



CASCADE CITY COUNCIL
First Regular Meeting and Public Hearing
Monday, December 12, 2022
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, Rachel Huckaby, Jason Speer, Denise Tangen
A **quorum** was present.

Staff Present Judith Nissula-Mayor, Janice Van Winkle-Clerk, City Attorney, Daniel Goodman
Via Zoom Heather Soelberg-Treasurer, City Engineer, Trevor Howard and
Contract Planners Sarah Arjona and Peggy Breski.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

There was no public comment

DEPARTMENT REPORTS

Airport news was presented by Mayor Nissula.

Building Official – clerk directed to refund the permit fee charged to the Library and modify the permit log to reflect same. Code Enforcement update regarding the deer; given until 12/31/2022. The Mayor will have more conversation regarding this.

Clerk report was read by the City Clerk. The Mayor reiterated to Council some of the suggestions they received from the City Engineer for projects that could be considered as LOT funded projects.

The Library report was in the Council packet. No presentation made by the Library Director.

Public Works outlined by Mayor Nissula. Staff has been plowing that past 4 nights in a row. A citizen inquired about getting an attachment for the city plows so driveways are not bermed. The city does not have the equipment at this time.

Council Member Huckaby asked if the newsletter could include a reminder about not moving snow onto someone else's property. The Clerk will include "tips" on snow removal in the next newsletter.

Sheriff's department will report quarterly beginning 2023. The Mayor reminded Council again that their input on what they would like the report to contain is important.

PUBLIC HEARINGS

SUB 22-01 Go to My Garage

Public hearing reopened at 6:15 pm.

City Engineer, Trevor Howard, reached out to ITD and got an email response and they reviewed the encroachment permit and additional information regarding the specific use intended at Go To My Garage. After review ITD determined that it reached the initial criteria and approved with no changes to the traffic requirements; ITD approved as applied.

City Contract Planner, Peggy Breski, reminded Council of the allowed “uses” and creating a development agreement is the best way to address. City Attorney, Daniel Goodman, assisted in the creation of the development agreement for Council review. The concerns that Council expressed at the last meeting have been resolved and incorporated into the development agreement.

Public hearing was closed at 6:18 pm.

Council discussion followed.

Council member Speer asked how a violation in use would be handled; what is the recourse.

City Attorney recommends revised language for the “permitted uses” under section 11.1 through 12.5 that would address how to enforce.

Council member Huckaby had a question regarding the water system in section (5.1) “the city will take over the water system” could be misleading.

Clarification by Trevor Howard...all pipe to the meters will be the city water system.

Council member Huckaby wanted clarification that the City has (12) hookups to sell to “Go To My Garage”. The answer was yes.

VAC 22-01 Kimmel Vacation Request

Public hearing was opened at 6:29 pm

Council was asked if there has been exparte communication. No Council member claimed exparte.

Staff report presented by Sarah Arjona of Salaber Engineers who went through staff report.

Staff does not feel that vacating part of alley is in the best interest of the public as it would limit access to other parcels and right of ways in the alley. Staff recommended denial of proposed vacation.

Applicant asked to respond but they were no longer on the Zoom call. Mayor deferred to City Planner, Sarah Arjona, for the content of their application.

Testimony

Against 209 Mill St. Todd and Margo.

Neutral 503 S. Idaho St. Cascade Gregory Johnson. Not opposed to vacating alley. But, it makes more sense for all properties to seek a vacation.

For None.

Public hearing closed at 6:40 pm

Council member asked if the alley was used as a drive thru. The Mayor reiterated that it is a unnamed alley that is not improved. The Mayor is of opinion that the city vacating property is generally not recommended. If the city needed it for a future use; it would have to be bought back. Council member Speer expressed that if it is city property, the city should take care of it; mow it, etc. They Mayor was in agreement.

Council had no further questions.

NEW BUSINESS

AB 22-153 SUB 22-01 Go To My Garage (Action Item)

Motion by Jason Speer to approve the development agreement as written and authorize the Mayor to sign.

Amended Motion by Jason Speer to approve the application for subdivision 22-01, Go to My Garage, and the development agreement with the changes as discussed and authorize the Mayor to sign.

Seconded by Denise Tangen

Roll Call

Yes, Rachel Huckaby	This is a good use of the land.
Yes, Ron Brown	Will bring additional business to the city.
Yes, Jason Speer	The area is industrial, the project is light industrial; it is a good fit.
Yes, Denise Tangen	Good for the community.

Motion passed.

AB 23-23 VAC 22-01 Kimmel Vacation Request (Action Item)

Motion by: Denise Tangen to deny VAC 22-01

Seconded by: Rachel Huckaby

Roll Call

Yes, Ron Brown	City should maintain their own property.
Yes, Jason Speer	Public response was negative.
Yes, Denise Tangen	The City should not give away their public utilities right of ways and the city should be responsible for maintaining them; i.e. weeding.
Yes, Rachel Huckaby	Not in favor of giving away a right of way.

Motion passed.

AB 23-24 IIIA Insurance annual report (Presentation)

Presented by Amy Manning who explained their public status, origin, purpose and operational framework of the IIIA organization. Amy reviewed the annual report booklet page by page with the Council. IIA recommends that a 10% inflation rate be budgeted each fiscal year.

AB 23-25 Mobile Food Ordinance No. 726 review and set public hearing (Action Item)

Ordinance presented by City Attorney, Daniel Goodman who reviewed the DRAFT ordinance with the City Council.

