



CASCADE CITY COUNCIL
First Regular Meeting
Monday, March 9, 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
A **quorum** was present.

Council member, Denise Tangen, was not present with an excused absence.

Staff Present Janice Van Winkle-City Clerk, Jones-City Attorney, Tabitha Hill Snapp-Rankin-City Treasurer, Darryl Shepard-Building Official, Trevor Howard-City Engineer, Code Enforcement-Shawn Dillon, Jason Metz-Public Works, Zach Redmon-Public Works

PLEDGE OF ALLEGIANCE

SAFETY TALK by Mayor Nissula calling out exits and location of fire extinguisher.

PUBLIC COMMENT

There was none.

DEPARTMENT REPORTS

Airport

Presented by Wes Smith, Airport Advisory Committee Chair, on behalf of Airport Mgr. Mike Arnold. The current runway rehab is progressing nicely. Related to additional water service and drainage issues, the FAA and Army Corp of Engineers will require an environmental assessment. No new hangars can be built for approximately 1-2 years or until approval from the Federal agencies mentioned.

Building Department

The Building Official read his written report as given in writing to Council. Council had no questions.

City Clerk

The City Clerk read her report as given in writing to Council. Council had no questions.

City Engineer

The City Engineer had nothing to report at this time.

Code Enforcement

Code Enforcement Official, Shawn Dillon, was introduced by the Building Official and read his report as given in writing to Council. He has spent the past few weeks learning the geography of the city, familiarizing himself with code as well as working on clearing city right of ways of illegally parked vehicles to lessen liability to the city.

Library

Staff raises will be delayed until the FY 26/27 budgeting cycle. ADA doors were repaired and are in working order. The City Building official is working on some ongoing maintenance. A generous book donation has been received.

Public Works

Works lead, Jason Metz and Staff member Zach Redmon presented to the Council including a summary of activity during February and a proposed change of location to Disc Golf tee box #15. The disc tee-box can no longer be accessed due to the fencing installed by Iron Woman Mining/Perpetua on leased property and needs to be relocated.

Jason Metz asked for approximately \$5,000.00 in LOT funds to repair bathrooms at the Sports Park. Council asked for a formal estimate they can vote on.

Treasurer

The Treasurer summarized fiduciary activity including the LGIP balances and interest earned. A draft of the January 2026 Financials was presented including grant payment and reimbursement activity. The WaterSmart grant monies (\$100,000.00) from 2023 were confirmed and have been deposited into the City checking account.

NEW BUSINESS

AB 26-67 CBDG – Interim Financing presented by Rick Miller and Lana Duke (Action Item) of Altura Community Consulting.

Rick Miller of Altura presented to council the proposal for interim financing of the USDA grant were given to Council for review. Terms and interest rates may change until a decision is made by Council.

Lana Duke of Altura screen shared a matrix of the interim financing (ten were sought, three responded) proposals. The proposal called for a six-month term but that could be flexible. The City Council was given a copy of the loan matrix in the Council packets. The three proposals presented were from Rural Water Financing, CoBank, and Columbia Bank; each will be secured by a Bond Participation note. Rural Water Financing does invest back into the community with estimated earnings. Interim Financing will not be accessed until a bid “notice to proceed” for the start of construction is received eliminating accrual of unnecessary interest.

Council Member, Jason Speer, asked City Engineer, Trevor Howard, when the project would begin and confirmed that construction could start on some aspects of the project in 2026 and be completed in 2027. Council Member Speer reiterated his concerns related to looking at other items that can be worked on early that would ensure appropriate fire flows; items not dependent upon a new well,

Council Member, Rachel Huckaby, expressed that if the project moves into 2027 that the interim financing would need to be extended from six months to one and a half or two years into the future.

When asked if the financing time-frame were increased “would it increase the interest rate?”. The answer from Lana Duke of Altura was “No”.

Altura asks for a decision and direction from City Council. The City Engineer and S&A Engineers will need to further discuss. The motion will be postponed to a future meeting.

Lana Duke reiterated that the title reports and ROW authorizations are still needed prior to authorizing any bidding documents to be sent out. USDA must concur as well.

Council gave direction for Altura to reach out to Rural Water Financing for a revised proposal covering a two-year period. A decision will be made at the next meeting.

AB 26-68 CAS 220601 Strand Trail Paving/Construction Phase – (Action Item)
Bid award Recommendation.

City Engineer, Trevor Howard recommended that the bid be awarded to Granite Excavation.

Motion by: Rachel Huckaby to award the \$336,121.55 bid to Granite Excavation for the Strand Repaving project.

Seconded: Jason Speer

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

AB 26-69 LOT Ballot Language – Resolution No. 26-06 (Action Item)

Presented by City Attorney, Jacob Jones, highlighting that the resolution includes the ballot language. Council should vote on the resolution only at this time. Ordinance No. 743 will be decided by the election.

Motion: Rachel Huckaby to adopt Resolution No, 26-06 reflecting ballot language to remove the 1% LOT tax on Groceries and increase the STR tax from 1% to 3%.

Seconded by: Jason Speer

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

AB 26-70 Discussion on Bogie water storage tank. Refurbish or replace. (Action Item)

The particulars of the Bogie Dr. (location of one of the City water tanks) water tank decision to refurbish or replace was presented by Public Works Supervisor, Jason Metz. Three options were presented to the City Council as reflected in the written presentation; each have budget and scheduling impact and risks.

Council is leaning to replacement of the tank rather than putting money into refurbishing.

