



CASCADE CITY COUNCIL
SECOND REGULAR MEETING
October 22, 2018 at 4:30 pm
October 22, 2018 at 6:00 pm (City Council Meeting)
Cascade City Hall

MINUTES

CALL TO ORDER AND ROLL CALL

The meeting of the Cascade City Council was called to order at 6:05 P.M. Council members Tom Byrne, Cynda Herrick, Rachel Huckaby and Denise Tangen were present. Quorum exists.

Also present: Heather Soelberg City Clerk

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

AMENDMENTS TO MEETING AGENDA

No Motion to Amend the Agenda.

PUBLIC COMMENT

Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted by the presiding official.

Sharon Bixler/Cascade Chamber: October 30TH, 6:00 P.M. an Idaho Sled Dog Challenge meeting will be held at Cascade School, Board Room, participation is requested. November 14TH, 6:00 P.M. a Housing Forum will be held at Cascade School, Board Room, all area residents interested in local housing issues welcome.

APPROVAL OF PAYMENT OF BILLS

MOTION BY: Rachel Huckaby **SECOND BY:** Tom Byrne

Approve payment of bills on the Unpaid Invoice Report dated October 18, 2018 in the amount of \$136,191.65

DISCUSSION: Inquiry about Well repair, Mayor Crosby identified these are expenses related to the troubleshooting of the issues related to Well No. 1. Inquiry regarding Rocky Mountain Sign expense related to the Downtown Revitalization visual survey. Inquiry for the picnic table expense from the school, this was for material for the school shop class to build picnic tables (15 each) for the Sports Park, Armstrong Park, and Fischer Pond.

ROLL CALL:

Tom Byrne	Yes	Rachel Huckaby	Yes
Denise Tangen	Yes	Cynda Herrick	Yes

Motion Passed

APPROVAL OF PAYROLL REGISTER REPORT

MOTION BY: Denise Tangen **SECOND BY:** Tom Byrne

DISCUSSION: Councilmember Herrick continues address concern with the reconciliation process. Discussion regarding closing out the fiscal year and the 13th month.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick No

Motion Passed

TOWN HALL MEETING

Mayor Crosby opened the Town Hall Meeting at 4:30 P.M. She welcomed and thanked everyone for their attendance. The following key points of the Midas Community Agreement were highlighted by the Mayor:

The signatories to this Agreement (each a “Party” and collectively the “Parties”) may be affected by the Stibnite Gold Project.

The Parties want to create a long-term working relationship based on mutual trust, respect, transparency and accountability, that also provides for firm commitments to care for people and the environment while supporting economic opportunity for the region.

This Community Agreement is not an endorsement of the Stibnite Gold Project and does not contain any obligation to endorse the Stibnite Gold Project.

This Community Agreement is designed to create a framework for ongoing communication, information exchange, and sharing of benefits.

Midas Gold is committed to socially and environmentally responsible activities now, and throughout the life of the Stibnite Gold Project, and wishes to formalize this commitment for the long term.

Signatories to this agreement commit to:

a) Participate in the Stibnite Advisory Council; To participate in the Stibnite Advisory Council means that the Parties will collectively establish an advisory council comprised of designees of the Parties. The Council will serve as the principal forum for communication among the Parties regarding the Stibnite Gold Project now and throughout the life of the Project, and it will also provide oversight for the implementation of this Community Agreement in an efficient, solution-oriented, timely and cooperative manner.

b) Participate in the NEPA comment period for the Stibnite Gold Project; To participate in the National Environmental Policy Act (“NEPA”) comment period means taking reasonable steps to understand the Stibnite Gold Project and subsequently providing an informed comment letter to the U.S. Forest Service. “Reasonable steps” may include information sharing, discussion, and potential resolution of matters related to the Project by participating in the meetings of the Stibnite Advisory Council.

c) Participate in the Stibnite Foundation. To participate in the Stibnite Foundation means an individual will be designated by each Party to serve on the board of a charitable foundation that will support the objectives of the region’s residents. Funding will be provided to the Stibnite Foundation by Midas Gold.

The Mayor turned the floor over the Anne Labelle, Midas Of Counsel & Director. Anne Labelle provided an overview of the “white paper,” which has been incorporated herein.

John Gahl: Submitted three questions regarding the agreements and assessments of impact on 1) Hospital, 2) School, and 3) City; also questioned the liability regarding agreement. Concern that since the Mine falls within the Hospital & School taxing district, what does the mine intend to do to cover this. Anne stated that the Mine has been in contact with the hospital and will be in contact with the School. The hospital and school would fall within an agreement between the hospital and school. The community agreement is intended to address items unrelated to agreement.

