



CASCADE CITY COUNCIL
First Regular Special Meeting and Public Hearing
Thursday, August 14, 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, Deputy Clerk, Brandee Nitzel, Jake Jones-City
Attorney, Trevor Howard-City Engineer

Guests Present Paul Scoresby of S&A Engineers
Jordan Zwygart

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

None

DEPARTMENT REPORTS

Airport update, the Forest Service is handling and flying out of our airport.

Building/Code Enforcement

The Building Official report was part of the Council packet. Couple of issues with unpermitted work. Brick funding may be re-instated. Councilmember Speer, has Darryl gotten anywhere on Lukes Corner?

City Clerk

The City Clerk report was part of the Council packet.

Library

The Library Directors report was part of the Council packet.

Public Works

The report was part of the Council packet. New PW guy starts Monday. Meal train for Karl family and looking into extending benefits for Lisa (Karls wife). Huckaby – do we pay out his sick and PTO? Mayor, yes. Looking into a supplemental check to pay to Lisa for 6 weeks, over 200 hrs of vacation. Looking into dragging out the pay then the taxes won't be as bad. Pay Karl salary pay for the rest of Aug and all of Sept. His pay is already in the budget. PERSI has an auto \$20,000 pay out.

Treasurer job position is posted.

PUBLIC HEARING
Budget FY 2025/2026

For - none

Against - none

Neutral - none

NEW BUSINESS

AB 25-133 Approval of FY 2025/2026 Budget

(Action Item)

Open 6:03pm any discussion, Huckaby did we get an L2 from the county? Mayor Yes. We were under about 300 dollars, other than that, right on the money. We didn't get as much income as we wanted. Mayor asked is there any specifics I should go over? Councilmember Brown, he's good. Councilmember Huckaby, did the library get their budget to balance? Mayor, yes. The budget notice was published in the newspaper twice. Discussion on budget specifics. Mayor ask is there anyone online that need unmuted in regards to the budget? Deputy Clerk, no. Mayor Closed public hearing at 6:11pm

Motion by: Rachel Huckaby to approve 2025/26 budget

Second: Jason Speer

Roll Call Yes, Ron Brown

Yes, Rachel Huckaby

Yes, Denise Tangen

Yes, Jason Speer

Motion passed

AB 25-134 Schedule of Fees

(Action Item)

We are going to look at these at the end of the month. We can do these all at once. We were only going to talk about water & wastewater, but there are changes for the building department to add.

Tabled to Aug 28, 2025

AB 25-135 Audit Review by CPA Zwygart John and Associates

(Action Item)

Jordan Zwygart presenting the Audit Review. The bound copy of the audit, go to page 4, balance sheet on pg 9 shows all funds at the end of the year in the bank. Jonathan went over line by line page 9. Pg 10, LOT he went through line by line. Pg 12, income statement, went through pg 12 line by line. Pg 13, more income statement, went through line by line. Pg 15, water & sewer fund balance sheet, went through line by line. Pg 16, income statement, went through line by line. Pg 17, cash funds, went through line by line. Councilmember Tangen asks did sewer pay some water back, Jonathan states, yes. Councilmember Tangen asks, is that reflected anywhere in this report? Jonathan states yes, showing the negative cash shows that. Mayor states if we keep doing what we did this year then we should have this paid back. Pg 28, long term liabilities/obligations, went over line by line. Pg 32, 2 new leases general fund, went over these items payments. Pg 33, leases bond & water and sewer fund, went over these payments. Pg 36, these reports show what was budgeted vs what happened, went over line by line. Pg 37, library fund, went through line by line. Pg 38, road & bridge fund, went through line by line. Pg 39 airport fund, went through line by line. Pg 40, LOT went through line by line. Pg 44, breaks out the revenue for the general fund in more detail, pg 45 & 46 break out each department for general fund. Pg 47, detail for the balance sheet and pg 48 shows detail for income statement. Pg 50, major grants we had during the year. Pg 52, reports controls, bank reconciliations

are not being done timely. Pg 54 specific to federal funds, no findings, everything was spent accordingly. Pg 58 summary of the findings of the bank reconciliations not being done. Everything else was done.

