



## CASCADE CITY COUNCIL

### Second Regular Meeting

Monday, June 23, 2025

6:00 PM

Cascade City Hall

### MINUTES

**CALL TO ORDER AND ROLL CALL** Meeting called to order at 6:00pm.

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

**Staff Present** Judith Nissula, Mayor, Brandee Nitzel-Deputy Clerk, Keith Latimer-Treasurer  
Jason Metz-Public Works Supervisor, Trevor Howard-City Engineer,  
Paul Scoresby-S&A Engineers via zoom, Jake Jones-City Attorney via zoom,

**Guests Present** Rachell Robinett, Maker Market rep.  
Jeff Gordon, Freedom Outdoors

### PLEDGE OF ALLEGIANCE

### PUBLIC COMMENT

Jeff Gordon Freedom Outdoors & Liberty Rentals – 820 S Main St.

He has concerns over our hold harmless agreement for vendors & special events. He/His business has an insurance policy of 2 million dollars, he should be able to sign the hold harmless as the leasee of the property. He is having an issue with the landlord assuming the liability. This document is hindering them from getting the proper permits for events or permits for vendors. Please reword insurance liability wording and hold harmless document. Mayor, states additionally “this may be a valid concern”. We’ll look into it. Mayor states, we do want the property owner to acknowledge that there is an event or vender setting up on the property.

### NEW BUSINESS

#### **AB 25-110 Waste Connections – review of Lakeshore Disposal CPI (Action Item)**

Terry Stewart, on behalf of waste connections. Annual CPI request, did everyone read it? We factor in fuel, trucks, parts, everything is going up. CPI was 2.4% over the last 12 months. Councilmember Speer asks, you’re asking for 3.5%, noted in agreement they can request an increase. In the future we need the agreement worded differently to ask for more than the “CPI”. This increase asked for is not in align with the CPI. This is the last year of our contract, does expire 12/2026. Terry believes they have been 10 year contracts.

**Motion by:** Jason Speer, approve the rate increase charge 3.5% for the next twelve months

**Second:** Rachel Huckaby

**Roll Call** Yes, Rachel Huckaby  
Yes, Jason Speer

Yes, Denise Tangen  
Yes, Ron Brown

**Motion passed**

**AB 25-111 Freedom Outdoors, Lease of Space****(Action Item)**

Jeff Gordon Freedom Outdoors – 820 S Main Street. Lease was granted in the past to current property owner, adjacent to the City Lease parcel. Yes, Freedom Outdoors will pay month to month lease. From what he understands the City can only charge what it cost to maintain the property. Councilmember Huckaby asks; the picture she has is rocks? No rocks there anymore. How many acres? Jeff believes that the acreage is 0.25 acres. City leases at \$0.29cents a square ft. Jeff asks does everyone who has a lease with the City pay this? Does Water Edge RV Park & the Airport pay this lease fee? Mayor stated, Waters Edge is a 50 year lease negotiated 26 years ago, they do not pay this fee. Yes, the airport pays this fee. Jeff was concerned about the City maintaining & mowing the property to be leased. He wants to put substantial work/gravel down for the whole parking area including the City leased portion, and has no problem doing so and maintaining the leased property. He is still just concerned about the maintenance put into the property, and the City can not collect a profit on. Mayor appreciates that Jeff has done his “legal homework” about who maintains the property & the fee associated and we will have our City Attorney who is on this meeting look into all that. Councilmember Tangen asking PW Jason Metz if he has any concerns about using the property? Jason stated we just need enough space for snow storage, and possibly in the future if we are trying to put a well on the property. Mayor would like to remind the Council of the previous decision that was made on the prior lease at this location for consistency, that was in your packet. Jeff is ok with the snow storage. Jeff states, the wintertime is not the issue, it’s the summertime and the events happening that the property is more needed and utilized. Councilmember Huckaby asks, where do people park when people come to these concerts? Jeff states, people just park wherever they can find a space, then they walk to the event. Discussion on what portion of property Freedom would like to lease. Mayor states, the map of the property is what was leased in the past, there is more property up toward the fence that may be included. Jeff would like from the fence/trees to the Highway, the whole strip.

Jake Jones can draft lease agreement. Then have special meeting to approve lease before July 4, 2025.

Motion by: Jason Speer, approve staff to draft a lease with monthly payments for the remainder of 2025, then discuss yearly lease going forward. \$0.29 a square foot for property decided.

Second: Ron Brown

Roll Call Yes, Denise Tangen  
Yes, Ron Brown

Yes, Jason Speer  
Yes, Rachel Huckaby

**Motion passed**

**AB 25-112 McPaws Funding Request****(Action Item)**

Councilmember Huckaby says No. It’s \$666 dollars for every animal they take in/dropped off and they want \$10,000, No. Council needs a little more discussion, or log of receipts of animals taken there. Do we take animals there? Cascade area is not “Cascade City”. It is not the responsibility of the tax payers of the City to pay this portion.