Motion by: Jason Speer to replace the Bogie Dr. water storage tank with a new site to be determined and for Public Works to come back with pricing.

Seconded by: Rachel Huckaby

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

AB 26-71 PERSI Employer Contribution Audit (Action Item)

Ten months of an employees pay were erroneously not reported to PERSI. After an audit by PERSI, a determination of monies owed by the Employer to accurately fund the employees PERSI account was made in the amount of \$4,775.58.

Motion by: Rachel Huckaby that the city approve payment of the delinquent PERSI contributions to Darryl Shepard.

Seconded by: Jason Speer

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

AB 26-72 Ordinance No. 741 – Elected Officers Pay Increase

(Action Item)

Per City Attorney, Jacob Jones, this is early but does have a specification that it must be done prior to or during an election year.

Council Member, Rachel Huckaby, had concerns over the inclusion of language for benefits. Currently, City Council members do not receive health benefits and there is no language in City Policy that reflects benefits are included for Council Members. The Ordinance language would allow for a resolution to be passed without modifying city code should city policy regarding health benefits for Council Members change in the future.

Motion by: Rachel Huckaby to waive the three readings of Ordinance #741 and adopt by Title Only.

Seconded: Jason Speer

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

Motion passed.

Motion by: Rachel Huckaby who read Ordinance #741 by Title Only with a clarification that the Ordinance #741 does not go into effect until January 1, 2028.

Seconded: Jason Speer

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

Motion passed.

AB 26-73 Take home vehicle policy review.

(Action Item)

Motion: Rachel Huckaby to adopt resolution #26-05 for the Take Home Vehicle policy with changing “Public Works Director” to “Public Works Supervisor.”

Seconded by: Jason Speer

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

Motion passed.

AB 26-74 CAS 210202 – 2021 BRIC – Stormwater Master Plan – CONSOR Inv. 17 (Action Item)**AB 26-75 CAS 210202 – 2021 BRIC – Stormwater Master Plan – Timberland Inv. 24-03-01**

Motion by: Rachel Huckaby to approve CAS 210202 project invoices above for a total of \$4,732.75.

Seconded by: Jason Speer

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

Motion passed.

AB 26-76 CAS 240203 - FEMA HMGP W. Service Way – CONSOR Inv. 8

(Action Item)

AB 26-77 CAS 240203 - FEMA HMGP W. Service Way – Salaber Eng. Inv. 02**AB 26-78 CAS 240203 - FEMA HMGP W. Service Way – Timberland Inv. 26-03-01**

Motion by: Rachel Huckaby to pay CAS 240203 project invoices above for a total of \$7,119.26.

Seconded by: Jason Metz

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

Motion passed.

AB 26-79 **CAS 1020002 – Daylight Spring St. application – Timberland Inv. 25-07-07** (Action Item)
Motion by: Rachel Huckaby to pay CAS 1020002 to approve Timberland Inv. 25-07-07 for \$1,980.00.
Seconded: Jason Speer

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

AB 26-80 **CAS 225501 – Geothermal – Timberland Inv. 25-10-08** (Action Item)
Motion by: Rachel Huckaby to pay CAS 225501 to approve Timberland Inv. 25-10-08 for \$2,857.50.
Seconded: Jason Speer

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

AB 26-81 **Utility Bill Discussion Pending Probate** (Action Item)
Stacey and Warren Sedlacek represent the estate of Steve Huskey and have asked if Council would consider the water fees to be waived for six months. The residence will not be occupied, the power has been shut off.

Council Member Speer, agreed with a waiver of payment as long as the the bill would accrue and could be paid back once the property was occupied again (or occupied by a decedent). The meter has been shut off.

Motion by: Jason Speer to pause the billing on 601 S. Main payment but continue to accrue from the February billing through July 31, 2026
Seconded by: Rachel Huckaby

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

AB 26-82 **Comprehensive Plan – Final Draft for review** (Action Item)
Nothing presented. No motion necessary. No decisions were made.

MAYOR'S REPORT

Mayor Nissula announced the resignation of Denise Tangen as a City Council member effective 4-30-2026. The Star News, and Valley Lookout have been notified. Mayor Nissula will make an appointment for a replacement and present to Council for vote. The City Council member term will be in effect for the remainder of Council Member Tangen's term through 12/31/2027. Beyond such date, the appointee must run for re-election to the appointed seat at the next available election in the Fall of 2027.

CONSENT AGENDA (Action Item)

Payment approval/Batch reports through Wednesday, March 4, 2026
Payroll register report for PP 02/22/2026 through 03/07/2026.
Meeting minutes for March 2, 2026

Motion by: Rachel Huckaby to approve the Consent Agenda minus the March 2, 2026 meeting minutes and a correction to the agenda for the Payroll Register 01/25/2026 through February 07, 2026
Seconded: Jason Speer

Council Q & A

Q Rachel Huckaby asked if the payment to Drake Diversified is complete.
A Public Works Supervisor, Jason Metz, will need this service until staff passes the Drinking Water Treatment licensing test.

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

EXECUTIVE SESSION

§Title 74-206(1)(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. The mere presence of legal counsel at an executive session does not satisfy this requirement.

Motion by: Jason Speer to enter into Executive Session at 7:47 pm as per §Title 74-206(1)(f) of Idaho Code.
Seconded: Rachel Huckaby

Council came out of Executive Session at 8:05 pm.

No decisions were made.

ADJOURNMENT May Nissula adjourned the meeting at 8:05 pm.