



CASCADE CITY COUNCIL
First Regular Meeting and Public Hearings
Monday, August 23, 2021
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:00 pm

Present Council Members Ron Brown, Cynda Herrick, Rachel Huckaby, Denise Tangen
A **quorum** was present.

Present in person Judith Nissula, Mayor Heather Soelberg, Treasurer
Janice Van Winkle, Clerk Darryl Shephard, Building Department

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

There was no public comment.

CURE of April 17, 2021 mis-posted Agenda (Action Item)
No motion necessary per City Council.

COMMUNITY REPORT/S

Tom Reinhardt of Cascade Medical Center reviewed COVID 19 testing data as of August 20th and protocol for treatment and quarantine.

Tom briefed Council on the CMC annual report and future hospital needs from current to five years out and then 10 years out. The need for expansion and a minimum doubling of square footage to accommodate treatment and therapy services is imminent.

NEW BUSINESS

AB 21-113 Resolution No. 21-13 – Reserve Forgone Amount (Action Item)

Motion by Rachel Huckaby to adopt Resolution No. 21-13 reserving ZERO to the Forgone Amount for fiscal year 2021/2022.

Seconded by Cynda Herrick

Roll Call Yes, Rachel Huckaby Yes, Denise Tangen
Yes, Ron Brown Yes, Cynda Herrick

Motion passed.

AB 21-114 Highway Parking Spot in front of D-9 (Action Item)

Discussion regarding the parking space between the two driveways that front highway 55 from the D-9 parking lot.

Summary of parking problem by Mayor Nissula who had reached out to ITD regarding the

Labeling of the parking space. ITD has given the OK to the city but requires the City to do any striping and/or signing and all maintenance.

Ron Wise related his near accident and concern over the extra long vehicles that block the highway entrances to the D-9 market that create blind spots when entering or exiting the driveways. He expressed his concerns over safety and potential liability to the City.

Council Member Herrick does not want to lose a parking space and does not want a sign.

Rather than eliminate the parking space, Council Member Tangen suggested a “compact vehicle” sign.

Council Member Huckaby suggests that the driveways entering/exiting the highway should be “right turn only”. The driveways are too close to the four-way intersection of Market St. and the highway. There is a shrub/tree growing adjacent to the Roxy Theatre entrance to the D-9 parking lot that should be removed to improve visibility.

Motion by Denise Tangen to table until further discussion with D-9 occurs regarding parking spot across from City Hall.

Seconded by Ron Brown

Roll Call	Yes, Denise Tangen	Yes, Ron Brown
	Yes, Cynda Herrick	Yes, Rachel Huckaby

Motion passed.

Council Huckaby asked the Mayor to ask if the City Engineer could make a suggestion.

AB 21-115 Housing Discussion

Discussion

Related to workforce housing on city property, pre-fab dwellings and accessory dwellings.

Discussion **Council Member Herrick** expressed the need for local, Cascade, housing for employees and the need to look at high density apartments as well as pre-fab dwellings. In addition, accessory dwellings and mother-in-law apartments need to be revisited.

Council Member Huckaby is concerned over RV’s throughout town and the lack of permanent water and sewer hookups.

John Van Buren of Round Valley represents a manufacturer of pre-fab, steel structures delivered in containers at about approximate \$110 sq. ft. plus foundation costs, assembly costs, plus land and infrastructure costs. Pre-fab homes have an approximate 4 month delivery window.

Jonathan Frost of Donnelly is installing eight single wide, manufactured homes with an additional eight to be installed in the near future. People inquiring on rentals have a need for multi-family housing with storage; especially a garage. These properties are currently renting at \$1 per square foot with a base rent of \$1200.00 monthly. New manufactured homes are at a one-year delivery window.

Council Member Huckaby does not feel that \$1200.00 per month qualified as “affordable housing” for Cascade residents.

Council Member Tangen

Any affordable housing should accommodate local, Cascade workers prior to out of the area workers.

There was discussion of the option of imposing deed restrictions to set aside portions of a development project to “affordable, long-term housing”. Deed restrictions could carry over from Title to Title, however, the Mayor used an example of the Legion Hall where deed restrictions were removed by a different City Council. It was further discussed that if deed restrictions were used that they be considered carefully and drafted carefully by an attorney.

Council Member Tangen comment that the City could keep property but allow the development of it. Jonathan Frost of Frost Management recommends selling the property to the developer and keeping deed restrictions on it. STOP at 1:40 min.

Jonathan Frost of Frost Management stated that if the City maintained ownership of the land and leased it he would not be interested in the project because of financing restrictions and the limitations of deed restrictions. He commented that the pool of people interested in developing affordable housing would be limited.

