

ORIGINAL IN RED

**City of Stanley
Regular Council Meeting Minutes
May 10, 2012**

IN ATTENDANCE FOR THE CITY: Mayor Herb Mumford, Council President Steve Botti, Councilmember Laurii Gadwa, Councilmember Lem Sentz, Councilmember Melinda Hadzor, City Police Officer Dave Walls, and City Clerk/Treasurer Doug Plass

OTHER ATTENDEES: Rebecca Arnold, Gary Gadwa, Anna Means, Jane McCoy, Ellen Libertine

CALL TO ORDER: Mayor Mumford called the meeting to order at 6:01 pm in the Stanley Community Room.

AGENDA AMENDMENTS: The following agenda additions are proposed:
Chamber of Commerce: Request for Community Room fee waiver for 6/12/2012
Redside Foundation: Request for Community Room reduced fee for 5/18/2012
Charlie Thompson: Building Permit 807 – fill along roadway

Councilmember Gadwa motions to amend the agenda to include the above items. Councilmember Hadzor seconds. All approved. Motion passes.

MAYOR COMMENTS/UPDATE:

Mayor Mumford announces that the Stanley Geothermal Feasibility Study has been completed and the final report is available on the city website. It is confirmed that the source of hot water in the area is radioactive decay heat. The range of source temperatures for the geothermal resource still potentially supports all uses from a bathing pool to a power plant. Test well locations on USFS property to the north of the city limits are identified. The report concludes that a test well up to 2000' deep may be necessary to reach the hot water at these locations. A 'slim hole', or small diameter hole, may be the best strategy to take when drilling, as one can identify the location and depth of maximum temperature without the expense of drilling a larger well. The City will need to determine the best strategy for proceeding at this point, given that best sites for drilling are on USFS property. Perhaps a lease or land transfer may be arranged. This may take some time to sort out, but at least the city is armed with more information than we had at the outset.

CITIZEN'S PARTICIPATION:

The clerk reads a letter from Steve Hosac that is included with the minutes.

COUNCIL ACTION ITEM LIST:

Council President Botti has updated the action item list, as it has not been addressed for some time. He would like to see the Council use this tool to keep track of progress on issues, especially those for which progress is slow. He encourages council members and the city clerk to make additions as necessary. He would like also to reformat it to make it a bit more easy to use.

LAW ENFORCEMENT:

The City of Stanley has hired Dave Walls to fill the police officer position. He has started work and can perform all law enforcement functions. Officer Walls reports on his organization of the Police Office. Upon reviewing the history of complaints that

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the Stanley Police Department has received, he concludes that follow-up with the community is an area that has been lacking in the past. He has made some changes to the report writing procedures that should create accountability and help with this problem. He also presents his goal to complete a written police policy manual by the end of the summer.

CONSENT AGENDA:

Council President Botti notes a correction in the March Council Meeting Minutes. The Summer Streets and Roads Contract section contains an erroneous '9'. Councilmember Gadwa moves to approve the Consent Agenda with the noted correction. Council President Botti seconds. All approved. Motion passes.

STREETS AND ROADS:

The clerk opens the sealed bids that the city received for the Summer Streets and Roads Contract from J.C. Anderson Co. and Stanley Construction. After reviewing the bids, Councilmember Gadwa moves to approve J. C. Anderson's bid. Council President Botti seconds. All approved. Motion passes.

AD HOC COMMITTEES:

- CEDA Report(Mayor Mumford) – 4/28 meeting - Challis Community Event Center project is underway, with bid award for the project expected shortly. Stanley Geothermal Development Initiative feasibility study report has been provided to CEDA. CEDA has helped the City of Stanley obtain a grant for playground equipment and a grant for park planning. CEDA is negotiating an ownership transfer for the CRRO to BSU. BSU will maintain a website and a library of images. The next meeting is either 5/17 or 5/24 at noon in the Y-Inn in Challis.
- Gem Committee:
- Chamber of Commerce:(Ellen Libertine) – Two staff members have been hired for the Visitor's Center, one of whom still needs housing. The Summer Kick-off event is June 12 in the Stanley Community Center. The Chamber is beginning its usual summer advertising. The content of the Website should improve with the new staff hires.
- Code Review: (Council President Botti): The Council has been working on a procedure for splitting lots in Stanley, has some input from the city attorney on what has been developed. The idea is to amend the subdivision ordinance to allow for 'minor land divisions'. The current issue to be resolved is what rule to put in place to handle repeated divisions. The Council is in agreement that repeated divisions should be limited to avoid the creation of defacto subdivisions through this process. It had been suggested to use an approach which limits how many times a parcel can be split, but considering all the possibilities that could come about, it seems that using a time limit approach would be much simpler to understand and easier to administer. The City Attorney agrees. Since this change was made outside of a work session, it is suggested that input be gathered from other work session attendees.

