



CASCADE CITY COUNCIL

Monday, April 22, 2024

6:00 PM

Cascade City Hall

MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:02 p.m.

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

Staff Present Judith Nissula-Mayor, Brandee Nitzel-Deputy Clerk,
Keith Latimer-Treasurer, Jacob Jones-City Attorney,
Mike Arnold-Airport Manager

Staff Present via Zoom Trevor Howard-City Engineer

Presenters present Airport Advisory Chair-Wes Smith
Tom Reinhardt, CMC & Stibnite Foundation

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT There was none.

DEPARTMENT REPORTS

Airport, Following up on the weed abatement, the forest service has reached out about a yearly agreement. Weed abatement, grey water and potable water rates will be included.

Bldng Dept Building permit log was submitted in the Council Packet. Mayor reported FEMA training was success, and Darryl has a follow-up test. He is busy with shop, building permits. Council member Huckaby asked why was Stinker plan review so high? She'll ask Darryl at another time. (He wasn't present)

Clerk The City Clerk's report was submitted in the Council packet. No questions.

Library The Library Director report was submitted in the Council Packet. Council member Huckaby asked, when Library has grant, what is the specific award? Has the money been received? Treasurer answered yes, the money has been received. The Library Director will need to confirm the start/ground breaking date.

Public Wrks The Public Works Superintendent report was submitted in the Council Packet. Council member Speer does not think the report reflects what the employees are working on. He needs/wants a more detailed report in the future.

Treasurer Presentation to the Council as submitted in the Council Packet. Getting things caught up. In April will start adding LGIP income, especially because of our interest earning increase. In 2022 it was 2.82%, now it is up to 5.4%. Also going to start maximizing the money we add to LGIP. Cleaning a lot of things up, Verizon bill & lines and GoDaddy Accounts. Additionally had GoDaddy add firewall software. Starting the budget process. We'll start having 3 levels of budget; #1 level would be stuff that we have to have; #2 level would be stuff that we think we will need; and #3 level would be stuff we don't need but may want if extra budget allowed. Audit report is in, needs to be reviewed. We are moving forward on LOT & Business License module, and getting training with Caselle scheduled. Also, Treasurer would like do a training on Sharepoint.

VC Sheriff Lt. Jeremy Mitchell submitted his written report. Council member Huckaby has question regarding (A) page 1 of 3, 41 collisions...? Is that a typo? Consensus thinks so, yes. Mayor stated on the next agenda we need to have a discussion on the 50 hours admin. And other items. Council member Speer added/asking; the using billable hours, that we didn't agree to. Where is the negotiation at for the agreement? We don't want to be going around all this again, it's been over three years of the same thing. Council member Tangen stated this was given to City Attorney (Dan). What are the responses to the requested items? Mayor will follow-up on this.

NEW BUSINESS

AB 24-96 Perpetua Update (Presentation)

Presentation from Tom Reinhardt, Chairman of Stibnite Advisory Council, on how the Stibnite Foundation and Perpetua works together. He updated Council on changes occurring within Perpetua. Laurel Sayer gave a year notice and will serve as CEO until 2025, John Cherry will move into CEO position thereafter. It is expected that Perpetua will receive a record of decision (ROD) from the Forest Service to start mining, later this calendar year. Perpetua is shifting from policy & public relations into "ready-ness" for mining.

AB 24-102 Cascade Medical Center service conversion-Tom Reinhardt (Presentation)

Tom Reinhardt reported that the Fed's passed a law that approved and created a new type of hospital called a 'rural emergency hospital. CMC recently appeared on a cover story for the New York Times. CMC is part of a group who made a short list of hospitals that would benefit from converting from their current status to Rural Emergency status. This new law passed 1 year ago. To date, 21 other hospitals have made the switch.

This was not the first-time fed's passed this kind of hospital change status law; in 1997 they passed the 'critical access hospital' classification (current CMC use). In 80's & 90' hundreds of hospitals were going out of business because financially it was a struggle. In 2000 CMC got on board to be 'critical access hospital' and it allowed CMC financial benefits.

Now, 25 years later, the Fed's realize the rural hospital financial struggle is happening again. This is why 'rural emergency hospital' has come about, which will pay CMC differently, but the net benefit to CMC would be approx. \$700,000 a year (10% of operating revenue). In order to receive the new benefits of a "rural emergency hospital" you have to let go of in-patient bed status.

CMC has been in very stable financial shape throughout the years, but is currently \$300,000.00 behind budget.

Frequently Asked Questions

Can CMC switch back in the future:

Yes, the law would allow it. But CMC would need to convert to the current upgraded standards.

Can CMC keep patients longer than 24 hours?

Yes.

Can CMC start a nursing care unit, provide hospice or even a maternity unit (low risk labor)?

Yes.

Will the feds make more funding available in the future?

Funding would defer to an established index for this type of classification.

Mayor Nissula commented that she feels this is 'the answer and need for our community'. It is a good thing.

CMC ask for more discussion with city and the public before a final decision is made at the May 20th meeting of the Hospital Board.