Kathy Hull: Submitted question regarding clarification for other agreements with other entities. Inquired about agreements between other entities, such as the hospital, school, fire, etc. How would Midas Gold make impact for immediate needs of teachers at the school, equipment at the hospital, staffing at the fire department. The agreement would allow for creating working groups with other groups. The agreement would allow for feedback and input by serving on the advisory committee. The committee for the foundation would fund “grants.” Mitigating circumstances related to the impact of the mine will be handled differently, outside of the community agreement. Project related impacts are separate from the community agreement. Community Agreement will be above the mitigating circumstances. Impacts of the mine that effect schools, hospital, etc. will be legally required by the EIS.

There needs to be two separate groups, one group for the Community Agreement Foundation and a different group that handles the Mitigating Issues. There are (will be) separate groups. There are a group of people that manage issues relating to mitigating issues. Then there will be a separate group that will be on the foundation board (the social related issues). This foundation is not intended to address issues relating to needs related to the permitting process.

Karen Balch: Submitted question whether or not the council thinks that the proposed monetary funding in the form of a foundation could be perceived by some community members as a “bribery” or being an effort to be “bought off”? Councilmember Herrick, stated no. Councilmember Herrick elaborated that the agreement only requires the City participate, but does not need to be positive. Councilmembers Byrne stated that Midas Gold is not required to enter into any such agreement, so by going through this process they are providing something that no other corporate would provide. Councilmember Byrne... grants. Councilmembers Tangen identified they are willing to put additional monies into the community without being required to do by asking the community what they would like. Councilmember Huckaby agreed with the other councilmembers. Councilmembers Huckaby identified that it is was to be a “bribe” the City would have to be obligated to do something. Mayor Crosby asked that the citizens not loose site of the purpose and not to get caught up on the entities involved in the agreement. Any entity can request “grant funding” from the foundation.

Judy Nissula: Submitted a question concerning when Midas hires local employees for the current labor face, are there any plans to help mitigate the loss of employees for the local employers. This has been looked into, research shows that the secondary adults in households would offset employment needs. This is something they are currently looking further into.

MOTION TO ACCEPT JODY GREEN AS A MEMBER OF THE LIBRARY BOARD OF TRUSTEES, FILL VERNIE KUSHLAN'S POSITION

DISCUSSION: Councilmembers Huckaby and Tangen thanked Jody Green for volunteering.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

CABARTON ROAD PHASE 2 PAY APPLICATION No. 1 AND No. 2, LS#18-304

DISCUSSION: Mayor Crosby reminded the City Council that Granite commenced work on Wednesday, September 19th, and that it appears the project may be completed by October 23 for a total construction cost of \$577,000.00. Granite has done everything except for adjust manholes and valve covers. Per Payment Application No 1., Granite is requesting \$241,929.21. Per Payment Application No 2., Granite is requesting \$282,634.97. For a total payment request of \$524,564.18, remaining balance to finish \$52,045.54 [\$576,609.72 total].

MOTION BY: Tom Byrne **SECOND BY:** Denise Tangen

MOTION TO APPROVE CABARTON ROAD PHASE 2 PAY APPLICATION NO. 1 IN THE AMOUNT OF \$241,929.21 AND PAY APPLICATION NO. 2 IN THE AMOUNT OF \$282,634.97 FOR A TOTAL PAYMENT OF \$524,564.18, AND GRANT MAYOR'S AUTHORIZE TO SIGN

DISCUSSION: Councilmember Huckaby inquired as to the calculating methodology. Discussion regarding the need to for a final payment request.

ALL IN FAVOR: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

MAIN STREET TREE MAINTENANCE

DISCUSSION: Mayor Crosby has reached out to a local arborist based out of Riggins, Idaho Native Sisters Tree Service, and obtained estimate to establish baseline for future/ongoing regular maintenance.

Estimate (\$7,200.00) involves 70 trees, about 35 on each side of Main Street. Estimate rate \$1,800.00 per day, this price includes the shaping, structure pruning, reducing height on some of the smaller trees, deadwood removal, and raising tree canopy to clear sidewalks and parking areas. Estimate of 4 days to complete job (15-17 trees per day) and includes all clean-up and debris hauling.

Mayor Crosby identified that the first overhaul takes the most time to get the trees back into shape. Anticipating the next time trees need pruned it will be half the cost.

The Funding source for this could come from one of the following options. Option (1) pull from the LGIP [2686-General Fund]; option (2)

pull out of LID 93-1 (balance \$9,160.00); OR option (3) charge to Downtown R & M [GL 06-0438-10-69] under Parks Fund and reconcile at year end.

