

APPROVED

**City of Stanley
Council Meeting Minutes
November 19, 2015**

IN ATTENDANCE FOR THE CITY:

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

OTHER ATTENDEES:

James Denhart, Jeff Welker, CJ Sherlock, Gary Gadwa, Michelle Wetzel, Jim Wetzel and Tom Trieschman.

CALL TO ORDER:

The meeting is called to order by Mayor Mumford at 6:00 p.m.

AGENDA AMENDMENTS:

None

MAYOR COMMENTS:

None

COUNCIL COMMENTS:

Council President Botti commented on the idea for a possible International Dark Sky Reserve. The areas that be would include are the SNRA, Stanley, Ketchum and possibly Blaine County and Sun Valley. Kirk Flannigan the area ranger and Ketchum are both in support of the idea. We are still waiting to hear from Sun Valley and Blaine County. The Forest Service still needs to do some work to address any compliance issues that may be required for them to comply.

Regarding the work force housing; transfer of the four acres of land in the Sawtooth National Forest to the City of Stanley. The City sent a letter to the Forest Service Region Office to initiate the conveyance process. The Region Office has notified us that they have received our letter and they will be contacting us with a time frame of when the transfer process will be initiated, of course, the property will have to be surveyed prior to any conveyance.

CITIZEN PARTICIPATION:

Jeff Welker and Gary Gadwa would both like to speak regarding the Draft of the Wood River Land Trust Agreement for the Valley Creek Preserve that is on the agenda for later in the meeting.

Mitchell Wetzel asked about a building permit that was approved in the limited commercial zone and was questing if there was one parking space for every 25 square feet of customer area.

COUNCIL ACTION ITEM LIST:

None

ORIGINAL IN RED

CONSENT AGENDA/MEETING MINUTES:

October 8, 2015 council meeting minutes and the payment approval report for October/November. Councilmember Gadwa made a motion to approve the consent agenda as presented. Council President Botti seconds. All approve. Motion passes.

LAW ENFORCEMENT:

The City Council is in receipt of the written report from the Custer County Sheriff's office. The Council acknowledges the report.

COMMUNITY BUILDING:

The Parents Association is requesting use of the community building on November 6, 2015 with all fees waived. Council member Botti and Gadwa had given prior approval on 10/21/15 and tonight the council is reaffirming their approval.

The Boise Curling Club is requesting use of the Community Building on January 29-30 for the 2016 Sawtooth Outdoor Bonspiel with all rental fees waived. A cleaning fee of \$100.00 is to be paid. Council President Botti makes a motion to approve the Boise Curling Club's request and noted that they had given the City of Stanley a \$1,000.00 donation last year for the Ice Rink. Councilmember Sentez seconds. All approve. Motion passes.

PIIONEER PARK:

The new well is in.

STREETS AND ROADS:

None

AD HOC COMMITTEES:

CEDA: Mumford gave a detailed report on the meeting in October and a copy of the report has been attached. The next meeting will be December 8, 2015.

Cemetery: There is a memorial that must be removed or relocated. Gadwa has suggested to the family that they put a bench in the cemetery, there are several locations that benches would be beneficial and they could incorporate their memorial within the bench. The bench or benches could be made out of wood or stone.

Council President Botti makes a motion to allow benches in the cemetery.

Councilmember Sentez seconds. All approve. Motion passes.

Code Review: None

Sawtooth Interpretive & Historical Association: this coming week an annual newsletter will be coming out which will have membership information.

Groomer: There is a meeting at Mountain Village Resort on Monday at 6:00 p.m. for two different bridge projects.

Chamber of Commerce: None

OLD BUSINESS/NEW BUSINESS

Mayor Mumford read 2015 election results:

Councilmember Seat #2

- Steve Botti – 28 in person + 7 Absentee = 33 votes

Ordinance #56D-4 (Local Option Tax)

- YES – 31 in person votes + 8 Absentee = 39
- NO – 6 in person + 3 absentee = 9

60% required for passage; with 80.0% YES votes; Ordinance 56D-5 is approved by the voters.

City of Stanley had a voter turnout of 41.6%.

Ice Rink Agreement: Councilmember Gadwa moves to approve with noted change. Councilmember Sentz seconds. All approve. Motion passes.

Curling Club Agreement: Councilmember Gadwa moves to approve with noted change. Council President Botti seconds. All approve. Motion passes.