Motion by: Rachel Huckaby to accept the FY 2024/2025 audit report
Second: Jason Speer

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

Motion passed

AB 25-136 Award of CAS 240404 Cabarton Sewer Improvements (Action Item)
Construction phase-Self Funded

This project is to replace the old sewer line between railroad tracks and raven ridge. We received three bids, lowest bid was granite excavation of \$231,346.04. Trevor requests we move forward with the granite bid. Mayor states this will come out of SAF fees. Two things, it is an increase in pipe size and also lift the Manholes. Bids came in higher than anticipated. Due to disposing of asbestos pipe. Trevor added, this will also address the I&I. Councilmember Brown asks, can we leave existing pipe in place, but put new line over 10 feet? Trevor states, we would need to get easements for more property to put another pipe in and there isn't much area. Councilmember Speer says, just take it out.

Motion by: Jason Speer, approve Award of CAS 240404 Cabarton Sewer bid to granite excavation in the amount of \$231,346.04
Second: Denise Tangen

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

Motion passed

AB 25-137 Approve for payment CAS 240202 FEMA GAN (Action Item)
Service Way to Market – Granite Pay App #1

This is for the work at West Service way. Work already completed.

Motion by: Jason Speer, approve pay app #1 CAS 240202 FEMA GAN in the amount of \$213,865.06
Second: Rachel Huckaby

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

Motion passed

AB 25-138 Water BOND project update (Update)

So far Trevor has been getting background data for drawing photography. We are preparing to start using those. Also been working with Jason Metz on Bogie storage tank, consider repair. Tank Industries Consultants to get us an offer/quote to do a dry tank inspection from them. Also do robotic inspection of two Duffers tanks while they would be here. It's been roughly 7 years since that was done. Bogie tank in particular, they will give us a report based on their knowledge to fix it or just replace it. No offer received

from them yet, they still need a little more information to give us a quote. Additional portion of this for us is T&M. This is money well spent for the city to have this testing done. The Duffers tank inspection funds should be run through the standard city budget. Paul recommends these guys highly. This is all the information on where we are at in regards to the Bogie tank. Paul spoke with Rick Miller, on the water line design, we still need to sign our grant agreement. City signed the application, but needs to sign the CBDG grant agreement. Watch for contact from Altura, there are a few additional applications that need submitted to get this going. Trevor to summarize scope of work to design and replace Bogie tank. Cost vs replace vs fix. Schedule to do this would be after irrigation season is past and water level is down. It is a dry tank inspection. Councilmember Huckaby asks, this should only take a day to inspect? Yes, only couple of hours. Duffers inspection would only be robotic. No effort from staff to prepare for the Duffers inspection.

AB 25-139 Water's Edge Lease revision request by Ashley & Katrin Thompson (Action Item)

Ashley Thompson, sad to hear of Karls passing and gives condolences to all. Did everyone get our Information? We want to keep this simple; we want to sell the park. There are 22 years left on lease and we would like to continue, but continue another 50 years. Does the Council have any questions from what you already been given? Mayor asked Jake to go over short options to the council & the why.

First option - Enter into another lease, this could get complicated based on what the Thompsons and new lease would want to do.

Second – sell property, in order to do that we would need to follow statue of selling and public auction. Minium amount could be set with an appraisal. Can be sold with leasehold interest.

Last option, do nothing and let lease continue as is. Might not be the best option, because we could re-negotiate the lease.

Mayor states, City doesn't see this as a minor revision. We have significantly and have standardized the \$0.29 a square foot for lease. Another lease for alpine lodge at \$0.29 per square foot lease. Another property may be leased between \$0.27/\$0.29 a square ft lease. The amount of money the City receives on this current waters edge lease is not in alignment with all other leases and in fact is substantially lower. And to sell the City property would have to go through surplus to sell as Jake stated. The concern now is the lease rate. Councilmember Tangen states, the bottom line is treating everyone fair. Ashley states the 22 years lease has already been approved, and the property is the old City land fill. Councilmember Speer states there was some substantial water from the RV park from stormwater, from so many RV park sewer sites left uncapped. Ashley stated that was one year happening, that has never happened in any years previously. Mayor states bottom line is, somebody buys the park then will be leasing to the new buyer. Councilmember Huckaby states, buyer comes we can negotiate with the new buyers, maybe they have loan, maybe we can negotiate new lease. Huckaby doesn't like current revision request because it is a 50 or 75 year lease and its not at fair market value. The new Buyer could present a lease and intent to purchase. Ashley is requesting this be done first, so he can present it to the buyer. Huckaby asks why does Ashley need to be middle man, why can't the buyer come to council direct? Mayor states if you have a buyer interested in buying your 5 acres, they will need to come in and negotiate their own lease. If no negotiation, lease stays as is or no lease. City could negotiate many things that would make the leased property more equitable. Katrin Thompson states, we are learning and the council is giving us great notes, maybe we need to table and re-present at a different time. Councilmember Brown states we need to know who we are having final say with. Mayor states what differentiates this property is it is larger, and the city is keeping their properties more valuable, maybe we need to start taking a commission on the profits of the property.

