

CASCADE CITY COUNCIL FIRST REGULAR MEETING June 10, 2019 at 6:01 pm Cascade City Hall

MINUTES

CALL TO ORDER AND ROLL CALL

The meeting of the Cascade City Council was called to order at 6:00 P.M. Council members Tom Byrne, Cynda Herrick, Rachel Huckaby and Denise Tangen, were present. Quorum exists.

Also present: Heather Soelberg Steve Yamamoto City Clerk Superintendent

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

PUBLIC COMMENT

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

No public comment.

DEPARTMENT REPORTS	
AIRPORT	No Report
BUILDING INSPECTOR:	No Report
LIBRARY:	No Report
SHERIFF'S DEPT.	Sheriff Bolen provided a written report, which is incorporated herein. Discussion regarding ticket revenue, and the decrease in revenue over previous years.
PUBLIC WORKS:	Superintendent Yamamoto provided a written report: a brief synopsis, the Scada System went down in a recent storm, Yamamoto was called in to manually manage system. New chlorination tank systems were ordered and will be installed shortly. Mill Street storm culverts is on scheduled and will be completed shortly, Idaho Power will be moving the pole for the project shortly (new lights by Idaho Power will be replacing all the street lights over the next 4 years to meet the Lighting Compliance Ordinance). Streets will be bladed, rolled, and mag chlorinated prior to 4 th of July. An asphalt grinder will be up, hopefully before the 4 th of July to grind up Idaho Street. Street sweeping will take place again on July 2 nd in conjunction with the Sidewalk cleaning sponsored by the Chamber. Still working with the County to schedule weed spraying. Councilmember Herrick inquired about the purchasing of a new trailer for the

mowing. Councilmember Herrick also inquired about the Sports Park bathroom, Mayor identified that they are fixed but will continue looking at fixing/updating of the bathrooms at the Sports Park.

CLERK/TREASURER: Update on the budget process.

PUBLIC HEARING

No Public Hearing

UNFINISHED BUSINESS

PHIL BENNETT – 11480 SOUTH MAIN STREET LEASE

DISCUSSION: Mayor Nissula introduced the topic

Section 3.3 – Early termination clause. City attorney says that an early termination is standard for a City lease as well as 30 days also a standard language. City attorney stated without an early termination clause the City would not be able to return to use of the building. Discussion regarding the terms of the lease (ie 1 year or longer). Lease length and the automatic renewal could change the needs of the early termination. Bennett is only comfortable with a default clause, not early termination. Councilmember Herrick requested that the lease default clause and an automatic one-year renewal - Attorney stated that nonpayment is a breach of agreement and an automatic default. The terms of lease length could be from month to month to 1, 2, 5 etc. term. Discussion regarding term length. Councilmember Huckaby inquired about the early termination for Bennett, but not the same termination opportunity for the City. Mr. Bennett requested the early termination language stay in the lease for his behalf, but not for the City. Discussion regarding early termination.

Discussion regarding the \$500 lease payment and utilities. The discussion regarding the lease payment of \$1,000 and the cost of the utilities for the building. Discussion regarding the power bill and how the utility bill could be split. Continued discussion regarding utilities for the space. Discussion regarding the rent payment. Discussion regarding security deposit. City Attorney stated the rent was the original amount offered by Bennett, but identified that the City needs to be cautious that it can't be construed as "subsidized." Discussion regarding putting an RFP, and putting the space out for an RFP. City Atty stated that it has wide discretion when leasing the property.

City Attorney requested Bennett do a walk through and make a list of improvement. Atty identified that 5.1 requires a tenant improvement plan, Councilmember Byrne requested that Bennett create a tenant improvement plan. Bennett identified that he was not in a position to make such a plan as of yet. Mayor identified the importance of creating a tenant improvement plan. Councilmember Byrne identified that the tenant should create a "phase" of the tenant improvements. Bennett requested the councilmembers each provide a proposed lease amount. Discussion regarding utilities. Discussion regarding a 90 days window where tenant would have access to the building rent free. Discussion regarding a 90 window where there would be tenant improvement period.

Councilmember Tangen inquired about whose the lease name would be in. Bennett would identified the lease would be in Start-Up Idaho business. City Attorney requested organization documents relating to the Start-Up Idaho. City Attorney requested additional information from Bennett regarding the entity information.

Discussion regarding meeting the required obligations requested from the City Attorney. Discussion regarding requirement to have a walk through.

Discussion regarding the sub-lease clause.

City Attorney ran through a synopsis of the lease changes.

A scheduled walk-thru with City Councilmembers Huckaby and Tangen and Bennett was scheduled for June 18, 2019.

Bennett will have required documents to the City Attorney no later than June 21, 2019 for the purpose of finalizing the lease.

NEW BUSINESS

SVCRD DISC GOLF TOURNAMENT - FEE WAIVER REQUEST

DISCUSSION: The Cascade Chamber of Commerce sponsored a Disc Golf Tournament over the Memorial Day weekend. Since this is the first Disc Golf Tournament that has been held at the

course the Chamber is hopes to save money in order to have money to promote the next event. Mayor Nissula stated that she had requested from Larry Morton to complete the Park Reservation Application.

MOTION BY: Tom Byrne SECOND BY: Cynda Herrick

MOTION TO WAIVE THE FEE FOR THE DISC GOLF COURSE

DISCUSSION: Discussion regarding the fact that The Chamber never completed a reservation form, therefore there really isn't a fee to waive. Discussion regarding having a form for separate form for the Sports Park, Disc Golf, Softball Fields, etc. Discussion regarding fees, and budgeting/approving fees

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

Motion Passed

LAKESHORE DISPOSAL FRANCHISE AGREEMENT

DISCUSSION: Tabled until the second meeting of June.