Councilmember Huckaby inquired as to the LID 93-1, Mayor identified that the LID was set up for Sidewalks, Trees, etc. recommends not using the LID for this specific expense. Councilmember Byrne inquired as to the Mayor's recommendation, Mayor recommended charging to the GL account and reconcile at the end of the year. Councilmember Herrick agreed.

MOTION BY: Cynda Herrick

SECOND BY: Tom Byrne

MOTION TO APPROVE AGENDA BILL 18-22 FOR THE MAIN STREET TREE MAINTENANCE, AND USING OPTION THREE FOR PAYMENT.

DISCUSSION: Mayor Crosby identified that the City has been penciled in for work the first week of November. Chamber will hang lights and snowflakes after the tree work has been completed.

ALL IN FAVOR:	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes

Motion Passed

DISPOSITION OF 1472 SO. MAIN STREET (BUSINESS INCUBATOR PROPOSAL)

DISCUSSION: Mayor identified that the PD building had an address of 1480 Main Street, the actual address of 1472 Main Street. On September 10, 2018 Philip D Bennett presented a business incubator concept and identified his interest in the old Police Department building located at 1472 Main Street. The matter was tabled until this meeting.

Mr. Bennett stated he was open to leasing or purchasing the property. Mayor Crosby identified that the City Council needs to decide if City willing to lease the property to Mr. Bennett for business incubator, or if City wants to pursue selling the property. Philip Bennett submitted a draft lease proposal on September 24, 2018, the City Attorney reviewed lease proposal and ultimately recommended the City complete a more detailed evaluation of what it wants to do with this property before considering Mr. Bennett's or any other lease proposals.

The City moved forward with obtaining an Appraisal of the property as recommended by the City Attorney, and a copy of the appraisal summary was provided to the City Council and the full report is available for review by the City Council. The appraisal value is \$270,000. City Attorney updated the City Council on the process of disposing of the building. Councilmembers Huckaby inquired about the ADA compliance issues. Councilmember Byrne inquired as what the City needs to do to move forward. City Attorney identified that the City would need to adopt/approve the resolution as amended.

A Business Incubator vetting session was held 10/16/18 at the CAC, two letters of support have been received (1) Shauna Arnold on behalf of

Horizons' Lifestyle and Education Team, and (2) Jonne Hower, on behalf of WCM Housing Trust, and Foundations for the Future LLC.

The City ordered a Commercial Assessment of 1472 S. Main St. An onsite inspection by the appraiser was conducted on October 18, 2018. A copy of the Appraisal Report was received today, and a copy of the report was provided to the City Council for review. At this time the City Council needs to decide on the direction it will be taking.

MOTION BY: Tom Byrne **SECOND BY:** Denise Tangen

MOTION TO APPROVE RESOLUTION NO 18-11 AS AMENDED AND AUTHORIZE THE MAYOR TO SIGN

DISCUSSION: No further discussion. The Public Hearing will be scheduled for November 26, 2018 regarding the disposition of the building.

Mayor Crosby allowed Philip Bennett an opportunity to update the City Council on the vetting session. Mr. Bennett believed the vetting session went well and is still committed to the process. Mr. Bennett stated whether or not the City is willing to miss out on his "business incubator" concept for the purpose of selling the building to an investor. Mayor Crosby identified that so many of the aspects identified in the vetting session are already available throughout the community. Jonne Hower stated that office space is needed, and the business incubator space would allow for such space. Discussion regarding the need for fractional office space in the community. Councilmember Huckaby inquired as to Phillip Bennett's desire now to lease the building as opposed to purchase the building. City Attorney identified that this discussion is what needs to take place during the public hearing process. Councilmember Huckaby inquired as to why the Public Hearing is not during the first meeting in November, Clerk identified there need to be sufficient time to advertise for the hearing.

ROLL CALL	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes

Motion Passed

FAA DISCRETIONARY SUPPLEMENTAL AGREEMENT

DISCUSSION: The Application for Supplemental Discretionary funding is a form that notifies the FAA that the City of Cascade is interested in being considered for a one-time program that offers 100 percent grants to select rural airports. This is not a grant application. If Cascade is selected for this special grant program, the City will need to submit a traditional grant application. This form must be submitted to FAA no later than October 31, 2018.

MOTION BY: Tom Byrne **SECOND BY:** Cynda Herrick

MOTION TO AGENDA BILL 18-22 TO APPROVE THE CASCADE AIRPORT APPLICATION FOR DISCRETIONARY SUPPLEMENTAL AGREEMENT FUNDING

DISCUSSION: No further discussion.

