



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, March 23, 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, Jason Speer, Denise Tangen
A **quorum** was present.

Present via Zoom Council Member Rachel Huckaby

Staff Present Janice Van Winkle-City Clerk, Jones-City Attorney, Darryl Shepard-Building Official,
Trevor Howard-City Engineer, Jason Metz-Public, Brandee Nitzel-Deputy Clerk.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Darryl Shepard made a special report to the Council during public comment. He reported to Council the status of the work happening at the 55 North Social Club at 105 N. Main St. The Council also received a written report. Bricks on the building façade were falling off. The city building official contacted ITD and confirmed that a right of way encroachment permit for the work and cordoned off area, in the traffic lane, was not required. The City is requiring a safety plan and traffic plan. The work was begun without a permit.

PUBLIC HEARING

CUP 26-02 Residential in Commercial Zone – MORINO

The Mayor opened the Public Hearing at 6:07 pm.

The Mayor explained the public hearing process, asking those with testimony to give their name and street address and instruction that they have 3 minutes to speak.

Staff Report

Alex Jones of JUB Engineers gave the staff report via screen share and verbal presentation. Ask Alex for a

Council Q and A

Q – Jason Speer, why is this not a rezone application?

A – Building Official responded that it was not necessary.

Council member Tangen mentioned that the area should be consistent and rezoned.

Alex Jones counseled Council that rezoning should be carefully considered. The CUP is more cost effective and gives counsel further decision-making process should the property be sold in the future. The property would (automatically go back to commercial) if a CUP is done and not a rezone, making it easier for Council should the property be sold in the future.

Applicant Presentation

Rick Moreno presented his request. 855 W. Hubbard Rd. in Meridian.

Mr. Moreno is not a developer. Wants a quiet residence, mostly garage. It will be a stick frame construction on the riverfront with a shop in back. He is relying on the information he submitted with his application which Council has in the staff report created by the deputy clerk. It will have low impact on the city as it is for Mr. Moreno only. He would like the zoning to remain the same, commercial. This property appears to be better suited for a residence than a commercial venture.

Q – Jason Speer – Should the CUP be approved for a single-family residence, would you be averse to a specific request to not use as a commercial venture?

A – Rick Moreno – he would prefer a commercial use but “he is not there yet” but plans on a residence right now.

Opposed

None.

Neutral

None.

In Favor

None.

Applicant Rebuttal

The Mayor closed the public hearing at 6:26 pm

NEW BUSINESS

AB 26-82 CUP 26-02 Residential in Commercial Zone – MORINO (Action Item)

Rachel Huckaby does not oppose a residence, but it needs to be residential and not a business and it should be consistent. Related to traffic, it would be better for the City to use as residential instead of potential commercial traffic.

The property would be subject to all Flood Plain Regulations and other property requirements.

Council Member Speer is in support of the building official, and CRFPD (Fire Department) comments and requirements.

Motion by: Jason Speer to approve CUP 26-02 as submitted by Rick Moreno subject to the Staff Report and signing of the Decision of Reasoned Statement (FOCL's) and noting the Building Officials recommendation of restrictions related to commercial use. If commercial development were to occur, the applicant must come back before the City Council for approval.

Applicant will have to come back to City Council for any commercial development and Decision of Reasoned Statement.

Seconded: Jason Speer

Roll Call Yes, Denise Tangen
Permitted use.

Yes, Ron Brown
The land sat vacant and we collected long enough.

Yes, Jason Speer

CUP is like to the surrounding area and it puts further commercial development subject to approval by city Council.

Yes, Rachel Huckaby

The CUP supports our comprehensive plan.

Motion passed.

AB 26-83 Revised Rural Water Financing proposal for interim financing. (Action Item)

Lana Duke did reach out to Rural Water Financing, as requested

Lana reminded the Council that nothing can be committed to until the ROW's (right of ways) are received. USDA will not authorize the city to get interim financing or to send to bid until the ROW's are received.

No decisions will be made. Council will wait for the ROW's to be completed prior to asking for an update on the financing. Hopefully, this will be revisited at the next meeting.

AB 26-84 Stibnite Advisory Committee update presented by Tom Reinhardt (Action Item)

Tom Reinhardt presented the quarterly report for the Stibnite foundation. The grant window opens next week; April 1, 2026, and will remain open for two months. The foundation's assets have grown considerably as Perpetua has begun funding. There was \$55,000 given out in 2025/2026 and for the 2026/2027 grant season there should be more funds to give away.