Motion by: Rachel Huckaby, *deny* request of \$10,000.00, add to budget discussion, may give \$1,000.00

Second: Jason Speer

Roll Call Yes, Jason Speer  
Yes, Rachel Huckaby

Yes, Ron Brown  
Yes, Denise Tangen

**Motion failed.**

**AB 25-113     Big Foot Brew “Makers Market” Payette Street closure request****(Action Item)**

Raechell Robinett presenting the Vendor Market. Couple of Vendors have shown interest, but really waiting on this approval. Austin the owner of Big foot brew, got signatures from neighbors showing support. But they did have a neighbor come in and voice concerns of blocking road off from her yard sale. The request is to block Main Street East on Payette to the Alley as closed. What time does main street close? The cones go up blocking side streets at 7am. Councilmember Huckaby states she has no problem with this. Jackie Lee, property owner (301 S Front Street), stated that Austin, owner Big Foot Brew was going to reline the letter. Jacki is concerned of having the road blocked, for emergencies. There is a lot of other area that the event can be happening, does not need to be in the road.

Motion by: Jason Speer, approve closing of Payette Street from Highway 55 / Main Street to East Service Way (Alley) from 7am-2pm. We will provide a road closed sign.

Second: Rachel Huckaby

Roll Call        Yes, Ron Brown

Yes, Rachel Huckaby

Yes, Denise Tangen

Yes, Jason Speer

**Motion passed**

**AB 25-103     CAS 246005 – Water Bond Improve. – S&A Engineers Scope of Work****(Action Item)**

This agenda bill was tabled by Council until this meeting.

Mayor does want to remind council, when we passed the bond it was for 4 million. Then a comment was made, we weren't notified that we didn't get the AARPA money. That aside in two different water wise, we said Cascade fell slightly below the funded projects, but the money was used. DEQ projects were funded at 100%. Back in 2022 you will see a water bond on the ballot to increase the money we need to borrow. That's how we were trying to find money to take care of the water study. We got the CDBG grant first for \$500,000.00. \$530,000 from USDA; \$500,000.00 from community block grant. All that said, when the bond package was put together from USDA, they said you have 3.5 million worth of projects, so we got the bond of 4 million. All these projects are still needing done. The payment on the bond at the time we close, 3 years from now, you do the projects, then you close on the USDA loan, then we'll make the payments – that's when the water increase amounts to something. Only getting interm financing as we go along. Over the years going back to 2013, our water improvement rate was \$28.00, that same rate today is \$22.00. In 2014-15 we raised the water base rate \$0.90. but we kept improvement rate at \$28.00. Then 2017-18 we raised rate to \$12.23, and lowered the water improvement rate to \$23.00. 2019-20 we charge \$14.63 water base rate, and water improvement rate was \$23.97. 2022-23 \$15.99 water base rate, then \$22.73 water improvement rate. All the while we were getting the debt paid down, but not paying/considering O&M. To service the new debt, and we have interest in the middle of that. We need to raise the rates twenty two dollars. We can raise the base rate by \$7.00 and put that money away. By the time the bond funds, we should have plenty for the reserve payment. Our current bond, 12 more years balance is 2.9 million. Our interest rate on our current bond is 5%. The new bond financing interest rate would be 3.375%, and will stay that rate regardless of rates going up, but then if the rate goes down we get the benefit of a rate decrease, never a rate increase. If we wait until July the rate goes up to 4.5%. Councilmember Speer asks, we can sign papers, but we don't have to spend the money? Mayors says yes&no. Only money we are going to get is 3.9 million, if we do the projects. If we sign the letter of conditions now we will get the CDBG money to do most of the engineering, the \$540,000 from USDA will come at the end. Yes, interest rates can go up, yes we can expect them to go up. The problem is we have not done a good job taking care of our O&M, period. And the other thing, how the previous bond for 3.2 or 3.5 million, because that money we still got, the amount from the bond bank, we were supposed to do water projects, and we did sewer projects. That is why our sewer money