ROLL CALL	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes

Motion Passed

20246 PINE STREET BID PROPOSAL

DISCUSSION: Update/reiteration of the history of the Pine Street Bid. Unfortunately, the 2 bids received after re-bidding the Pine Street project were only slightly less than the bid received in April. The estimated total cost of construction for the lowest bid (Granite Excavation \$210,179.51) is \$59,431.97 more than the available funding.

The City has 3 options:

1. Reject the bid and rebid the project again (I do not recommend this option because of how similar the latest bid results are to the original bid results)
2. Award the Contract as bid with the funding shortfall provided by the City (you have indicated that this is not a feasible option)
3. Award the Contract and execute a change order to remove Rectangular Road Flashing Beacons (RRFBs) and/or HMA paving from the contract.
 - a. Removal of the RRFBs would reduce the total project cost by \$39,375 with a funding shortfall of \$20,056.97.
 - i. The City could purchase and install blinker signs with City funds (possibly for less than the bid amount of \$39,375)
 - ii. LHTAC is working on a state-wide procurement of RRFBs that the City may be awarded in the future for installation with City Funds
 - iii. The City could include RRFBs at this crossing through other LHTAC funding avenues
 - b. Removal of HMA paving would reduce the total project cost by \$26,622 with a funding shortfall of \$32,809.47
 - c. Removal of HMA Paving and RRFBs would reduce the total project cost by \$65,997.50 and allow a \$6,565.53 for a contingency

The City Engineer recommends that the City award the project to Granite Excavation and execute a change order to remove the RRFBs from the contract. This would require approximately \$20,000 of additional City Funds.

Councilmember Huckaby under impression Mobility Team may have access to additional financial resources for this project and requested the Mayor connect with the Mobility Team. Discussion regarding the bid discrepancies. Discussion regarding incorporating geothermal heated sidewalk into project. Discussion regarding geothermal potential cost, effectiveness, etc. Decision tabled until the first meeting in November to allow additional research.

to Alpha Nursery for information and costs. To implement the program as outlined in the application, the costs would be:

Tree-boxes: to include 3 proven winners plants consisting of 1 green item and 2 flowers. Recommendation would be to do superpetunias which are durable, can take some frost, and are also self-cleaning so they really don't need deadheading as is needed with other variety of petunias. The cost for each tree-box would be \$17.42 (this includes a 20% discount if ordered prior to March of 2019).

Planter Barrels: would also include 3 proven winners plants consisting of 1 green item (grass) and 2 flowers. Recommendation would be to do superpetunias which are durable, can take some frost, and are also self-cleaning so they really don't need deadheading as is needed with other variety of petunias. The cost for each tree-box would be \$22.27 (this includes a 20% discount if ordered prior to March of 2019).

Alpha Nursery suggested including with each starter kit some compost and fertilizer. These items are included in the above pricing.

There are approximately 72 tree-boxes (\$1,254.24) and 10 barrels (222.70) that the City would put up for "adoption." If the City would like to move forward with the Adopt-A-Tree-Box program, a decision would need to be made whether or not the City would have an "adoption fee" associated with the project or if the City would bare the cost of each starter kit. If successful, this would provide a colorful landscape in downtown without burdening the City Crew, while giving ownership to members of the community.

MOTION BY: Cynda Herrick

SECOND BY: Denise Tangen

MOTION TO APPROVE THE ADOPT-A-TREEBOX INITIATIVE AND TO MOVE FORWARD WITH PROMOTING THE PROGRAM AT A \$10 ADOPTION DONATION WITH A SUGGESTED LIST OF PLANTS

DISCUSSION: Councilmember Huckaby identified the monies should stay with the tree-boxes, etc.

ALL IN FAVOR:	Tom Byrne	<i>Aye</i>	Rachel Huckaby	<i>Aye</i>
	Denise Tangen	<i>Aye</i>	Cynda Herrick	<i>Aye</i>

Motion Carried Unanimously

MAYOR REPORT

A copy of Airport Advisory Committee (AAC) meeting minutes from 9/6/18 meeting. – Item of interest in minutes, #7 – involves two old tractors at the Airport that could be used for trade-in for new 50 HP tractor. Mayor will be coordinating this and keep Council updated.

BSU Geothermal Study/Report completed June 10, 2018 – Report referred to Valley County Geothermal Energy Team (VCGET) for review and recommendations to answer question, "Now that we have this information, what do we do with it?" – Have this matter penciled in on the January 14, 2019 Agenda. Also spoke w/Lee Liberty and Roy Mink, advised direct use is viable and if City working on new infrastructure projects, now would be the time to take advantage, i.e. heating sidewalks.