RON WISE – LAND LEASE

DISCUSSION: This is for the renewal of the land lease between the City of Cascade and Ron Wise.

MOTION BY: Rachel Huckaby SECOND BY: Tom Byrne

MOTION TO APPROVE THE LAND LEASE BETWEEN THE CITY OF CASCADE AND RON WISE, AND AUTHORIZE THE MAYOR TO SIGN.

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DISCUSSION:	Discussion regar	ding the leas	se.	
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes
Motion Passed				
JUSTIN DUMAR	S – LAND LEASE			
DISCUSSION:	This is for the re Justin Dumars.	newal of the	land lease between the Ci	ty of Cascade and
MOTION BY:	Rachel Huckaby		SECOND BY:	
	PROVE THE LEASE AUTHORIZE THE M		THE CITY OF CASCADE A	ND JUSTIN
DISCUSSION:	No further discu	ssion		
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes
Motion Passed				
BUSINESS LICE	NSES			
DISCUSSION:	Mayor Nissula turned the time over to Rachel Huckaby. Councilmember Huckaby provided an update on the history of the need for business license. Councilmember Herrick agreed that a business license would be important. Councilmember Tangen would like to see additional changes to the business license.			
MOTION BY:	Tom Byrne		SECOND BY: Denise T	angen
MOTION TO MO FORM	VE FORWARD WIT	H CREATING	G A BUSINESS LICENSE (ORDINANCE AND
DISCUSSION:	Discussion regarding chances to the ordinance and/or form. Discussion requiring short term rental needing business license, request to confirm with City Attorney the City can require short term rentals to complete a business license form.			
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes
	Denise Tangen	Yes	Cynda Herrick	Yes
Motion Passed				
LOCAL OPTION	TAX			
DISCUSSION:			City Council regarding mov ballet in November. Discu	_

LOT tax, and putting on the ballet in November. Discussion regarding having educational forum prior to putting on the ballet. Discussion regarding educating the citizens. Discussion regarding what the monies would be used for.

MOTION BY:	Rachel Huckaby	\$	SECOND BY: Cynda H	errick	
MOTION TO PUF	RSUE A LOCAL OP	FION TAX			
DISCUSSION :	No further discu	ssion			
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Yes	Cynda Herrick	Yes	
Motion Passed					
2019-2020 FISC	CAL YEAR BUDGE	Т			
DISCUSSION:	In depth discuss	ion regarding l	oudget line items.		
APPROVAL OF 1	PAYMENT OF BILI	ĹS			
MOTION BY:	Rachel Huckaby	5	SECOND BY: Denise T	angen	
APPROVE PAYM IN THE AMOUN		THE UNPAID I	NVOICE REPORT DATE	D JUNE 7, 2019	
DISCUSSION:		-	ed about the BBQ brush the Sports Park Bathro	,	
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Yes	Cynda Herrick	Yes	
Motion Passed					
APPROVAL OF 1	PAYROLL REGIST	ER REPORT			
MOTION BY:	Cynda Herrick	5	SECOND BY: Rachel H	luckaby	
APPROVE PAYR	OLL REGISTER RE	PORT FOR PAY	PERIOD ENDING MAY	25, 2019	
DISCUSSION:	No further discu	ssion			
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Yes	Cynda Herrick	Yes	
Motion Passed					
APPROVAL OF					
MOTION BY:	Rachel Huckaby	5	SECOND BY: Cynda H	errick	
APPROVE CASC. CORRECTIONS	ADE CITY COUNCI	L MINUTES DA	ATED MAY 13, 2019, W	ITH	
DISCUSSION:	Inquiry about Matt Johnson attendance.				
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Abstain	Cynda Herrick	Yes	
Motion Passed					
MOTION BY:	Rachel Huckaby		SECOND BY: Tom Byr	20	

APPROVE CASCADE CITY COUNCIL MINUTES DATED MAY 28, 2019, WITH

CORRECTIONS					
DISCUSSION:	Include the language Police LGIP in the motion.				
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Yes	Cynda Herrick	Yes	
Motion Passed					
MOTION BY:	Cynda Herrick	SECO	ND BY: Denise Ta	ange	
APPROVE CASCADE CITY COUNCIL MINUTES DATED JUNE 3, 2019, WITH CORRECTIONS					
DISCUSSION:	No further discussion				
ROLL CALL:	Tom Byrne	Yes	Rachel Huckaby	Yes	
	Denise Tangen	Yes	Cynda Herrick	Yes	
Motion Passed					

MAYOR'S REPORT

Big Game Feeding: Updated the City Council on the Deer feeding open house will be on Tuesday, June 18, 2019.

Cemetery – Leslie the grant writer is looking into Cemetery rehab grants, especially based on the historical value of the cemetery.

Radar Sign – Discussion on the proposed date of installation and the proposed location of the new signs.

ADJOURNMENT					
MOTION TO ADJOURN 9:35pm					
ALL IN FAVOR:	Tom Byrne	Aye	Rachel Huckaby	Aye	
	Denise Tangen	Aye	Cynda Herrick	Aye	
MEETING ADJOURNED:					
Respectfully submitted and Attested by,		Approved			

Heather M. Soelberg

Heather M. Soelberg, Clerk/Treasurer

Judith R. Nissula, Mayor