



CASCADE CITY COUNCIL
Second Regular Meeting
Monday, April 28, 2025
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 Janice Van Winkle-City Clerk, Keith Latimer-Treasurer
Airport Manager-Mike Arnold, Jason Metz-Public Works Supervisor,
Zach Redmon-Public Works,

Staff Present via Phone Jake Jones-City Attorney

Steve Hull

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT Doug Trosky, 107 W. Market St.
Doug suffered a dog bite. As a lack of code enforcement for loose dogs; no proof of rabies vaccinations, and no Vly Cty Sheriff's enforcement nor call back regarding the bite, he feels that he has no recourse. Doug now has a \$4,000.00 medical bill for the rabies shots series as no record of rabies certification was on file. When he inquired, the Sheriff's department said they no longer work for the City so they do not enforce city code.

Council member Jason Speer asked The City Attorney to confirm that state code on vicious dogs is still in effect which would require a response from the Sheriff's and a requirement to enforce.

NEW BUSINESS

AB 25-81 Project Update from City Engineer (Presentation)

Does Council want sidewalks, angled or parallel parking? Council member Huckaby does not want to have angled parking as it interrupts traffic flow.

Discussion Only. No motion necessary.

AB 25-82 Decision on Strand clean-up quote presented to Council on 4/18/25 (Action Item)

Motion by: Rachel Huckaby to approve the D&D quote for the Pine St. connector in the amount of \$10,270.40 to clean the Strand prior to paving.

Second: Denise Tangen

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

Motion passed.

AB 25-83 Decision on Tree Placement for the Main St. Sidewalk project (Action Item)

Council reported that they only want three of the four trees marked by the City Engineer. Council member Tangen reminded Council that the letter to Palooza to replace their tree as originally agreed needs to be sent out.

This will be tabled until the end of the meeting. Council will walk downtown toward the end of the meeting.

7:29 pm

City Council left City Hall to walk the sidewalk at the County Courthouse to decide on trees and will return prior to meeting being adjourned.

7:39 pm

The Council has returned from their field trip.

Motion by: Jason Speer, moving forward, to have (4) trees maximum to a block.

Second: Rachel Huckaby

Roll Call Yes, Rachel Huckaby Yes, Denise Tangen

 Yes, Jason Speer Yes, Ron Brown

Motion passed.

Palooza will not have to replace the tree they removed, but purchase one to be installed somewhere else. Brick embedded in the sidewalk will be removed as trees are replaced and/or planted. Where brick has been removed; concrete will be filled in.

AB 25-84 Stibnite Advisory Committee update by Tom Reinhardt (Presentation)

There no begin construction date at this time, but one is anticipated in 2025.

In the interim, those wanting to take advantage of potential economic opportunities can reach out to Belinda Provancher or visit the Perpetua website. There is also a newsletter that will be published as necessary. Visit stibniteadvisorycouncil.com

The Stibnite Foundation is the charitable arm of the project. April and May applications will be reviewed, announced and handed out in August of 2025. Visit the Stibnite Foundation website for grant applications.

No motion necessary. Discussion only.

AB 25-85 SUB 22-02 Raven Ridge Subdivision, Final Plat Approval (Action Item)

Staff Report: presented by Trevor Howard who summarized the history of the project. Not all of the Construction has been completed and there is grading, and road base to be completed, and setters to be installed.

Fire Chief Hull has fire hydrants that need to be tested prior to approval.

Jason Metz of Public Works wants the setters to be in prior to any people moving into the subdivision; otherwise all water will need to be shut off to all residents.

City Engineer, Trevor Howard, reminded Council that the pre-pay of (40) SAFS must be received prior to any of this work.

No occupancy permits will be issued prior to these conditions being completed.

Council can approve as is or hold approval until these conditions have been met.

Darryl Shepard added that there is NO parking on the streets and the appropriate signing must be installed prior to his approval.

Developer: Cody Draper presented the status of the Raven Ridge project. He reiterated the project changing from (34) lots to (49) lots. There is a contract with the West Central Housing Trust. He has worked with the County Commissioners to get to final plat as soon as possible. Hence, he is seeking approval to begin building permits with the City of Cascade.

Cody has an active bond (financial guarantee) that if he were to leave the project, the City would have enough monies to complete the project.

Water and Sewer lines have been tested by City Engineer, Trevor Howard and they have passed.

It is the intention that ALL setters be installed prior to residents moving in. Cody currently has staff working on installation of the (40) pre-paid setters and anticipates 4 to 5 days to complete installation.

Cody would like to know when he can pre-pay the remaining (19) water credits. The City Engineer does not anticipate that these will be available until 2027. Payment will not be made by Cody Draper until that time.

As the bond financially guarantees the project, Cody is seeking approval of the final plat with conditions in order to meet the West Central Housing Trust deadline, record the final plat, and begin the submission of building permits on this project.

No homes will be connected to water until all (40) pre-paid SAFS are installed. The goal is to put (35) homes into Raven Ridge this spring and summer.