Council Member Herrick asked the Mayor how she wants to proceed. The Mayor will make further inquiries. Herrick commented that the city could start with a request for proposal and have interested parties take a peek at the property and draw up suggestions

Council Member Ron Brown

Tasked the City to look at the larger city owned properties that may be suitable for the development of workforce housing noting that pre-fab housing requires land. Council Member Brown also believes that the City should maintain ownership of the land.

AB 21-116

Managing RV’s

Discussion

General discussion on whether RV’s should be considered as temporary, workforce housing. Review of staff report outlining things to consider during the discussion related to health and safety as well as current city and state codes.

Discussion

Steve Hull – RV habitation must be within an appropriate season with no winter occupancy. Space heaters are a fire hazard. A Permit process would need to be required and enforced.

Mayor stipulated that if allowed, those using an RV as housing would need to have active employment in Cascade, be Permitted and not be squatters.

Council member Huckaby has a concern that, people would turn their vacant lots into “campgrounds” during the summer. When reviewing the sample New Meadows, RV ordinance, it is noted that it is required to have the RV attached permanently to the City sewer and water.

Mayor Nissula suggested that this discussion be continued at a future meeting. In the interim, staff will gather additional information.

AB 21-117 ARPA Funds Discussion
Discussion Council member Tangen asked what it would take to finish the change out for autoread water meters and what the time savings would be. The Treasurer will research the amount .

Public Works director, Steve Yamamoto, summarized what types of projects could be done if not manually tapping meters. The new, remote read meters, could be installed before winter if approved.

Mayor Nissula asked that Council take time to review ARPA material and asked the Clerk to include the ARPA discussion on the next agenda as an action item. In the interim, staff will do more research.

CONSENT AGENDA

Payment approval report through August 20, 2021 (Action Item)

Motion by Rachel Huckaby to approve the payment approval report in the amount of \$18,642.76.
Seconded by Cynda Herrick

Roll Call Yes, Cynda Herrick Yes, Rachel Huckaby
Yes, Denise Tangen Yes, Ron Brown

Motion passed.

Payroll Register reports for August 18, 2021 (Action Item)

Motion by Rachel Huckaby to approve the Payroll Register for August 18, 2021.
Seconded by Denise Tangen

Roll Call Yes, Rachel Huckaby Yes, Denise Tangen
Yes, Ron Brown Yes, Cynda Herrick

Motion passed.

July 2021 Financials (Action Item)

Clarifications requested from the Council included:

Page 14 airport improvement, \$65,000.00 was for the snow removal building as budgeted.
Page 18 and the water budget appears over due to the high month water usage for July and August.
Page 20

The update to the access doors on the City storage building for the vac truck contributed to the over budget amount on repair/maintenance.

Motion by by Rachel Huckaby to approve the July 2021 financials as presented.
Seconded by Ron Brown

Roll Call Yes, Denise Tangen Yes, Ron Brown
Yes, Cynda Herrick Yes, Rachel Huckaby

Motion passed.

Approval of August 9, 2021 Meeting Minutes

(Action Item)

Corrections to “she” to read “Cynda Herrick” and the Mayors report on last page be repaired.

Motion by Denise Tangen to approve the August 9, 2021 meeting minutes with corrections as noted.
Seconded by Rachel Huckaby

Roll Call Yes, Ron Brown Yes, Cynda Herrick
Yes, Rachel Huckaby Yes, Denise Tangen

Motion passed.

Approval of August 17, 2021 Meeting Minutes

(Action Item)

Motion by Cynda Herrick to approve the August 17, 2021 meeting minutes as written.
Seconded by Denise Tangen

Roll Call Yes, Cynda Herrick Yes, Rachel Huckaby
Yes, Denise Tangen Yes, Rob Brown

Motion passed.

MAYOR’S REPORT

On the Sheriff’s report, the “extra patrol” are still part of the hours allotment if an officer needs support.
Verbal warnings vs citations – people are stopped for lots of reasons.

Council Member Tangen interjected that the question remains, what can the City do to change the warnings to citations. Does the City have any say so in the criteria?

The walkaround to look at trees on city property will occur on Tuesday, August 23rd.

LOT administration tools are in the works by the City Clerk.

New crosswalk flags were stenciled and put in place.

Chalk on the walk is Saturday, August 28th. Council member Huckaby asked that Council consider adding sidewalk maintenance in the summer as well as the existing snow removal in the winter.

Auction on the PD building took place on Saturday. The minimum bid was \$360/K and the winning bid was \$455/K.

ADJOURNMENT by Mayor Nissula at 8:37 pm.