AB 24-97 Airport Advisory Committee - Hangar Insurance (Discussion)

Wes Smith, Chairman of Airport Advisory Board (AAB). The intent of the Board is use their collective expertise to work with the Airport Manager to resolve issues at their level, then to present to Council clean solutions for Council to make approvals. Last Aug 2023 the AAB identified numerous errors with the new Lease, it was a very lengthy process, but they worked indirectly with City Attorney and made progress. By Feb 2024 they had resolved all issues/problems except one. Then the AAB was caught by surprise when at the last City Council meeting in Feb 2024 Council received the Lease to approve. AAB did not concur or approve of the Lease that was presented, the problem still existed, and verbiage was added. Speer did point out it was presented to the City Council as 'approved'. All this 'boils down' to the liability insurance. The root of the problem is the governing document is based back to 1996, at that time no Hangar Owners Associations were present at the Airport, now there are two. When dealing with a Hangar Owners Association, there is generally, across the United States, when HOA is present a collective insurance policy. There are many advantages of a collective insurance policy. The Grey area is, there was no guidance on our current governing documents, and we need to fix that, at a later date. The problem is the City Clerk Office interprets the coverage one way: Each hangar itself has to have a million dollars of liability insurance. Whereas the Hangar owners, the AAB and Airport Manager interpret it as: Each hanger owner has access to the million dollar liability insurance for the building. The AAB visited with several insurance companies that represent other Hangar Owners Associations and they all had the same liability insurance (same size Airports as Cascade). Again the Industry standard is 1 million. The AAB propose a change to line 23, that aligns our Lease to the Industry standard, which would make it much more feasible.

The Mayor and the prior City Attorney (Dan) had additional discussion and were okay with the million dollar liability insurance per hangar building. That is the way the Lease wording needs to be changed to. Mayor recommendation is get the Lease back to where it needs to be. The reason the City of Cascade Lease & McCall Lease are the same is they had the same attorney back in the day. There was another area of concern for the AAB, but after having discussion with the prior City Attorney (Dan) they (AAB) feel all is okay. Section 2 elevated their concern (land grabs).

Mayor stated to regenerate Lease document and present it on the next meeting as a motion. AAB will provide the recommended verbiage.

Mike Arnold Airport Manager feels there are additional items on the Lease that need cleaning up (in the exhibits). Mike suggests to allow AAB and Airport Manager (himself) to take on that task.

Mike Arnold, Airport Manager gave update; started re-construction of the tie down area on Monday. Should be 20 day project, please come out and check it out. Repurpose grade back to City. Construction on schedule so far.

Walt & Rachel Smith new owners of Air taxi, and charter business.

Airport Advisory Board meets 1st and 3rd Thursday at 7pm (new date).

AB 24-98 Pine St. Pedestrian Project – Pay application No. 1 – Granite Const. (Action Item)

Motion by: Rachel Huckaby makes the motion to approve Granite Excavation pay application No. 1 in the amount of \$54,460.14.

Seconded by: Jason Speer

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

Motion passed.

AB 24-99 Check Valve Installation – proposed change order. (Action Item)

Council member Huckaby summarized that they need performance & payment bonds for it and that wasn't in their bid. Council member Speer added, yes they want to adjust the bid by \$600. We approved the work, but we didn't approve the payment?

Motion by: Rachel Huckaby makes the motion to approve the \$600 price increase to cover the cost of the performance & payment bonds for the water check valve change order.

Seconded by: Jason Speer

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

Motion passed.

AB 24-100 River District – Request for reduction in bond requirement. (Action Item)

The Mayor summarized to Council the nature of a performance bond and that the reduction request was a result of the majority of the work having been completed. Council Member Speer asked for clarification that the City Engineer was in agreement with the bond reduction amount and the amount of work to be done. The Mayor confirmed, yes.

Motion by: Jason Speer, makes the motion to lower the bond in accordance with the City Engineers guidance.

Seconded by: Ron Brown

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

Motion passed.

AB 24-101 SCADA Systems upgrade request from Public Works (Action Item)

The upgrade to the SCADA system requested by Public Works that would bring monitoring into the shop computers was discussed with Council who felt that the city should wait as 61% of the budget has been spent. If monies are left over before end of fiscal year; the upgrade can be purchased. If not, it should be incorporated into the FY 2024/2025 budget.

No motion. This item was tabled to a future date.

AB 24-103 2024 Weed Abatement Agreement between VlyCty and Cascade (Action Item)

No change from last year, airport the same. So good to go.

Motion by: Rachel Huckaby makes the motion to approve weed abatement in the amount of \$4,500.

Seconded by: Jason Speer

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

Motion passed.

CONSENT AGENDA (Action Item)

Payment approval / batch reports through April 3, 2024

Payroll register report for March 27, 2024 payroll.

January 2024 Financials

February 2024 Financials

Approval of March 25, 2024 City Council Meeting Minutes

Question: Council member Huckaby asks, about the Mayor & Council phone accounts on page 2, Why so much?

Answer: Treasurer Keith, paid large back sum. He will look into the Verizon amount.

Question: Council member Tangen stated on the Minutes AB 22-93, roll call Denise-yes - she was not here, probably should be Speer

Answer: Deputy Clerk, we will get those changed.

Motion by: Rachel Huckaby, makes the motion to approve consent agenda.

Seconded by: Jason Speer

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

Motion passed.

MAYORS REPORT

The Washington DC Conference, went well. The Mayor received an education on effective grant writing.

A \$200,000.00 check representative of the grant award was presented to her.

The bench dedication for “Scooter Scotty” on April 20th was nicely done.

Lots of plans of things that need done this year.

Introduction and welcome to the new City Attorney, Jake Johnson.

ADJOURNMENT The Mayor adjourned the meeting at 7:17 p.m.