Council Q & A

Denise Tangen is hesitant to approve the final plat without conditions. She is looking for a list of what remains to be done and make sure it is done.

Rachel Huckaby asked specifically what the conditions are that need to be met.

Denise Tangen asked for a guarantee that if the project is bonded that all conditions will be met.

The bond sufficiency to complete the project is \$588,895.00 which is sufficient per the City Engineer, Trevor Howard.

Jason Speer requested that items outside of the existing DA be met.

Trevor Howard listed the conditions that he would like to see

DA recorded on the plat.

Address CRFPD's Chief Steve Hull request that the minimum of twenty (20) unobstructed feet is reflected on the plat.

The installation of all (40) setters must be recorded on the plat.

Surveying the lots for identification (per state code) recorded on the plat.

Steve Hull, CRFPD Chief

All hydrants must be brought up to code and recorded on the plat.

Certificates of Occupancy will not be given by the Building Inspector until criteria are met.

Motion by: Denise Tangen approve the final plat of Ravens Ridge subdivision including the conditions with Staff comments including but not limited to the DA on the plat, notes for Cascade Rural Fire District, driveway notes and signage.

Second: Ron Brown.

Roll Call Yes, Jason Speer It moves the subdivision along and puts more houses on the market.

Yes, Ron Brown The bonding is a failsafe.

Yes, Rachel Huckaby We need the subdivision.

Yes, Denise Tangen We need the housing for Cascade.

Motion passed.

The Mayor reiterated that the final list of conditions to be met will be completed and presented to the developer.

AB 25-86 Re-written, non-commercial Airport Property Lease (Action Item)

The Council did not have a copy of the document for approval. The Mayor reported that since the last review by Council, the changes they have asked for were vetted by the City Attorney.

Motion by: Rachel Huckaby to approve the non-commercial Airport Property Lease agreement and assumption lease agreement as revised.

Seconded by: Jason Speer

Roll Call Yes, Ron Brown Yes, Rachel Huckaby

Yes, Denise Tangen Yes, Jason Speer

Motion Passed.

AB 25-87 Lease/purchasing for generator and Ventrach (Action Item)

These lease/purchasing rates were shopped the City Treasurer, Keith Latimer. The first lease payments will not be due until May 1, 2026 with the exception of a payment toward interest by November 1st of 2025. Both leases do not have an early payoff penalty. The monthly payment on both pieces of equipment combined with be in the \$5,000 range. The rate that has been locked is 5.85%.

Rachel Huckaby has a question for Jason Metz about the Ventrach. She asked for clarification of what was included in the quote. Jason Metz reiterated that the quote includes the Tractor, cab heater, plower, snowblower, broom and mower deck are included. The unit is 4' wide and can be driven down the sidewalks.

Motion by: Jason Speer to approve the purchase and lease agreements for the Ventrach tractor and attachments and the Mobile Generator.

Second: Denise Tangen

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

Motion passed.

AB 25-88 Agreement – Sublease – Cascade Golf Association, Inc. (Action Item)

The Mayor reported to the Council that the agreement as written was acceptable. The Council had questions about what can be done if there is non-compliance with the agreement. Council member Jason Speer reiterated that water could be held back

Motion by: Jason Speer to sign the MOU between Valley County with relationship to the BOR property and the Cascade Golf Association.

Second: Ron Brown

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

Motion passed.

MAYOR REPORT (Presentation)

Replacement of well pump will be completed tomorrow, April 29, 2025.

Water meters have been “drive by” tested. (453) of the (667) meters read successfully. The others need to be programmed to read in the “thousand gallons”.

The Mayor reported that in the original project (approximately 2007) several water users were billed for 1” meters when 2” meters were installed.

The camera for the waste water lines and the storm drains has been received. A test run has already been successfully completed.

Motorcycle rider from Boise to McCall (Poker Run) was asking permission if they could have a “Poker Stop” in the City of Cascade during the 4th of July weekend.

CONSENT AGENDA (Action Item)

Payment approval/batch reports by department through April 23, 2025

Payroll register report for PP April 6, 2025 thru April 20, 2025

Meeting minutes for April 14, 2025

Motion by: Rachel Huckaby to approve the consent agenda.

Second: Jason Speer

- Q. Denise Tangen re: April 14, 2025 minutes - AB 25-77, correct verbiage to say “a letter will be written....”
- A. The Clerk will make the change.
- Q. Rachel Huckaby re: Jacque Longs comments. The minutes should read “Installing a sign at the south bridge like the one at the north bridge”.
- A. The Clerk will make the change.
- Q. Denise Tangen – reiterated that LOT funded projects “be added to the monthly newsletter and posted in house” for public review.
- A. The Clerk will make the change.
- Q. Rachel Huckaby why are there two checks for the Grant Writer?
- A. After research, there were two missed payments.

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

Motion passed.

ADJOURNMENT The Mayor adjourned the meeting at 7:45 pm.