



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, July 24, 2023
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:01 pm.

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

Staff Present Judith Nissula-Mayor, Matthew Johnson-City Attorney (arrived at 6:11 pm) and
Darryl Shepard-City Building Official, Maria Guest-Library Director.

Staff via Zoom Trevor Howard, City Engineer

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Council Member, Ron Brown, spoke about trees leaning over fences into Leisure Time properties.

He also addressed speeding electric bikes on the Strand.

PUBLIC HEARING

VAR-23-01 Stinker Station

Mayor opened the hearing at: 6:04 pm and summarized the nature of the variance request and explained the process of a public hearing.

Staff presentation

The Mayor called for any exparte contacts on part of the Council. All four Council members were NAY. The Mayor did have conversation with Mr. Davis as to why the City was doing a traffic “stack” review.

The Mayor read the staff report for VAR-23-01 and input was given by public works and the building department.

City Engineer, Trevor Howard, is not in favor of VAR-23-01 as it violates intersection spacing requirements.

Applicant presentation

Nick Fraiser COO Stinker presented for the applicant, Stinker Stations. David Sterling and David Frostad (Ardurra Engineers) and Nancy Jones were also in attendance. The purpose is to create an access variance for the convenience of boat trailers, vehicle, and people traffic in keeping with the safe circulation of both.

Snow removal was addressed by the applicant who confirmed that snow removal detention basins will drain away from fuel canopy and fuel tanks.

Discussion

City Building Official, Darryl Shepard, had concerns over stormwater runoff as they are in a FEMA flood zone.

The Applicant replied that Sterling Engineers ran all the calculations on the stormwater runoff plan.

The Mayor asked the applicant what the land related hardship on the property was that prompted a request for this variance.

The Applicant team member, Nancy Jones, replied that the hardship exists in the LOT shape which prompted the variance request. Ms. Jones further explained that the store will be 5,000 sq. ft.; from a safety standpoint the variance is needed.

Additional Applicant Presentation

Larry Frostad of Ardurra Engineers, spoke to the example of the Donnelly Stinker store having less traffic than the Cascade store.

Council member, Rachel Huckaby, questioned the applicant regarding the inclusion of subdivision traffic in the access design, reiterating that both subdivision and business traffic need to be considered.

Council member, Ron Brown, asked how much traffic exiting the highway would be residents of the subdivision and much of the traffic would be customers of the proposed Stinker Station project and suggested to the applicant to consider having a left-hand turn lane from Riverview Drive into the station to allow for thru traffic from within the subdivision.

The Mayor asked if the applicant is fully done with their presentation. They answered yes.

In favor

Josh Davis, project owner

Did not give address.

Larry Frostad, project engineer.

Neutral

None.

Opposed

None.

Applicant Rebuttal

None.

The Mayor closed the hearing at: 6:53 pm.

Council questions:

Council Member, Denise Tangen expressed traffic related concerns; even with a roundabout in place.

Council Member, Rachel Huckaby does not feel that the applicant has presented information that would justify an undue hardship which a variance request requires. There is more than one entrance into the

Mayor Nissula voted YES to denial of variance; the applicant has not proved undue hardship. If we need to look at a plat amendment, then we need to look at a plat amendment. There are further concerns related to cutting up the walking path.

Per attorney, Council has voted and this is the final decision on the variance. Matt asked Council what they wanted on the record in regards to a plan for an appeal and bringing the topic back to the Council. He referenced City Engineer, Trevor Howard's, June 6, 2023 letter. Matt will include this in his findings of fact and conditions of approval.

Motion to deny VAR-23-01 passed.

AB 23-152 Dept. of Fish and Game Hunt (Action Item)

The letter from Regan Berkeley was discussed regarding deer hunting in city limits.

Council member Speer does not want to pursue a hunting season until the City sees the effectiveness of the increased fine.

Council asks that a letter be written by the Mayor to prosecuting attorney reiterating the Council's seriousness on their position related to feeding deer.

No motion necessary. Discussion only.

AB 23-153 Proposal to name football field (Discussion)

Cynda Herrick presented on behalf of another individual. It has been (20) years since the Rambler, state football championship under the coaching of Pal Satori and recommends that the football field be named after him and include signage. If Council is interested, the presenter will create a resolution for Council to vote on.

Council member, Rachel Huckaby would like a resume if Council is considering naming the football field after someone. Cynda read the resume of Mr. Satori which outlined over 50 years of experience in coaching including time in Cascade Idaho from 1992 for the next 22 subsequent years; 2014 when he became a district superintendent.

The Mayor confirmed that there were no legal considerations and that council could create a resolution. However, another Council could change the name in the future.