Wood River Land Trust Lease agreement for the Valley Creek Preserve: This lease is between Wood River Land Trust (owner of approximately 37 acres of land in Valley Creek Tracts and Sawtooth Terra Tracts, which is zoned Residential "B"), and the City of Stanley. The lease will be an annual lease, with an expiration date for the first year of 9/30/2016. WRLT usually deeds their properties over to another entity, they are asking the City of Stanley to enter into a lease and to jointly develop a management plan for the land. The management plan will be drafted over the next 6 months, while drafting this management plan the public would be included with the intention of having several public meetings. If WRLT is happy with how the City performed under the lease agreement, then the property would eventually be deeded over to the City indefinitely. It's important to realize the property must stay as a nature preserve. The property is required to stay within the conservation values, as stated in the lease: "relatively natural habitat for fish, wildlife, and plants; functioning ecosystems and associated native flora and fauna, as defined in section 1.170A-14(d)(2)(i) of the Internal Revenue Service Regulations". There would be deed restriction for whomever may own the land; it would stay a natural preserve in perpetuity. If the City doesn't own the land than someone else will; if the City owns the land this will give us the ability to have input into the future. The City of Stanley has allocated \$4,000 within their budget (FY16) for this potential expense.

Jeff Welker: is in opposition to the City entering into a lease with WRLT. His first concern was with the possibility of parking lots and walking paths, he feels this is not in the best interest of the homeowners. He is concerned we would be losing too much money in property tax revenue by going into an agreement with Wood River Land Trust (the City of Stanley is exempt from paying property taxes). Then compounding the problem by adding the additional costs for maintaining the property: trash, policing, walking paths, and paying a city employee for large events.

Gary Gadwa: Is in opposition to the City entering into a lease with WRLT. He feels signing a lease prior to having a management plan is risky. He's concerned that the City is taking on a financial burden. The County and City will be losing revenue by losing the tax base. He wants to see much more public input. Currently Valley Creek Road is a private road, but once the City owns a portion of it, it may be turned into a public road. Gadwa does not feel Wood River should be dictating what we do in Stanley.

Michelle Wetzel: Is in opposition to the City entering into a lease with WRLT. She feels everything falls on the City and WRLT will have no cost involved in the land. She stated, since there is already restriction of what WRLT can do with the land, why develop a management plan at all, just deed the property to use with all the deed restriction.

Councilmember Gadwa started off the conversation, one of her first concerns was the fact that the property in zoned Residential "B" District, SMC 17.16.010, even though it is zoned for one-family dwellings, churches, schools, parks and playgrounds she wanted to make sure the zoning is adequate for the intended purposes of "preserve conservation values for the public benefit" (public use), which could possibly mean large groups of people. Gadwa is also aware of possible litigation with WRLT that could take place. She is concerned if the City is protected from any prior court actions. The lease needs to be clearer about what our legal obligation is.

Councilmember Gadwa continued to address the group and there was lengthy conversation concerning several different issues: possible parking lots on the property. A management plan will not be completed within 6 months after the lease is signed. The city Insurance plan could only cover \$500,000 per occurrence, therefore, 1,000,000 for each occurrence would need to be deleted. The question of the CC&R's language in the lease agreement. The CC&R's were vacated for Valley Creek Tract, so it is unclear what the lease is referring to in paragraph (h), this paragraph should probably be deleted. Within the warranty deed a portion of Valley Creek Road (easement) would be deeded to the city. There are questions of whether the City of Stanley would be responsible for a portion of the cost of the Valley Creek Road maintenance considering they would only be a land owner? What if major renovation needs to be done to the road? This road has remained a private road, will it continue to stay private? Maybe the first year lease should be more of a limited basis?

Everyone agreed that these issues need to be addressed; and we need more public input. Here is a synopsis of the items that need to be covered:

- Residential "B" District zoning
- Protection from prior litigation
- Insurance liabilities of no more than \$500,000
- Loss of tax revenue, how much are we losing
- CC&R's disclosure
- Possibility of a parking lot or lots
- Signing a lease agreement prior to an established Management Plan
- Possibility of road maintenance, and how many roads would be considered

Stanley Winterfest Sponsorship Form 2016: The Winterfest is looking for donations and has supplied a sponsorship form with different sponsorship levels. The City Clerk notified the council that normally we would supply a donation at the McGowen Peak level of \$250.00. Councilmember Gadwa made a motion to make a donation of \$250.00. Councilmember Sentz seconds. All approve. Motion passes.