BUILDING PERMITS:

#800 – MTE Communications – installation of fiber optic lines in Stanley. The council asks the clerk to request a schedule of work and whether there will be traffic interruptions. Councilmember Gadwa motions to approve the building permit contingent upon the City approving the work schedule. Councilmember Hadzor seconds. All approved. Motion passes.

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#801 - Steve Botti and Vicki Lawson- construction of raised bed with lid. Councilmember Gadwa votes to approve the building permit. Councilmember Hadzor seconds. Three votes in favor, one abstention (Council President Botti). Motion passes.

#802 – Niece Smiley Creek LLC – construction of Stanley Community Library. Councilmember Gadwa motions to approve the building permit. Council President Botti seconds. Council President Botti asks the builder to clarify the location of the external steps with respect to the setback. Keith Reese responds that similar to a retaining wall, an uncovered walkway is not subject to the setback requirement. Councilmember Gadwa is concerned that the library may want to cover the walkway in the future, and would not be able to do so since any covering would be in the street setback. All approved. Motion passes.

#803 – Niece Smiley Creek LLC – excavation and foundation of north building. The Clerk asks Keith Reese for a clarification of the building permit application, as it is not clear whether the plans show the building envelopes or the extent of the concrete work. Keith replies that they show the extent of the concrete work that is to be done. Council President Botti asks if the required setbacks are included. Keith affirms that they are. Rebecca Arnold asks if setbacks are required from the access road that is shown on the drawings. The Council responds that although setbacks are not required for access roads, this permit will not be approving access roads. Councilmember Gadwa asks the applicant to resubmits clean copies of site plans for the application that include only the excavation and foundation work to be done, so as to not give the impression that the council is approving anything more than those items. Councilmember Gadwa motions to approve the building permit with the stipulation that only the foundation and excavation work be shown on the site plan. Council President Botti seconds. All approved. Motion passes.

#804 – Niece Smiley Creek LLC – excavation and foundation of outbuilding. Councilmember Gadwa motions to approve the building permit with the same stipulation as #803. Council President Botti seconds. All approved. Motion passes.

#806 – Niece Smiley Creek LLC – excavation and foundation of south building. Councilmember Gadwa motions to approve the building permit with the same stipulation as #803. Council President Botti seconds. All approved. Motion passes.

#805 – Ellen Libertine/Sean Tajkowski – replacement of water damaged exterior wall. Councilmember Gadwa motions to approve the building permit. Councilmember Hadzor seconds. All approved. Motion passes.

#807 – Charlie Thompson – placement of fill along access road in lower lot. Councilmember Gadwa motions to approve building permit #807, and cautions the applicant to look into whether other permits may be necessary as that lot contains wetlands. Councilmember Sentz seconds. All approved. Motion passes.

NEW BUSINESS:

USFS – Request for reduced fee or fee waiver for the use of the Stanley Community Room for annual orientation of June 11th. Councilmember Gadwa moves to approve the reduced fee of \$50. Council President Botti seconds. All approved. Motion passes.

Sawtooth Mountain Mamas – Request a fee waiver for the use of the Stanley Community Room kitchen for the preparation of food for Bonnie Hansen’s memorial

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of June 10th. Councilmember Hadzor moves to waive the fee. Councilmember Sentz seconds. All approved. Motion passes.

Jane McCoy – ratification of reduced fee for Mark McCoy’s memorial service of 4/28. Councilmember Gadwa motions to waive the fee in its entirety. Councilmember Sentz seconds. All approved. Motion passes.

License Agreement with Niece Smiley Creek LLC for placement of temporary fencing within Niece Avenue. Mayor Mumford asks if a clause has been inserted to require the movement of the fence for snow removal activities. Council President Botti suggests ‘the fence shall be moved in the winter months to permit snow removal on the city streets between November 15th and May 1st’ or something to that effect. Councilmember Gadwa motions to approve the agreement with the addition noted. Council President Botti seconds. All approved. Motion passes.

Stanley Sawtooth Chamber of Commerce – Request for Community Room fee waiver for 6/12 Summer Kickoff Barbecue. Councilmember Gadwa motions to waive the fee. Council President Botti seconds. All approved. Motion passes.

Redside Foundation – Request for reduced fee for Community Room rental of 5/18. Councilmember Gadwa motions to waive the fee if now fees are required of the participants. Councilmember Hadzor seconds. All approved. Motion passes.

CITY CLERK REPORT: (City Clerk/Treasurer Doug Plass)

The public is reminded that agenda items for the monthly City Council Meeting must be received by 4 pm on the Monday preceding the meeting.