Council Member, Rachel Huckaby had question in the following sections:

4.9.4 that calls out “Vendor permit and Mobile Food permit”. She feels only one permit should be

needed. The “vendor permit” code would need to be changed to accommodate this. City Attorney, Daniel Goodman, will look at the “vendor code” to see if there are other changes to be addressed.

4.9.5 application - would like to remove language regarding requirement of photograph and SSN’s of employees.

4.9.10 B

location of city water and service connection requirement. Why would this be needed if they are not connecting to the city? Jason Speer – the language should stay in the event of faucet use – there is a potential for back flow issues.

4.9.10 B 2, a (1)

Compatibility of “conformity of structures” could be language that is not needed.

4.9.10 B 2, b (4)

Remove “metal siding prohibited”. Replace this language.

4.9.13 A and B

Private property: Maintain the hold harmless requirement.

Private property: Remove the insurance requirement with “city as additional insured”. However, make sure that the consenting property owner takes on the liability.

City should provide the form for the property owner consent agreement. Attorney will draft the consent agreement that will be used with the application.

Council Member, Jason Speer - Tax deposits should be required. There was discussion as to an appropriate amount.

Under the definitions what does “mobile” mean? Does this definition need to be revised to “mobile”?

Council member, Jason Speer, asked to include an accommodation so that people are not just “parking” or “storing” their units. Create the penalty as a misdemeanor with a meaningful fine.

Motion by: Rachel Huckaby to set a public hearing for the mobile food ordinance for January 23, 2023

Seconded by: Jason Speer

Roll Call	Yes, Denise Tangen	Yes, Rachel Huckaby
	Yes, Ron Brown	Yes, Jason Speer

Motion passed.

AB 23-26 Alcohol Beverage License Renewals, 2023 (Action Item)

Motion by: Rachel Huckaby to approve alcohol beverage license renewals for 2023 as presented.

Seconded by: Jason Speer

Roll Call	Yes, Rachel Huckaby	Yes, Ron Brown
	Yes, Jason Speer	Yes, Denise Tangen

Motion passed.

AB 23-27 Letter of Support – Broadband project (Action Item)

Motion by: Rachel Huckaby to approve the letter of support for the Broadband project and authorize the Mayor to sign.

Seconded by: Denise Tangen

Roll Call Yes, Ron Brown Yes, Jason Speer
 Yes, Denise Tangen Yes, Rachel Huckaby

Motion passed.

AB 23-28 Comment letter to USFS regarding Perpetua (Action Item)

Motion by: Rachel Huckaby to authorize the Mayor to sign the USFS / Perpetua comment letter.

Seconded by: Jason Speer

Roll Call Yes, Jason Speer Yes, Denise Tangen
 Yes, Rachel Huckaby Yes, Ron Brown

Motion passed.

AB 23-29 Resolution No. 23-08 – Banking Signatures (Action Item)

Motion by: Rachel Huckaby to accept Resolution No. 23-08 for banking signatures

Seconded by: Jason Speer

Roll Call Yes, Denise Tangen Yes, Rachel Huckaby
 Yes, Ron Brown Yes, Jason Speer

Motion passed.

AB 23-30 Annual Roads and Streets report (Action Item)

The Treasurer explained that this report is a snapshot of how the city has spent federal and state funds that were received.

Motion by: Jason Speer to accept the Annual Roads and Street Reports as presented.

Seconded by: Rachel Huckaby

All in Favor. (4) Ayes (0) Nays

AB 23-31 Wage Adjustments (Action Item)

The Treasurer explained that the synopsis outlined in the agenda bill was clear and called for questions from Council.

There was lengthy discussion based on previous and current wage adjustment schedule recommendations and how to best distribute budgeted monies fair and equitably in wage adjustments across all departments. The Mayor suggested that the city reach out again to Best Day HR and ask that they assist in establishing guidelines for growth milestones within jobs and assist in determining recommended wage increase schedules. The Council was in agreement.

No motion necessary.

AB 23-32 **Shall the Council meet on December 27th?** **(Action Item)**
Motion by: Rachel Huckaby that there not be a meeting on December 27, 2022.
Seconded by: Denise Tangen

All in Favor (4) Ayes (0) Nays.

AB 23-33 **DWG-224-2021-8 – Drinking Water Facility Plan Tech approval** **(Discussion)**
City Engineer, Trevor Howard, updated Council on the “next steps” of the Water Facility Plan.

AB 23-34 **Closeout of Covid 19, FEMA funding for Parks** **(Action Item)**
Motion by: Rachel Huckaby to table this item until the Treasurer can identify why there is a
discrepancy in the numbers reflected on the attachments in the Council packet.
Seconded by: Jason Speer

All in favor. (4) Ayes (0) Nays

CONSENT AGENDA **(Action Item)**

Payment approval report through December 9, 2022 and revised through December 12, 2022.
Payroll register report for December 7, 2022.
November 2022 Financials
Approval of November 28, 2022 meeting minutes

Motion by: Rachel Huckaby to accept the consent agenda items with corrections.
Seconded by: Jason Speer.

Correct minutes to reflect (3) Ayes instead of (4) Ayes; Council member Tangen was not at the meeting.

Roll Call Yes, Ron Brown Yes, Jason Speer
 Yes, Denise Tangen Yes, Rachel Huckaby

Motion passed.

MAYOR’S REPORT

Healthy Aging in Place Update is going to involve additional items for Council to consider.
Housing Trust Representative.

ADJOURNMENT Mayor adjourned the meeting at 9:17 pm.