



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, January 26, 2026
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, Tab Hill Snapp-Rankin-Treasurer,
Jacob Jones-City Attorney, Brandy Nitzel-Deputy Clerk, Steve Hull-CRFPD
Fire Chief.

Others Present Steve Mendiola of Farmer's Supply Co-Op.

PLEDGE OF ALLEGIANCE

MAYOR SAFETY TALK

In emergency there are lighted exits at the front door, into the back room, and out the back door. A fire extinguisher is located in the front office. City Hall does not have an AFIB machine, and a first aid kit is located in the back room break area. If there is an emergency, dial 911.

PUBLIC COMMENT

Alan Peterson 514 Sawyer St. Lot 15 of Leisure Time
Concrete Batch Plant comments. Requested impact studies or biological impact
studies, animals that could be endangered.

Mayor response to Mr. Peterson was that the City of Cascade is awaiting for the
applicant to reapply and include the appropriate studies as directed and prior to
Council addressing this item again.

PUBLIC HEARING

CUP 26-01 Farmers Supply Cooperative

The Mayor opened the public hearing at 6:08 pm and gave instruction as to the order of business related to the public hearing. The Staff report will be first, the applicant will present, Council will ask questions directly to the applicant. Public testimony will be heard and the applicant will be able to rebut.

The Staff Report

The report was presented by Deputy Clerk, Brandee Nitzel, to the Council as written. A written copy of what was provided to Council and the City Clerk is available via records request to clerk@cascadeid.us.

Applicant Presentation

Steve Mendiola, Manager of the Cascade Farmer's Supply Co-Op, made his presentation. A written copy of what was provided to Council and the City Clerk is available via records request to clerk@cascadeid.us.

Steve responded to the letter written by Blue Ribbon Properties (included in the Staff report) in complaint of the outside of the building had snowmobile and items stored outside *which do not belong to Farmer's Supply* and used without permission. The access for the residence would be from the highway but vehicles would be parked behind the business/residence.

Council Questions

Council member Rachel Huckaby. Council had no questions.

Public Testimony

For

None

Neutral

None

Opposed

Melanie Brassfield of Blue Ribbon Properties referred back to her written testimony and commented that the snowmobile and dumpster belonged to Freedom Outdoors and she was told by them that they had permission from the property owner. She acknowledged that they did not have permission and that she understood it would be removed but remains opposed to CUP 26-01.

The Mayor closed the Public Hearing closed at 6:37 pm.

NEW BUSINESS

AB 26-41 CUP 26-01 Residential in Commercial Zone, Farmers Supply CoOp. (Action Item)
Findings of Fact and Conclusion will be presented at the next meeting.

Motion by: Jason Speer to deny the CUP 26-01 application submitted by Farmer's Supply CoOp.
Seconded by: Ron Brown

Roll Call	Yes, Rachel Huckaby	No, Denise Tangen
	Yes, Ron Brown	Yes, Jason Speer

Motion passed.

AB 26-42 IIIA updated Joint Powers Agreement. (Action Item)
This was not reviewed in full by the City Attorney.

Motion by: Jason Speer to approve the IIIA Joint Powers Agreement
Seconded by: Ron Brown

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

Motion passed.

AB 26-43 CRFPD Chief Steve Hull on reduced impact fees. (Action Item)

Chief Hull discussed the letter provided to the City Council and explained that Valley County will be funding the new Ambulance district resulting in a 31% decrease of the impact fees imposed by CRFPD and as required by previous Ordinance #724.

City Attorney, Jake Jones, will clarify if a resolution or correcting ordinance is required.

Discussion only. No motion necessary.

AB 26-44 Take Home Vehicle Policy

(Action Item)

The draft sample document related to a take home vehicle policy was presented to Council. This applies only to the weekend, on-call staff member.

Council Member Speer asks for a caveat in the policy that states that the Mayor or Public Works Supervisor is made aware is writing that the vehicle would be is use.

Council Member Brown asks that the word “overtime” be left out of the policy. *Refer to item #6.*

If Council is in agreement that a policy is required, the Mayor will run this by the General Liability insurer, ICRMP.

Discussion only. No motion necessary.

AB 26-45 Ordinance No. 740 – Manufactured Home, change in square footage. (Action Item)

Does Council want a public hearing on January 23, 2026. As two Council Members will be absent due to lack of quorum, this meeting will be moved from January 23, 2026 to Monday, March 2nd at 6pm with a Public Hearing.

No motion required. Both Max Silveron (The Star News) and Drew Dodson (Boise Development) were notified via this meeting by Mayor Nissula that the January 23, 2026 meeting is to be rescheduled to Monday, March 2, 2026.

AB 26-46 Public Works license pay increase as per wage study.

(Action Item)

Previously discussed by the Mayor and approved by Council based on the Best Day wage study.

No motion necessary.

AB 26-47 Pay increases for elected officials – City Council Members and Mayor.

(Action Item)

This decision will require a public hearing which will be held during the last meeting in March (March 23rd).

No motion necessary.

MAYOR REPORT

Brief discussion of the fee explanation sheet created by the Building Official and presented by the Mayor. A written example was given to Council. A public hearing will be scheduled. This will be added to the schedule of fees.

For the 250 US birthday the City received \$2,500.00 via a grant application to help with the celebration. Several activities have been suggested. The City has been tasked with coming up with 250 acts of kindness.

CONSENT AGENDA

(Action Item)

Payment approval report thru Wednesday, January 21, 2026

Payroll register report for PP 01/11/26 thru 01/24/26.

Financials for December, 2025

Meeting minutes for January 12, 2026 and January 21, 2026

Motion by: Jason Speer approve the consent agenda minus the January 21, 2026 minutes.

Seconded by: Denise Tangen

Financials Questions

Q. Mayor to Treasurer...W2's will be issued on Wednesday, January 26, 2026

A. Yes.

Changes to Minutes:

Rachel Huckaby asked for clearer language under the Public Comment section where Danny Saleen asked how the money from cancelling the agreement with the VCSheriff's office was spent.

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

Motion passed.

ADJOURNMENT The Mayor adjourned the meeting at 7:28 pm.