The Clerk schedules meeting for June as follows: June 5th, 5:30 pm-Town Hall Meeting for Park Planning; June 6th, 2:00 pm – Budget Workshop; June 7th, 10:30 am- Zoning Workshop; June 13th, 2:00 pm – Budget Workshop; June 14th, 5:30 pm-Lot Split Ordinance public hearing; and June 14th, 6:00 pm – Regular Council Meeting.

The Stanley Wetland Data has been received from the EPA, with a map to arrive shortly.

The LOMR request packet is still being prepared by Sunrise Engineering, as USACE has had to fix a problem with the model.

Business Licenses expire at the end of May. Those businesses that have already submitted payment may pick up their license at the city office.

Building Permit holders are reminded to check their permit expiration dates, as renewal requests must be received prior to a permit’s expiration.

OPTION TAX/TREASURY REPORT: (City Clerk/Treasurer Doug Plass)

The Clerk presents some graphs that he has developed to help describe the monthly and yearly Option Tax receipts. Council President Botti suggests a graph be made that includes the goal for the year. Doug Plass reports that the city’s finances are in much better shape than at the same time the previous year. The City had approximately \$70000 more cash available at the end of April 2012 than it did at the end of April 2011. Many expenditure accounts are significantly under budget, with the ski grooming program and park wages coming in over budget. The current state

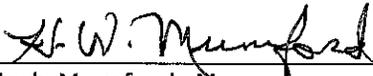
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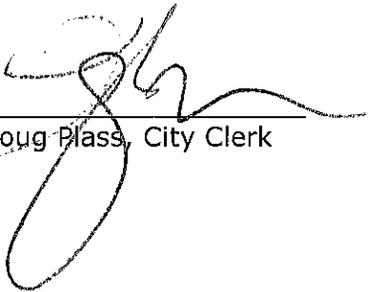
of the city streets suggests that the Street Fund expenditures will likely be higher than budgeted as well.

ADJOURNMENT:

Mayor Mumford adjourns the meeting at 8:08 p.m.

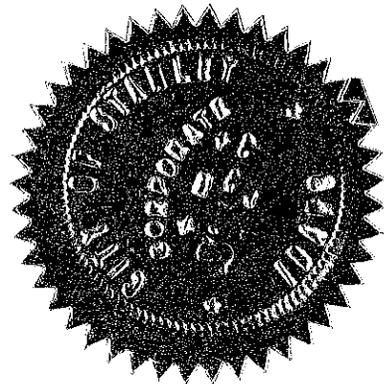


Herb Mumford, Mayor

ATTEST: 

Doug Blass, City Clerk

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Stanley City Clerk

ATTACHED TO 5/10/2012 MINUTE'S ORIGINAL IN RED

From: Steve Hosac [steve@hosac.net]
Sent: Wednesday, May 09, 2012 3:33 PM
To: 'Stanley City Clerk'
Cc: mayor@stanley.id.gov; 'Melinda Hadzor'; 'Iem sentz'; 'Lauri Gadwa'
Subject: RE: Stanley City Council Meeting Agenda

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Mayor & Stanley City Council,

I noticed that tomorrow's City Council meeting includes an agenda item regarding the opening of sealed bids received from "Summer Streets and Road Contractors."

I was in Stanley a couple of weeks ago, and once again, noticed a significant discrepancy in road maintenance on the City street (Ace of Diamonds) fronting the Stanley High Country Inn. For some years now, it has been obvious that this section of Ace of Diamonds fronting SHCI has received either no maintenance or only occasional, marginal maintenance compared to several other streets in the City. This section of Ace of Diamonds essentially has "no gravel (road mix) base" left at all, which is quite different from most other streets in the City. This section of Ace of Diamonds needs to be properly graveled and graded in order to bring it up to the same standards as other streets in the City, and once done, it should be kept to the same standards going forward. **We are requesting that the graveling and grading of this section of Ace of Diamonds be done as soon as possible before the summer business season begins in earnest.**

This has been an ongoing problem for SHCI, and the issue has been addressed with the City of Stanley before, but with little positive change.

The Stanley High Country Inn pays significant Option Taxes to the City of Stanley on an annual basis. SHCI also pays significant property taxes to Custer County, and The City of Stanley benefits from those taxes both directly and indirectly. StanHarrah Corp and the local telephone company also pay significant taxes, and a portion of their respective businesses also operate on this section of Ace of Diamonds.

It is our opinion that maintenance of the section of Ace of Diamonds that fronts SHCI, StanHarrah Corp and the local telephone company should receive "equal and equivalent" maintenance as other streets in the City. We see absolutely no valid reason for this not to be the case.

Please make sure that the section of Ace of Diamonds Street fronting the Stanley High Country Inn and Stan Harrah Corp facilities receive immediate attention as requested above, and future "equal and equivalent" maintenance as other streets in the City.

I request that this email be read in full and without abbreviation at tomorrow's City Council Meeting, and that a written copy be placed in the official meeting record.

Best Regards,

Steve Hosac