The Stibnite Advisory Committee is now doing a one-page, quarterly newsletter of which he handed out copies. The Perpetua website has a community grievance form, i.e., witnessing a Perpetua vehicle speeding etc. Health and Safety.

No decisions made. No motion necessary.

AB 26-85 Modification to Lake Shore Disposal terms of agreement - typo (Action Item)

Motion by: Jason Speer to approve date modification to the Lakeshore Disposal terms of agreement.

Seconded by: Ron Brown

Roll Call Yes, Rachel Huckaby

Yes, Denise Tangen

Yes, Ron Brown

Yes, Jason Speer

Motion passed.

AB 26-86 Sports Park bathroom repairs estimate (Action Item)

This will be tabled until a future meeting.

AB 26-87 Pricing for new water storage tank, Bogie (Action Item)

As requested by Council at the March 9, 2026 meeting, public works supervisor Jason Metz and Paul Scoresby of S&A Engineering prepared a project cost analysis for review. Jason Metz presented.

Council member Huckaby asked if there had been dialogue with the property owner where the City would have to purchase property and place a new tank. She is hesitant to make a decision without that step.

Council member Speer believes Council needs to to give direction to Staff to move forward prior to committing to a property purchase. Staff will investigate purchase of additional property.

No motion necessary. No decisions were made.

AB 26-88 **Chamber request to close Market St. on Memorial Day** (Action Item)
Motion: Jason Speer to approve the requested closure of Market St. and for the city to provide barricades.
Seconded by: Denise Tangen

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

Motion passed.

AB 26-89 **Proposed adoption of ICRMP sample Social Media Policy** (Action Item)
The City Attorney informed Council that the proposed policy is close to boiler plate, and he believes it is ready for a vote. We just need to add City of Cascade, person in charge and effective date.

The City Clerk will complete the blanks and present at the next meeting for a vote.

No motion necessary. No decisions were made.

AB 26-90 **VOID – Proposed adoption of ICRMP sample Social Media Use Policy** (Action Item)
This was a duplicate of AB 26-89.

AB 26-91 **Proposed adoption of ICRMP sample AI (Artificial Intelligence) Policy** (Action Item)

Per City Attorney, this is a good start but still needs some work related to records requests and retention policy.

The City Clerk will complete the blanks and present at a future meeting for a vote.

No motion necessary. No decisions were made.

Jason Speer asked what Keith Latimer (IT Tech for the City) thought about the use of AI; he would like to hear Keith Latimer's viewpoint in writing at a meeting prior to making a decision.

The City Attorney would like to hear Keith's viewpoint and incorporate it into the policy prior to further review.

The Mayor further asked that the City Attorney to create an email retention policy.
The Clerk will forward the records retention policy that was adopted earlier to the City Attorney for review.

No motion necessary. No motion was made.

AB 26-92 **Resolution No. 26-07 – Public Works Surplus Meters** (Action Item)
Motion: Denise Tangen to accept resolution 26-07 to surplus water meters.
Seconded by: Ron Brown

Jason Speer to retain (40) meters – is that enough. Per Jason Metz, he can always order more.

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

Motion passed.

AB 26-93 **Modification to Disc Golf Course** (Action Item)
This was presented to Council at the March 9, 2026 meeting. Council needs to make a decision this evening.
The disc course will be (14) holes and not (20). Signs will be moved and baskets will be replaced.

Motion by: Jason Speer to approve the modification to disc golf course based on the plan presented.
Seconded by: Ron Brown

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

Motion passed.

CONSENT AGENDA

(Action Item)

Payment approval/Batch reports through Wednesday, March 18, 2026

Payroll register report for PP 02/08/26 thru 02/21/26 and 02/22/2026 through 03/07/2026.

Financials for February 2026

Meeting minutes for March 2, 2026 and March 09, 2026

Motion by: Jason Speer to approve the consent agenda minus the March 2, 2026 meeting minutes.

Seconded: Denise Tangen

Council Q & A

Q Denise Tangen, not present at the March 9, 2026 meeting.

A The Clerk will repair.

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

Motion passed.

ADJOURNMENT May Nissula adjourned the meeting at 7:17 pm.