

APPROVED

**City of Stanley
Regular Council Meeting Minutes
December 4, 2014**

IN ATTENDANCE FOR THE CITY:

Council President Steve Botti, Councilmember Lem Sentz, Councilmember Melinda Hadzor, City Clerk/Treasurer Cari Tassano, Police Officer Ron Pumphrey and maintenance personnel Greg Wallace, Mayor Herb Mumford was not present and Councilmember Laurii Gadwa was not present.

OTHER ATTENDEES:

Jennie Stephenson

CALL TO ORDER:

The meeting is called to order by Council President Botti at 6:02 p.m.

AGENDA AMENDMENTS:

None

MAYORAL COMMENTS:

None

COUNCIL COMMENTS:

Councilmember Sentz attended the Curling Club meeting; the Curling Club is making plans to install the new curling sheet. Sentz felt it was a very informative and a productive meeting.

Council President Botti has been working with Keith Reese trying to strategize a plan for a grant in Pioneer Park for the Ice Rink. Reese has volunteered his time and has given different ideas of how we can utilize the grant funds best; unfortunately all initial cost bases are more than we can spend. It will be necessary for us to have a work session to discuss all possibilities. If we want to apply for the grant it must be submitted by the end of January 2015. The Council decided to set up a work session for Monday, January 12, 2015 @ 1:00 p.m.

CITIZEN PARTICIPATION:

John Phillips signed up for citizen's participation and realized he had a prior engagement and left before the meeting started, but submitted his comments in writing. Council President Botti summarized his comments; John is concerned that the BSU Public Radio had changed its programming.

COUNCIL ACTION ITEM LIST:

None

CONSENT AGENDA/MEETING MINUTES:

10/13/2014 Work Session and 11/13/2014 Council Meeting Minutes, Council President Botti had a change on the 11/13/2014 Council Meeting Minutes, City Clerk noted the change. Councilmember Hadzor made a motion to approve the consent agenda with the change. Councilmember Sentz seconds. All approve. Motion passes.

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LAW ENFORCEMENT:

Ron Pumphrey introduced himself to the Council and gave a description of his work experience over his 39 year career. The Council was pleased to meet Ron and had several questions for him, some of the main highlights were: How Council Members contact the local police officer; Council Members as legislator being are informed of policing incidents within the City limits; authorities of Coroner-Sheriff-Police within the City limits and the separation of such authorities. Other subjects involved having the local police officer attend monthly Council Meetings in order to keep the police officer informed of local events and for peace keeping within the meetings. The Council Members as City legislatures receiving brief information related to occurring police incidents before media and public inquiries.

Officer Pumphrey explained the need for a strategic policing plans, such as a City Comprehensive Plan, outlining community policing interests, policies, philosophies, and future policing structure for success.

COMMUNITY BUILDING:

None

PIONEER PARK:

None

STREETS AND ROADS:

Council President Botti mentioned that everything was going well with the winter streets and roads contract.

AD HOC COMMITTEES:

CEDA: None

Cemetery: None

Code Review: Council President Botti is still working on the penalties.

Sawtooth Interpretive & Historical Association: None

Groomer: None

Chamber of Commerce: None

OLD BUSINESS/NEW BUISNESS:

Winterfest February 20-22, 2015: Jennie Stephenson issued a new approval requests for: Permissions, Snowmobile Drag Race and the Raft/Tubing Lane, reflecting the changes that the council asked for in the November Council Meeting. Councilmember Hadzor made a motion to approve the requests. Councilmember Sentez seconds. All approve. Motion passes.

Council Meeting Dates for 2015: City Clerk presented to the Council the Meeting dates for 2015; the Council approved all the dates.

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Proposed Boulder-White Clouds National Monument Process: As Council President Botti has stated in the past, he feels either the monument or the CIEDRA bill will pass so he wants to be proactive on both fronts. In the November Council meeting Botti supplied a draft letter addressed to the President regarding language that could be inserted within a Presidential Proclamation, he has made some changes to this letter and has resubmitted to be reviewed by the Council.

Proposed Geothermal development as part of the CIEDRA bill: Since our last meeting the proposal has changed. It was decided to add Parcel "C" and exclude the museum property, by excluding the museum property it was necessary to add a utility easement across Forest Service land. This would make the transfer approximately 68 acres of land. We are requesting this land be annexed directly to the City. As stated in the proposal the land would be used for "development of a geothermal well, electrical generation facilities, and a recreational pool and health center (depending on the water temperature and quantity of energy available). Other municipal facilities, including employee housing may be developed to support these purposes." Council President Botti has spoken with the staff for Congressman Simpson and they were very receptive to the idea, they commented, as long as it can be supported by the community and the conservational groups they would be willing to put it in the bill. Council President Botti has discussed the concept with the Wilderness Society, Sawtooth Society and the Idaho Conversation League and they all said "yes" they will support the concept. Botti is also working with our attorney to make sure we have language in the proposal for sub-service mineral rights so we are able to develop the resources. This would be the only change to the proposal.