Motion by: Rachel Huckaby, that we DENY the revision of lease request.

Second: Ron Brown

Roll Call Yes, Rachel Huckaby Yes, Denise Tangen

Yes, Jason Speer

Yes, Ron Brown

Motion to DENY passed

AB 25-140 CAS 240202 FEMA GAN-SR 161865-01 Project Update (Update)

FEMA project work remaining is by the railroad tracks, and the 36" pipe goes through friends of Kellys Whitewater Park property. Easement had been reviewed by City Attorney & the Pickard's Attorney, it's been a couple of weeks since hearing from the Pickard's. Sept 12th is the deadline, but will be able to request extension. Trevor has scheduled Granite to move forward with all of their work besides that easement area on KWP property. PW would pay Granite for the materials and then do the work on KWP property after we get the easement, if we don't get extension.

AB 25-141 Archeological survey for Strand Paving project (Action Item)

This cannot start on strand until the archeological study is done for the Tribes 404 permit and the agreement is signed for DEA to do the work. Brian Wright at LTACH says no rush to get the agreement signed. We can put plans out for bid, but construction won't start until next year. The archeological study was an add to this project that we didn't expect. Not Forsgren 'fault', they went to apply for the 404 permit and the Tribe said they want this study done. Mayor asks, even though the ground in this area has been disturbed before? Trevor, yes. Do we have \$8,700 to pay for it?

Motion by: Rachel Huckaby, approve the Archeological local professional service agree 97322, \$8794.00 and can be paid out of LOT

Second: Jason Speer

Roll Call Yes, Denise Tangen
Yes, Ron Brown

Yes, Jason Speer
Yes, Rachel Huckaby

Motion passed

AB 25-142 Ordinance No. 737 – Fiscal Year 2025/2026 Appropriate Summary (Action Item)

Adopt by title only, waive the 3 readings.

Motion by: Rachel Huckaby, waive the 3 readings of ORD 737, FY 2025/26 Appropriation Summary and adopt by title only.

Second: Denise Tangen

Roll Call Yes, Jason Speer
Yes, Rachel Huckaby

Yes, Ron Brown
Yes, Denise Tangen

Motion passed

Councilmember Huckaby read ORD 737 title only. Appropriation Summary in the amount of \$1,192,077.00; adopt beginning Oct 1, 2025.

Motion by: Rachel Huckaby, approve ORD 737 for FY 2025/26 Appropriation Summary.

Second: Denise Tangen

Roll Call Yes, Jason Speer
Yes, Rachel Huckaby

Yes, Ron Brown
Yes, Denise Tangen

Motion passed

MAYOR REPORT

(**Update**)

Last Wednesday she attended the meeting with the Sec. of labor and the Gov of Idaho, roundtable regarding homegrown workers. With Perpetua Resources \$250,000 donation to CWI for their geoscience program. She stated she was happy to be invited to the table/meeting.

CONSENT AGENDA

(**Action Item**)

Payment approval/batch reports by department through Wednesday, August 6, 2025

Payroll register report for PP 7/27/25 thru 8/10/2025

Financials for July 2025

Meeting minutes for July 28, 2025

Motion by: Jason Speer, approve Consent Agenda

Second: Denise Tangen

No further discussion. Councilmember Huckaby has question about audit bill, does it really cost that much?
Mayor, yes

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

Motion passed

EXECUTIVE SESSION

Per Title 74-206-(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

City Council Entered Executive Session at: 7:40 pm.

Motion by: Jason Speer, to go into Executive Session per title 74-206-(f)

Second: Rachel Huckaby

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

Motion passed.

Council came out of Executive Session at: 7:58 pm. No decisions were made.

ADJOURNMENT The Mayor adjourned the meeting at 7:58 pm.