access is considered 3. Integration: The City has received 4 acres of land down by the museum for workforce housing. Thompson would like to see the City of Stanley, County and the museum work together; he's thinking that parking can be somewhere within the 4 acres or maybe even in the existing museum parking.

Ellen Libertine: Libertine is concerned about the money. She would like us to finish what we have already started: the Pioneer Park, ice rink and the Redfish trail, she would like to see these projects finished before we start another project.

Botti commented that the current proposed lease would be \$10.00 a year and the first lease would expire in less than a year (September 2016), Botti points out that even though we do not know what the management plan could potentially cost, we do know that there cannot be any extensive development on the property. If it is only walking path, access or interpretive signs, he feels these costs would be minimal. York points out that the costs would be shared 50/50 between the City and WRLT, this lease is a joint contract between the Lessee and the Lessor and, of course, there would be other grants that would be applied for. Therefore, the circumstances of Valley Creek preserve are much different than Pioneer Park and the ice rink, these projects are part of the park master plan and are very large projects with large infrastructures and would cost hundreds of thousands of dollars and would require large grants.

Libertine and Beechert addressed why can't we have a management plan without a signed lease. York responded by saying in her interpretation the City would have much more of a partnership and leadership role with either a signed lease or an MOU, but it is not required. The MOU was discussed in length that the possibility of an MOU verses a lease would be more appealing to many.

David McDonald: is opposed to development of the property, his concerns being: lack of funding, police coverage and capabilities to police this area, property taxes, road maintenance and the cost associated with it, visitors staying on trails, flooding of potential trails and the damage that could occur. McDonald does not see the benefit to the City or the citizens.

Michelle Wetzel: brought up the fact that why would we want to encourage more traffic and public interaction in this area. Councilmember Gadwa answered her question by stating because the public is aware of the purchase by WRLT, we are already seeing increased traffic in this area. Gadwa feels the City needs to be proactive and get a management plan addressing the access points and rules for the preserve. She also commented on the police force issue by acknowledging that we are still working on getting a police officer, and it would be smarter to have a

management plan in place, so when we do have police coverage there will be something in place to enforce.

Mayor Mumford emphasis how important it is because of these unknowns that we need to work on a management plan. A management plan will answer several of these questions, "conserving the conservation values of this area is paramount". If we start to work on the management plan and have all these concerns within this plan, we would not have all these unknowns.

Council President Botti agrees with Mayor Mumford and went on to say to achieve Idaho Fish and Game goal of species conservation; as stated by them, would be to provide some public use and enjoyment. That is a question of the management plan. We do not want to impact the conservation values, access is a big issue and what kind of access is appropriate, all these things need to be addressed, that is one reason why we are having this meeting to find out what the community would like to see on this property and if it protects the conservation values. Botti also addressed the loss of property taxes, if the City was to own the property, it is estimated it would be approximately \$700 loss in property taxes for the City of Stanley.

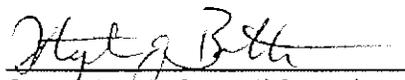
Gadwa points out that the County, Forest Service and the BLM would be part of the process for the properties outside of the City limits, but they would not be part of the lease agreement. Keri York did confirm that these agencies have been a willing participate in addressing the management plan process, but like Gadwa said would not be part of the lease agreement.

Council President Botti has spoken with the National Marine Fisheries Service to find out what their opinion of the appropriate use in the Valley Creek Preserve would be and they were fine with a walking path along the river, but didn't like the idea about a network of trails all through the wetlands, there is a level of appropriate use.

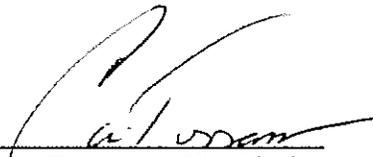
There have been several different drafts of the lease agreement and we now feel we have a working draft; the current draft lease is on line for the public to review at www.stanley.id.gov. Gadwa points out that this lease has gone through numerous drafts and a lot of due diligence has been done. Which includes review by our attorney and insurance company.

Drew Nosworthy commented "that this is a good problem to have". Kathy Levison, member of the board with WRLT was impressed by the meaningful questions.

Mayor Mumford adjourns the meeting at 6:40 p.m.



Steve Botti, Council President

ATTEST: 

Cari Tassano, City Clerk