now owes our water money \$300,000. Last year we chose not to raise sewer rates because of that. Councilmember Tangen states/asks, at the end of all these projects, in 5 years at 3.4 million, rates are only going up \$22.00? Mayor states, the \$22.00 a month per EDU is what we need to meet the debt payment. Councilmember Speer states, we really need to raise our rates, closer to \$30.00 to \$40.00. We are not going to have this/these projects happen with this amount of money, no way. We need a project priority list. We just had an alley way turn into a lot more money than projected and we are talking about doing the whole town on these funds, no. Mayor states we do have contingency funds from the water meter project for those other projects that may go over in cost. Councilmember Speer asks, are we testing the school well for geo? Trevor states yes. Along that same thought in testing, we do need to test the sports park well for water quality/drinking water, not just geo. That testing cost approx. \$3,000.00. Councilmember Speer states, we have other wells and properties available that we need to be utilizing and testing before drilling a new well. Water treatment on wells is expensive. Councilmember Tangen, states we do need to be looking at our other options. Jason Metz, PW states we are not using well pump 1 as we should be. It had money and upgrades put into it in 2018/2019, hasn't really been used since, but we still need to test it. Well pumps 2 & 3 are our more full time pumps. Councilmember Brown states, what we really need to do is approve the application for the 3.375% interest rate - we need to lock in this rate and not wait for it to go up in July. Councilmember Speer, states it's crazy the things we keep finding and don't know about our City infrastructure and we keep digging up old pipes. We need to figure a way to get the City on track going forward. Mayor agrees, we do find things daily from years past that we have to work through. However, attending AIC last week we are better off and ahead of most Cities in Idaho. Councilmember Speer asks Trevor, is this project organized in priority project based? Trevor states, semi yes. It has been broken down by scope of work: holding tank, wells, then pipe lines. Councilmember Speer states, we need to have a project plan, he doesn't want this to turn into a change order money waste, no ones fault, just addressing realistically what we can manage by priority. Councilmember Tangen states, we do need to hit the conserving water issue. Councilmember Huckaby states, we need to update what we have, not just add more wells. If DEQ is that worried about it, they can give us money for a new well. Trevor states, testing for potable water should not come from these funds, but we can have both test done at the same time. We just need to keep the funds straight. USDA requires priority of projects. Mayor states, she has learned a lot in the extra look up of all of these rate increases. Why we charge the same for 3/4 & 1 inch, there weren't enough meters to go around, so we just charged the same rate. McCall charges \$53.68 for a 3/4 and \$107 for 1 inch. Councilmember Tangen asks, is everyone hooked up now and paying what they should be paying? Brandee Deputy Clerk, yes. Councilmember Brown states/asks, are people paying the fee if they want to change their meter size? We do need to talk more about this and we do need to have people pay. We need to have more discussion on this.

Trevor states that you can remove the scope of work, but require the City to prioritize work.

Motion by: Jason Speer, approve scope of work for S& A Engineering, and to coordinate the priority of projects for design through City Engineer and City PW, with the well being held out.

Second: Denise Tangen

Roll Call Yes, Denise Tangen  
Yes, Ron Brown

Yes, Jason Speer  
Yes, Rachel Huckaby

**Motion passed**

**AB 25-104 CAS 246004 – CBDG Grant – Altura Grant Admin Agreement (Action Item)**

Motion by: Jason Speer, approve CDBG Grant Admin Agreement

Second: Ron Brown

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

**Motion passed**

Mayor stated, I missed that we do need to have a letter of conditions to approve. Mayor states we can have a special meeting, on Thurs. We'll have one at the same time as the Lease special meeting.

#### **AB 25-114 Budget Discussion**

**(Action Item)**

Mayor asks Keith do we have budget paperwork? Keith stated, no we are not that far yet. Spreadsheets are up on sharepoint and the property taxes for each department are uploaded. Trevor will get more information to Keith on upcoming projects. Jason, PW has submitted some information for his department. Maria, Library has submitted some information for her department. Councilmember Huckaby asks, what meeting are we having our budget meeting? Should be last meeting in July. We do want to see the budget at least a few times before that public hearing meeting. Councilmember Speer states, it is an election year and council and mayor need raises accounted for on the budget. Also looking at adding a fifth PW employee.

**Tabled, there was nothing presented to approve at this time.**

Motion by:

Second:

Roll Call

#### **AB 25-115 Lagoon Aerators – Desert View Pay Appl #3**

**(Action Item)**

Councilmember Huckaby asked, they are not up and running yet – correct? Trevor, correct, we still need the bill from Idaho Power to exercise the electricity, once that's approved for energizing then we have to schedule the reps for the aerators to be onsite for the install. Jason, PW states we need a boat for this and our boat has a hole in it. The reps for the aerators used it with a bucket., Jason, PW hasn't looked at the boat to fix yet, it's just an old row boat. Councilmember Speer stated, please get us a cost of a new boat, we should not have people out on the ponds in a boat in this shape. Jason, PW, we'll find a boat to use in the meantime.

Motion by: Jason Speer, approve the desert view pay app #3 for \$133,382.09

Second: Denise Tangen

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

**Motion passed**

#### **MAYOR REPORT**

**( Update)**

Sidewalk will be cleaned before the parade. She did speak with clearwater financial, they have people that can do a financial plan for the City. Jason PW will be gone for 8 days. We think ITD will be re-surfacing Main St and hopefully they can fix the ADA ramps & fix the drains at the same time. More discussion on rates. Our goal is to start getting things addressed and in order for a smooth transition for the next administration.

## **CONSENT AGENDA**

**(Action Item)**

Payment approval/batch reports by department through Wednesday, June 18, 2025  
Payroll register report for PP June 1, 2025 through June 14, 2025  
Meeting minutes for June 9, 2025

Motion by: Rachel Huckaby, approve consent agenda, minus the May 2025 financials.

Second: Jason Speer

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

**Motion passed**

**ADJOURNMENT** The Mayor adjourned the meeting at 7:37pm.