



**CASCADE CITY COUNCIL**  
**SECOND REGULAR MEETING**  
**Monday, June 29, 2020**  
**6:00 PM**  
**Cascade City Hall**  
**MEETING MINUTES**

**CALL TO ORDER AND ROLL CALL**

Mayor Nissula called meeting to order at 6:07 pm

**ROLL CALL**

Ron Brown, Cynda Herrick, Rachel Huckaby, Denise Tangen were present.  
Quorum exists.

Others in attendance:

In Person: Applicant and Team, Janice Van Winkle, Heather Soelberg

Digitally: City Engineer, Trevor Howard and City Attorney, Matt Johnson

**PUBLIC HEARING**

Development. Agreement - River District

*[Administratively Continued to June 29, 2020 at 6:00 pm upon request of staff and Applicant]*

**Staff Report by Matt Johnson**

City Attorney summarized activity related to the Development Agreement since the last public hearing and today's continuation of the public hearing. Staff draft of the DA dated June 11, 2020 and the Applicant draft of the DA dated June 17, 2020 have been posted and are being discussed this evening. The final draft of the DA distributed to Council has been approved by Staff and is presented to the Council for review.

There was discussion as to when the initial (50) SAF fees would be paid in relation to the recording of the final plat within zero to 4 years. If no final plat is recorded for Phase One, the DA includes language that the developer may seek an amendment to the final plat recording date. Subsequent phases are on a 5-year timeline.

The City Engineer, Trevor Howard, discussed the percentage of prepayment of SAF fees in relation to DW/WW system health and operations.

**Applicant Presentation**

The Applicant summarized the points where agreements and differences existed and their resolution.

### **In Favor**

Steve Millemann congratulated the council on their hard work. His client feels they support the development agreement as presented to the council.

### **Uncommitted**

No comments

### **Opposed**

No comments

### **Applicant Rebuttal**

There was no Applicant rebuttal.

**Mayor closed the Public Hearing at 6:36 pm**

## **NEW BUSINESS ACTION ITEMS**

### **Development Agreement – River District**

*[Administratively Continued to June 29, 2020 at 6:00 pm upon request of staff and Applicant]*

### **DISCUSSION**

There was discussion on a few additional points in the DA where Council sought clarification. The City Attorney felt they could be addressed at this point as long as they were not substantial changes which would require further review of the DA.

Five points were discussed including changing the language regarding the maximum building height as reflected in DA of 25' as recommended by the Fire District taking the current Fire Department lack of equipment and training capacity for a taller building into consideration, the City Attorney recommended that the language of the DA remain at a maximum of 25' with a provision that an amendment process could be sought at a future date.

There was discussion by Council and Applicant related to water meters and multiple dwelling units. The example of a 16-unit apartment building owned by one individual was brought up by Council which needed clarification asking if one meter would be installed and one bill generated or 16 meters installed and 16 bills generated.

The Mayor clarified that one meter could be installed and one bill generated as long as sixteen EDU's equivalent to 16 base rates plus usage were included in that bill.

City Attorney, Matt Johnson, stated that facts and conclusions would be further discussed prior to final approval of the DA that will be reviewed by the next meeting on July 13, 2020 where he would suggest that Council approve and authorize the Mayor to the sign the development agreement.

**MOTION**

Motion made by: Cynda Herrick

Seconded by: Rachael Huckaby

**Motion to approve** the development agreement (DA) for the River district with the discussed changes listed by the City Attorney related to zoning from agricultural to multiple use, maintaining the 25' the height limitation with no change to the DA, using "common area" related to landscaping and provisions related to water meters where the language reflected in the DA related to water meters be clarified to ensure the appropriate EDU's are accounted for and billed appropriately.

**Roll Call:** Ron Brown, Cynda Herrick, Denise Tangen, Rachel Huckaby.

**Motion unanimously approved.**

**Motion to Adjourn** made by Mayor Nissula at 7:00 pm