



**CASCADE CITY COUNCIL**  
**Second Regular Meeting and Public Hearing**  
**Monday, June 26, 2023**  
**6:00 PM**  
**Cascade City Hall**  
**MINUTES**

**CALL TO ORDER AND ROLL CALL** Meeting called to order at 6:03 pm.

Present Council Members Ron Brown, Jason Speer, Denise Tangen,  
Rachel Huckaby arrived at 6:06pm

A **quorum** was present.

Staff Present Judith Nissula-Mayor, Brandee Nitzel-Deputy Clerk, Daniel Goodman-City Attorney  
Staff via Zoom Trevor Howard, City Engineer

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

None

**PUBLIC HEARINGS**

**CUP 23-01 Elevate Cascade Conditional Use Permit**

Mayor opened the hearing at: 6:04

Council member, Denise Tangen disclosed she went to property and walked around also had the “office gal - don’t know her name” let her in and look at some units of the motel. Mayor Nissula also disclosed that she had a brief conversation with applicant about overall impression of the project.

The Staff Report was read by Deputy Clerk, Brandee Nitzel who summarized the purpose of the application (see staff report for verbiage), written response from stakeholders both private and public entities was read aloud and the summary and recommendations to Council were read.

Applicant presentation made by Bonnie Layton, Senior Planner NV5 present in office; and Demetre Booker Jr, managing partner Elevate Cascade via zoom. 6272 Lambda Drive, San Diego, CA 92120. Clarified what he wants to do, the vision of the property and process of providing housing Units for Residents to purchase and become homeowners.

In favor Matt Fast, Executive Director, sent letter of support.  
Idaho Community Reinvestment Corporation

In Favor PO Box 2002, Boise, ID 83701-2002  
 Jonathan Graham – New York – Project is worthwhile  
 Diane Stucky 10840 Kennedy Lane Cascade feels it’s a solid plan and she trusts the company  
 Raj Khatawali New Jersey Great Project

Neutral None

Opposed Ryan Boley Not enough room to have that many homes on property.  
 Cascade, Idaho Snow load and storage is a problem.

Applicant addressed opposed and council concerns and questions and said that they were willing to do whatever necessary to manage and maintain the property. .

The Mayor closed the hearing at: 6:41 pm

**NEW BUSINESS**

**AB 23-134 CUP 23-01 Elevate Cascade Conditional Use Permit (Action Item)**  
 Council discussion related to the public hearing. City Attorney, Dan Goodman, addressed the council with the specific parameters that the council needed to consider. Council member Huckaby feels council should table as she needs more information from Staff; address emergency access, gate system, additional City crew input, what are the codes that are needed changes.

Motion by: Rachel Huckaby to hold and table CUP-23-01 application in order to obtain answers to the following questions:  
 1) Emergency Access 2) Type of key needed for gate 3) Does there need to be two gates 4) EDUs for water and waste water 5) what conditions would be in DA

Seconded by: Denise Tangen

Roll Call: yes, Ron Brown yes, Jason Speer  
 yes, Denise Tangen yes, Rachel Huckaby

Motion passed.

**AB 23-135 Kona Ice – Sports Park Location and cost share (Action Item)**  
**Presented by Fred Ostler**

Fred Ostler applied for Business License and Vendor Permit for his Kona Ice Truck. He would like to set-up and sell on City property in the Sports Park parking lot. He would like to offer the City 10% of his profits for the privilege of operating his concession from that location.

Motion by: Rachel Huckaby to approve and allow Kona Ice to park at Fisher Pond for 14 days while attorney draws up Lease agreement for the 10%

Seconded by: Jason Speer

Roll Call: yes, Ron Brown yes, Jason Speer  
 yes, Denise Tangen yes, Rachel Huckaby

Motion passed.

**AB 23-136 Zwart, John CPA Agreement (Action Item)**

Discussed if need to look for another CPA and cost, are we spending too much, are we getting a good deal? Was agreed that every three years or so it wouldn’t hurt to look for new CPA

Motion by: Jason Speer to approve  
Seconded by: Rachel Huckaby, with addition to working up RFP for next year

Roll Call: yes, Ron Brown      yes, Jason Speer  
yes, Denise Tangen      yes, Rachel Huckaby

Motion passed.

**AB 23-137                      IIIA updated agreement, changes acknowledgment                      (Action Item)**

Motion by: Rachel Huckaby to approve and have Mayor sign  
Seconded by: Jason Speer

Roll Call: yes, Ron Brown      yes, Jason Speer  
yes, Denise Tangen      yes, Rachel Huckaby

Motion passed.

**AB 23-138                      Ordinance No. 729 – Amending City Code, TITLE 5                      (Action Item)**

Council Member Tangen questioned why we are amending this Ordinance. She was absent at a prior meeting where it was addressed that a steeper fine needs to be put into place. \$150 is a slap on the hand to most and we need a firm increase to get citizens who continue to ignore the Ordinance the attention to stop feeding the deer. Tangen stated that Valley County Sheriff Depart does nothing to enforce the current Ord. they need to be held accountable to their agreement with the city and enforcing code.

Motion by: Rachel Huckaby, to waive the three readings of Ordinance No. 729 and adopt by title only/.  
Seconded by: Jason Speer

Roll Call: yes, Ron Brown      yes, Jason Speer  
NO, Denise Tangen      yes, Rachel Huckaby

Motion Passed

Motion by: Rachel Huckaby, read out loud the revised Ordinance No. 729.  
Seconded by: Jason Speer

Roll Call: yes, Ron Brown      yes, Jason Speer  
NO, Denise Tangen      yes, Rachel Huckaby

Motion passed.

**Perpetua Update presented by Belinda Provancher – Belinda was unable to attend; no presentation given.**

**AB 23-139                      Duffers Bid & Award                      (Action Item)**

Trevor Howard, City Engineer presented the bids that were received. Granite was the only bid provided and it was for reclaimed asphalt.

Motion by: by Jason Speer to accept the bid as presented.  
Seconded by: Rachel Huckaby

Roll Call: yes, Ron Brown      yes, Jason Speer  
yes, Denise Tangen      yes, Rachel Huckaby

Motion passed.