Councilmember Sentz made a motion to approve the letter to the president and to move forward with the Proposal of the land transfer in the CIEDRA bill. Councilmember Hadzor 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)

City Clerk presented the financials to the Council and noted we are in our new fiscal year. Currently the City Clerk is working on the annual audit, and hoping to have all the necessary paperwork to the auditor by the end of December.

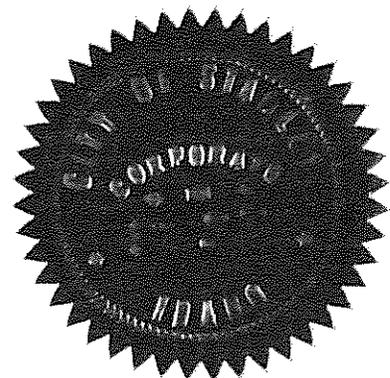
ADJOURNMENT:

Council President Botti adjourned the meeting at 7:15 p.m.


Steve Botti, Council President

ATTEST: 
Cari Tassano, City Clerk

Noted attachments follow:
Presidential Letter/Monument
Proposed Land Transfer for Geothermal Development



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Draft

President Barack Obama
1600 Pennsylvania Avenue NW
Washington, D.C. 20500

Dear Mr. President,

The Stanley City Council understands that your Administration is still studying the possibility of proclaiming a national monument in the Boulder-White Cloud Mountains of central Idaho. Residents of Stanley and the Sawtooth Valley have expressed concerns and uncertainty about how such a Monument would affect their lifestyles and livelihoods. They still desire to participate in the process of defining the objects and values to be preserved and enhanced under a national monument proclamation, should one be made, and in clarifying proclamation language that would provide the direction for management policies and a management plan for the area. During the past year the Council has requested that you send representatives to work with the City of Stanley, Custer County, other local governments and local citizens to understand the effect of establishing a national monument on local residents and the local economy. We appreciate that members of your staff, as well as representatives from the Council on Environmental Quality and the Departments of Agriculture and Interior have taken the time to discuss this issue with us in Washington. We also applaud your continued commitment to meet with local residents prior to making a final decision on whether to support the proposed Boulder-White Clouds National Monument.

Although the Stanley City Council has not taken a position either for or against the proposed national monument, it has identified language that could be inserted within a Presidential proclamation to address many of the concerns raised by local residents. We urge you to consider this as you weight the merits and feasibility of establishing a Monument. This language is not intended to be inclusive, but merely representative of the type of language that would help define management intent and provide a blueprint for developing a management plan. These provisions, combined with a detailed enumeration of the historic and scientific objects to be protected, would help ensure that local stakeholders have a voice in the development of management policies and that existing rights, and existing types of recreational uses would continue under a Monument.

The proposed language is as follows:

1. BLM and Forest Service shall manage the monument cooperatively.
2. Nothing in the establishment of the Monument shall affect any lands or interests of lands held by the State of Idaho, any political subdivision of the State of Idaho, or any private property rights within the boundaries of the National Monument.

3. Not later than three (3) years after of the date of the enactment of this Act, the Secretary of the Interior and the Secretary of Agriculture shall complete a management plan for the conservation and protection of the National Monument. Existing authorities applicable to Federal lands included in the National Monument shall not be diminished.

4. Pending completion of the management plan for the National Monument, the Secretaries shall manage Federal lands and interests in lands within the National Monument substantially consistent with current uses occurring on such lands and under the general guidelines and authorities of the existing management plans of the Forest Service and the Bureau of Land Management for such lands, in a manner consistent with other applicable Federal law.

5. The Secretary of the Interior and the Secretary of Agriculture shall jointly establish an advisory committee for the National Monument, whose purpose shall be to advise the Secretaries with respect to the preparation and implementation of the management plan. The advisory committee shall include one representative each from: Challis, Mackay, Stanley, Ketchum, Sun Valley, a local university science department, Idaho Fish and Game, a local recreation organization, a local business establishment, and a local conservation organization.

6. The Secretaries shall prepare and implement the management plan in accordance with the National Environmental Policy Act of 1969 and in consultation with the local advisory committee to the extent practicable, and with interested owners of private property, and holders of valid existing rights located within the boundaries of the Monument. Such consultation shall be on a periodic and regular basis.

7. The advisory committee shall cease to exist on the date upon which the management plan is officially adopted by the Secretaries, or later at the discretion of the Secretaries.

8. Consistent with the management plan and existing authorities, the Secretaries may enter into cooperative agreements and shared management arrangements, which may include special use permits with any person or entity, for the purposes of appropriate commercial activities, and for management, interpretation, and research and education regarding the resources of the National Monument.

9. The management plan shall include provisions to continue to authorize recreation uses of the National Monument such as hiking, camping, mountain biking, sightseeing, horseback riding, snowmobiling, other motorized use, and commercial outfitter services as long as such recreation use is consistent with the purposes of the Proclamation. Except where or when needed for

administrative purposes or to respond to an emergency, the management plan shall restrict motor vehicles to roads and trails designated for such use, and non-motorized mechanized vehicle to roads and trails designated for such use.