Motion by: Jason Speer, to rename the football field as **Pal Satori Field** and direct Cynda Herrick to write a resolution for the Council to vote on.

Seconded by: Ron Brown

Roll Call: Abstain, Denise Tangen No, Rachel Huckaby
Yes, Ron Brown Yes, Jason Speer

The Mayor was required to break a tie vote.

Mayor Nissula, voted Yes, with the condition that the Sports Park Committee has input on the appearance of the sign and the removal of the football field advertising (naming rights) income.

Motion passed.

AB 23-154 Land Swap (Action Item)

A proposed land swap between Alpine RV park and the City was discussed. Per City attorney, Matt Johnson, a professional appraisal is not required.

No motion necessary. The Mayor will revisit.

AB 23-155 Support Letter for PLW&SD (Action Item)

Motion by: Rachel Huckaby for Mayor to sign letter of support for PLSWRD

Seconded by: Jason Speer

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

Motion Passed

AB 23-156 Lease Agreement City of Cascade and Friends of the Library (Action Item)

Friends of the Library, Judy Smith who had several questions for Council.

Q. Would like to know what the City plans on charging for the proposed lease agreement?

A. Consider the “vehicle” used; i.e. lease or MOU?

Discussion:

Council Member, Jason Speer - a lease can be for a symbolic amount (i.e. \$1.00 per year) could work and there can be stipulations within the lease outline requirements. Other changes should be authorized by Council, i.e. changes to the building, contractors used such as an electrician.

The Mayor asked for the lease to be reviewed and pared down by the City Attorney.

Q. Is the building covered under the blanket City of Cascade insurance policy?

A. Yes.

Council needs to address the items on the draft lease that are hi-lighted in yellow

Motion by: Jason Speer to approve the lease for \$1.00 a year with changes as discussed, confirm liability to City and direct the Mayor to create the changes and authorize the Mayor to sign.

Seconded by: Denise Tangen

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

Motion passed.

AB 23-157 Payout #3 Front St. Project Final payout (Action Item)

The project is complete. There was an issue with the hydro seed; it is not getting water. The grass was planted; sprinklers needed to be adjusted. Council Member Jason Speer asked the City Engineer for a document related to the sprinkler adjustment. Trevor Howard responded that it was a verbal conversation. Trevor Howard will reach out in writing related to sprinkler adjustment. Hydroseeding represented \$1237.00 on the pay app. #3.

Motion by: Rachel Huckaby to approve Payment Application #3 in the amount \$21,165.40.

Seconded by: Jason Speer

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

Motion passed.

AB 23-158 Resolution No. 23-23, AIC Records Retention Manual (Action Item)

Motion by: Denise Tangen to adopt resolution No. 23-23 for the AIC records retention manual.
Seconded by: Ron Brown

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

Motion Passed

AB 23-160 Approval of FY budget 2023/2024 (Action Item)

Council member Tangen, emphasized several items that remain to be included in the law enforcement contract.

Per City Attorney, Matt Johnson, a level of enforcement needs to be included in the contract.

Treasurer, Heather Soelberg, reiterated that the budget reflects the levy of the forgone. This will allow the library to build off of \$113,000.00 annually.

Motion by: Rachel Huckaby to approve the draft budget as presented, approve the hearing date for August 14, 2023 and approve the hearing date for Resolution No. 23-22 to levy the forgone for August 14, 2023.

Seconded by: Jason Speer

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

Motion passed.

AB 23-161 Adopt Resolution 23-22 levying forgone amount (Action Item)

The resolution will be adopted at the public hearing on Monday, August 14, 2023.

No motion necessary.

CONSENT AGENDA (Action Item)

Payment approval report through 7-21-23
Payroll register report for 7-19-23
April 2023 Financials
Meeting Minutes for July 10, 2023
Meeting Minutes for July 11, 2023
Meeting Minutes for July 17, 2023

Note: Council Member Rachel Huckaby – add revisit of the Fire District Impact Fee to the agenda for the first meeting in September after the VC Commissioner’s meeting on August 24th.

Motion by: Rachel Huckaby to approve the consent agenda minus the Fire District Impact Fees which did not appear on the payment approval report which was inadvertently left off by the Treasurer.

Seconded by: Ron Brown

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

Motion passed.

MAYOR REPORT

Comprehensive Plan Council Questionnaire.

The Mayor asked Council to complete their questionnaires.

Report of list of projects in process.

TAP grant for sidewalk to Howdy's will be bid in fall.

SmartWater grant for assistance in meter replacement.

FEMA stormwater project on track.

8:31 pm on recording

ADA sidewalk ram.

ADJOURNMENT The Mayor adjourned the meeting at 8:34 pm.