



CASCADE CITY COUNCIL
First Regular Meeting
Monday, December 8, 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 Denise Tangen, Ron Brown, Rachel Huckaby
A **quorum** was present.

Staff Present Janice Van Winkle-City Clerk, Jones-City Attorney, Tabitha Hill Snapp-Rankin-City Treasurer, and Jason Metz-Public Works Supervisor.

PLEDGE OF ALLEGIANCE

The Mayor gave the safety talk in the event of an emergency.

PUBLIC COMMENT

Betsy Roberts – she is speaking as the agenda item will be tabled until a later date related to cessation of water services on Hartley - letter of termination received 2024. an attorney was hired.

Ron Summers – resident on Hartley road. The March deadline was also a surprise to them.

Ron Brown – Council member Ron Brown would like a defibrillator in the building.
City clerk will look into purchasing.

AB 26-23 Appointment of Jason Speer to City Council (Action Item)

The Mayor presented her recommended appointment of Jason Speer for the position of City Councilman at 6:21 pm for the balance of the term ending December 31, 2025.

Motion: Denise Tangen
Seconded by: Rachel Huckaby

Roll Call Yes, Ron Brown Yes, Rachel Huckaby Yes, Denise Tangen
Motion passed.

Jason Speer took the oath of Office as read by Mayor Judith Nissula and sworn by Jason Speer.

DEPARTMENT REPORTS

Airport

No report was provided.

Building Department

The Building Department report log was presented as written and included in the City Council meeting packet.

Clerk

The Clerk report was presented as written and provided to Council.

Engineer Report

No report was provided.

Library

The Library report was presented as written and presented to Council. The new memorandum between the library and the FOCL (Friend of Cascade Library) was signed.

Public Works

The Public Works report was presented as written. All cameras are now installed at the shop and at City Hall.

Treasurer

The Treasurer's report was presented as written and presented to the Council by Treasurer Tab Hill Snapp-Rankin. The Cabarton Rd. aerator project was not included in the budget as the City Engineer did not report it to the Treasurer's office during the budget process. The October and November financials submitted at the November 27, 2025 meeting were DRAFT only. It is too early for a completed set of November financials.

Council member Denise Tangen is interested in the LOT figure that remains unallocated. This report does not need to be presented monthly.

NEW BUSINESS

AB 26-24 Appeal – Cessation of water service to properties outside of the city limits. (Action Item)

City Attorney, Jacob Jones, explained that the attorney for the Appellant would like to further negotiate but keep the March 2026 water cessation deadline and timeframe. He recommended that the Council meet to discuss in a future Executive Session.

Motion by: Jason Speer to amend the cessation of water services date to June 1, 2026.

Seconded: Rob Brown

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

Amended motion:

Motion by: Jason Speer to allow additional time for the attorneys of both parties to converse further.

Seconded by: Ron Brown

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

AB 26-25 III Annual Report (Presentation)

Presented by IIIA board representative, Amy Manning.

Council and the Clerk received a copy of the annual report as it was presented by Ms. Manning.

AB 26-26 Set Public meeting for draft stormwater mitigation plan. (Action Item)

This will not be a public hearing, this will be scheduled as a public meeting during a regular meeting in January, 2026. No date need to be chosen or voted on by Council.

AB 26-27 Ordinance 4-9-6 clarifying language to terms of operation/instruction for publication (Action Item)

The Mayor explained the need for the change to code under certain circumstances.

Motion by: Rachel Huckaby to adopt the motion and waive the three readings and read by Title only.

Seconded: Ron Brown

Roll Call	Yes, Rachel Huckaby	Yes, Jason Speer
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Yes, Denise Tangen	Yes, Ron Brown	
Motion passed.		
Motion by:	Rachel Huckaby to adopt the change to Ordinance 739, section 4-9-6 was read by Council member, Rachel Huckaby by Title Only and request to codify.	
Seconded by:	Jason Speer	
Roll Call	Yes, Rachel Huckaby Yes, Denise Tangen	Yes, Jason Speer Yes, Ron Brown
Motion passed.		
AB 26-28	Renewal of Alcohol Beverage Licenses for 2026	(Action Item)
Motion by:	Rachel Huckaby to accept all presented alcohol beverage licenses as presented.	
Seconded:	Denise Tangen	
Roll Call	Yes, Jason Speer Yes, Ron Brown	Yes, Denise Tangen Yes, Rachel Huckaby
Motion passed.		
AB 26-29	Refund / Donation of First Responders august Sport Park event rental	(Action Item)
Motion by:	Jason Speer to approve a refund (of fees) as a donation for this event.	
Seconded:	Rachel Huckaby	
Roll Call	Yes, Denise Tangen Yes, Rachel Huckaby	Yes, Ron Brown Yes, Jason Speer
Motion passed.		
AB 26-06	Revisit temporary property access permissions for work on the Proposed City water tank.	(Action Item)
This item will be tabled until a future meeting.		
AB 26-14	JUB professional service agreement for on-call Planner	(Action Item)
The concern over verbiage that Council had at the last meeting was revised in the revised agreement.		
Motion by:	Rachel Huckaby to approve the professional services agreement including the addendum #2	
Seconded:	Denise Tangen	
Roll Call	Yes, Rachel Huckaby Yes, Denise Tangen	Yes, Jason Speer Yes, Ron Brown
Motion passed.		
AB 26-16	Building permit fee increase discussion	(Action Item)
Council member Rachel Huckaby would like to see the increased building permit fees prior to approving rate increase.		
See motion in AB 26-17.		
AB 26-17	Grade increase from Building Inspector to Building Official	(Action Item)
They Mayor handed out the grade adjustment information for the building department to the Council. This is essentially moving the job to the previously researched market rate and would increase the salary and benefits to the building official for the remainder of the fiscal year and moving forward. Monies within the existing budget do exist to cover this wage increase as well as the increase in building permitting fees.		
Motion by:	Jason Speer to increase the grade of the Building Inspector to Building Official at this time with the subsequent building permit fee increase to be finalized by February 1, 2026 (AB 26-17)	
Seconded:	Rachel Huckaby	

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

Motion passed.

MAYOR'S REPORT

A reminder by the Mayor to "Show Kindness".

This is the last meeting of the calendar year. The first annual meeting of the Cascade City Council will be on Monday, January 12, 2026.

CONSENT AGENDA

(Action Item)

Payment approval/Batch reports through Wednesday, December 3, 2025

Payroll register report for PP 11/16/25 through 11/29/25

Financials for August

Meeting minutes for November 24, 2025

Motion by: Denise Tangen to accept the consent agenda minus the financials.

Seconded: Rachel Huckaby

Council Q & A

Q. Rachel Huckaby asked for clarification on what ADOBE software is used for.

A. This software is used for processing documents, including converting Excel into various software operations.

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

Motion passed.

ADJOURNMENT The Mayor adjourned the meeting at 7:31 pm.