10. The Secretary of the Interior and the Secretary of Agriculture shall permit hunting, trapping, and fishing within the National Monument in accordance with applicable laws and regulations of the United States and the State of Idaho.

11. The Secretaries shall permit adequate access to non-federally owned land or interests in land within the boundaries of the National Monument, which will provide the owner of the land or the holder of the interest the reasonable use and enjoyment of the land or interest, as the case may be.

12. Nothing in the Act shall have the effect of terminating any existing right of way.

13. The Secretaries shall issue and administer any grazing leases or permits in the National Monument in accordance with the same laws and regulations and Executive orders followed by the Secretaries in issuing and administering grazing leases and permits on other land under the jurisdiction of the Secretaries.

14. Land acquisition shall be by donation, exchange with willing party, or purchase from willing seller. Land acquired within the boundaries of the Monument after the date of this Proclamation shall be added to and administered as part of this Monument.

15. To the extent practicable, the Secretaries shall use conservation easements to acquire interests in land in lieu of fee simple acquisition, if preferred by landowners.

16. In order to preserve its wild character, and to reduce human impacts within the Monument, development of roads and visitor use infrastructure shall be minimized on federal lands within the Monument, and shall be discouraged on private lands within the boundaries of the Monument through the use of voluntary conservation easements.

Proposed Land Transfer From U.S. Forest Service to City of Stanley For Geothermal Development and Municipal Purposes

Background: Residents and visitors to Stanley have long dreamed of making use of geothermal waters that are present in the immediate Stanley area. The possibility of power generation together with a public pool and health center or just the public pool and health center alone are exciting for the community. This development could bring a much-needed boost to the local economy along with health and wellness benefits to local residents. Stanley has a 4-month tourism-based economy with a small land base of only 308 acres. It is surrounded by U.S. Forest Service lands, and much of the nearby private land is encumbered by conservation easements that severely limit development. Stanley lies near the end of lengthy electric power generation line that is subject to frequent disruptions, especially during snowstorms and severe winter conditions (often -20 °F to -40 °F). Development of geothermal power would help prevent power disruptions, which can endanger lives and result in extensive property damage from bursting waterlines. Expansion of off-season tourism through recreational use of geothermal water could help create and sustain jobs and boost marginal incomes dependent on short-season tourism.

The City of Stanley obtained a grant and performed a professional study of the location and potential of the geothermal resources in the immediate vicinity. The final report issued on May 4, 2012 recommended the best well locations along with the range of temperature that might be expected at those locations. The study indicated potential for a range of temperatures that might support either power generation at the hot end or a recreational pool at the low end. The sites with the highest probability for developing the geothermal resource are located on U.S. Forest Service property just north of the City limits. This land has been significantly developed and impacted in the past and contains a U.S. Forest Service ranger station complex, former sewage treatment lagoons and facilities, a former trailer site, and several access roads. The former sewage lagoons, now minimally restored, occupy about one quarter of the site, including proposed drilling sites A and B. Currently, the site is occupied by a sewer hub and pump station and a cemetery access road.

The city explored the possibility of a long-term lease of U.S. Forest Service land that might enable the next step of drilling an exploratory well to verify the

depth of accessible warm water, and the actual temperature range at the source. Unfortunately, the Geothermal Steam Act of 1970 prohibits leasing Forest Service land for geothermal development when that land is in a National Recreation Area. Consequently, the only chance for the City of Stanley to develop geothermal resources for the benefit of the community would be to have the small area of land transferred from U.S. Forest Service ownership to City of Stanley ownership through legislative action. This could occur through a new (or renewed) wilderness or national monument proposal, or other legislative initiative. Our understanding is that the Geothermal Steam Act of 1970 would permit development of the geothermal resources inside the Sawtooth National Recreation Area if the land is owned by the city, and not leased from the U.S. Forest Service.

Proposal: Transfer about 68 acres of U.S. Forest land to the City of Stanley ownership as depicted on Figure 1. This land includes the preferred drilling sites A and B as identified in the Stanley Geothermal Feasibility Study, Final Report, dated May 4, 2012. The parcel is configured to connect the drilling sites and geothermal development area to the City boundary so that the entire area can be annexed to the City. The proposal includes a utility easement across U.S. Forest Service land to Highway 75 frontage. This easement would facilitate access to utility right of ways along the highway. Access and egress to the property would be along the existing Forest Service roads on the property. The land would be used for development of a geothermal well, electrical generation facilities, and a recreational pool and health center (depending on the water temperature and quantity of energy available). Other municipal facilities, including employee housing may be developed to support these purposes.

The City of Stanley is committed to minimizing the environmental impact of development on this property. This includes potential use of an air-cooled heat exchanger for the electrical generation facility and reinjection of water drawn from the thermal reservoir and/or submerged heat exchanger for heat removal from the reservoir. Development of the geothermal resource and environmental impact mitigation are regulated by the Idaho Department of Water Resources, the Idaho Department of Environmental Quality, and the U.S. Environmental Protection Agency. The geothermal resource would be used only in ways that assure its sustainability.

Figure 1: Land Transfer for Geothermal Development  Utility Easement 