Support of Vision 20/20 in June 2016: The council discussed the possibility of giving some financial support for Vision 20/20. Gary Gadwa feels other counties would offer support similar to what the City of Stanley donates. Council President Botti makes a motion to approve a \$250 cash donation and a donation for the use of the Community Building on June 8-9, 2016, which is a value of \$1,000. Councilmember Sentz seconds. All approve. Motion passes.

BUILDING PERMITS APPROVED BY CITY CLERK:

None

BUILDING PERMITS/CITY COUNCIL APPROVAL:

None

CITY CLERK REPORT: (City Clerk/Treasurer Cari Tassano)

The City Clerk notified the council that she is working with the auditor diligently and is trying to have all documents supplied to the auditor by the end of November. City Clerk presented the 2016 council meeting dates to be on the second Thursday of each month. Councilmember Gadwa made a motion to approve dates as presented. Councilmember Sentz seconds. All approve. Motion passes.

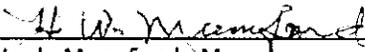
EXECUTIVE SESSION:

Councilmember Gadwa makes a motion to go into Executive Session as per Idaho Code 74-206 (1) (f) at 7:43 p.m. for legal discussion for possible litigation. Council President Botti seconds. Roll call vote was taken by City Clerk: Council President Botti – Aye; Councilmember Gadwa – Aye; and Councilmember Sentz – Aye. All approve. Motion passes.

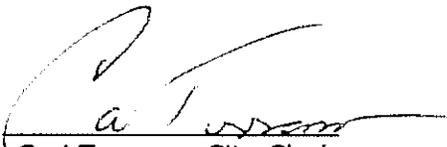
Councilmember Gadwa makes a motion to adjourn executive session and go into regular session at 7:55 p.m. Councilmember Sentz seconds. Roll call vote: Council President Botti – Aye; Councilmember Gadwa – Aye; and Councilmember Sentz – Aye.

ADJOURNMENT:

Mayor Mumford adjourns the meeting at 7:57 p.m.

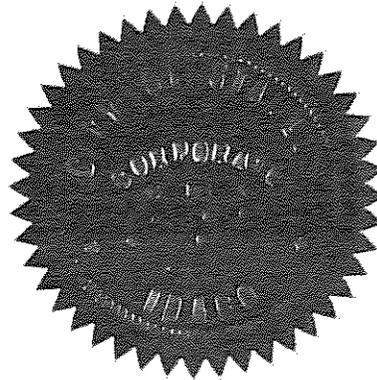


Herb Mumford, Mayor

ATTEST: 

Cari Tassano, City Clerk

Noted attachment follow:
CEDA Report



ORIGINAL IN RED

**Custer Economic Development
Association
Report to City Council**

November 2015

Herb Mumford

CEDA Board Meeting

Tuesday October 20, 2015

- Meeting held at Challis Community Event Center (CCEC)-Board Room.
- Mark Lupher resigned as Mayor of Challis on September 1. He is no longer the representative for the City of Challis, but has agreed to stay on as the representative for Garden Creek Farms with their hydroponic produce and aquaculture programs. The board approved his continued membership on that basis.
- **Commercial/Industrial Property** – Businesses considering location to our area are looking for locations that are ready to develop, already zoned for the use and having the necessary infrastructure, (water, sewer, power). Opportunity usually only knocks once. The area needs to be ready with commercial/industrial property to attract new business. The City of Challis and Custer County need to work toward this goal, especially with reduced activity at the mine.
- **The Challis Community Event Center**—Bookings and revenue continue to be strong for the 2015 season.

CEDA Board Meeting

Tuesday October 20, 2015

- **Further Development of CCEC-** Future includes landscaping, amphitheater/gazebo, baseball fields, HS track, walking paths, parking, and more. The conceptual design has been prepared to support presentation to seek funding. Initial response and interest has been good.
- **Video Conferencing Equipment being considered for CCEC–** The video conferencing would be used for Custer Disaster Services but could also be used for other purposes when available. County Commissioners will need to approve if it is to be purchased and installed. Mike Graham is the new disaster coordinator for Custer County.
- **Salmon Valley Stewardship and CEDA-** Plan to work together to put together a Directory of Restoration Services to include local contractors and others interested in work stemming from the report “Restoration Means Jobs in Central Idaho.” There will be an annual Restoration Summit held in Challis somewhere between January and March, 2016.
- **Next meeting,** Tuesday, December 8, 2015, 9:00 AM, CCEC-Board Room, Challis.