



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, June 22, 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, Dan Cobb, Rachel Huckaby, Jason Speer
A **quorum** was present.

Staff Present Janice Van Winkle-City Clerk, Tabitha Hill Snapp-Rankin, Jason Metz-Public Works
Mike Arnold-Airport Manager, Darryl Shepard-Building Official, Jake Jones-City Attorney.

Contracted Staff Airport Engineers Mark Hagedorn and Nathan Cuvala of Ardurra Engineering.

Contracted Staff via Zoom
Trevor Howard-City of Cascade

PLEDGE OF ALLEGIANCE

SAFETY TALK by Mayor Nissula calling out exits, location of fire extinguisher, and name of safety captain, Jason Speer.

PUBLIC COMMENT Kylee Hatfield with Perpetua introduced herself to Council.

Jim Shearer of Ponderosa Pines
Inquired about the status of the pending water shut-off to Ponderosa Pines, out of city limits water users.

The Mayor and City Attorney reported that negotiations are ongoing but an update will be prepared for Mr. Shearer.

PUBLIC HEARING

SUB 22-01 Applicant proposal for First Amended Development Agreement (DA) for Change of Use of the GTMG to Residential use.

The Mayor opened the Public Hearing at 6:06 pm.

The Mayor asked if Council had any exparte communications.

Council member Cobb visited the site to see for himself but there were no discussions.

Staff Report was presented by the Deputy-Clerk, Brandee Nitzel.

Mark Hagedorn, contracted Airport Engineer, explained grant assurances in order to receive federal FAA funding for airport improvements. These grant assurances for compatible land use run in perpetuity. Residential is not included in nor considered a compatible land use. Noise levels and safety were also addressed related to other land uses in close proximity to the airport.

Applicant Presentation by Scott Jones of Go To My Garage. He commented that until the current staff presentation that he was not notified about the FAA (grant assurances) requirements.

Related to the water (meters) he confirmed sales and non-compliance with the original development agreement and feels that the one meter (based on water usage to date) is sufficient.

Public Testimony

In support None

Neutral None

Opposed None

Applicant Rebuttal. None.

The public hearing closed at 6:33 pm

NEW BUSINESS

AB 26-146 SUB 22-01 Applicant proposal for Change of Use of the GTMG Business Condos (Action Item)
to Residential use. DRAFT of First Amended Development Agreement.

Council had discussion which included proximity to airport, and vehicle parking. Both Jason Speer and Council Member Huckaby are opposed to residential use.

Motion by: Rachel Huckaby **to deny** proposed amendment for change of use to residential and deny approval of Section 01-3.2 and Sec 01-3.3a and 3.3b, and Section 23.

Second by: Jason Speer

Roll Call Yes, Jason Speer

 Because proximity to airport is too close

Yes, Rachel Huckaby

 Because proximity to airport, and it would put FAA grant funds at risk.

Yes, Dan Cobb

 Because proximity to airport.

Yes, Ron Brown

 Because proximity to airport.

Motion passed.

Motion by: Rachel Huckaby **to approve** section 5.2 and article 5 of the proposed amended DA.

Second by: Jason Speer

Yes, Jason Speer

 Because it cleans up development agreement.

Yes, Rachel Huckaby

 So the development agreement matches what is on the ground.

Yes, Dan Cobb

Per the Staff Report

Yes, Ron Brown

It will show consistency between what is written and what is built.

AB 26-147 CAS 240201 Pavement Preservation Lake Cascade Parkway (Action Item)
FINAL Boswell INV \$11,204.75.

City Engineer, Trevor Howard, explained that the bill was submitted but not the release for surety. City Attorney, Jake Jones, is in agreement that the release language for surety must be received to avoid a mechanics lien. Per the City Engineer, it is recommended that Council should wait for release of surety.

This item was tabled. There was no motion to approve payment of the invoice.

AB 26-148 CAS 220601 Strand Paving – Execution of contract with Granite Excavation (Action Item)

Motion by: Rachel Huckaby to approve the CAS 220601 Strand Paving agreement between the City and Granite Excavation and authorize the Mayor to sign.

Second by: Jason Speer

Roll Call Yes, Dan Cobb

Yes, Ron Brown

Yes, Jason Speer

Yes, Rachel Huckaby

Motion passed.

AB 26-149 CAS 240202 DR 4443 HMGP – W Service Way to Market (Action Item)
CO #3 for \$3,450.00.

Construction had to be stopped during 2025 to have acquire the KWP easement which resulted in an extension granted on the project to February of 2027. The resulting extension resulted in a lapse of insurance related to the Railroad property easement and a new policy is required.

The City Engineer confirmed what work remains. The \$3,450 insurance cost will come from the street improvements budget. This work will be performed in July of 2026.

Motion by: Ron Brown to approve change order No. 3 for project CAS 240202 for the \$3,450.00 for new insurance (to be paid by the City).

Second by: Rachel Huckaby

Roll Call Yes, Ron Brown

Yes, Jason Speer

Yes, Rachel Huckaby

Yes, Dan Cobb

Motion passed.

AB 26-150 CAS 1080001 Street Improvements. Presentation of bids and award (Action Item)
Recommendation.

City Engineer, Trevor Howard, received two bids. The bid includes pulverizing pavement, new paving at 3” (modified from original bid), the cost from 2” asphalt mat to 3” will have a modest increase to the project, “but not much” per the City Engineer. The increase in cost will be approximately \$15,000 per the City Engineer. The difference in bids was due to the cost of asphalt.

There will be another dust abatement with mag chloride per public works supervisor, Jason Metz.

Motion by: Rachael Huckaby to approve the Valley Paving and Asphalt repaving of Front St. and School Street for \$134,946.00 and authorize the Mayor to sign.

Second by: Jason Speer

Motion passed.

Fonroche completed the swap out of the courthouse portion of the solar lighting. There only remains to get the six cement and fly ash certifications in order to process the final pay applications.

The new light poles will be taller. They will be the same lights as those that were replaced in from of the courthouse. Because this is city funds, "buy America First" is not a requirement as this is not a grant.

AB 26-156 CAS 240701 AIP 3-16-025-2025 – Rehab Taxiway, Ardurra INV 840421-21694 (Action Item)
Motion by: Rachel Huckaby to pay the Ardurra INV for \$14,512.82.
Second by: Dan Cobb

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

Motion passed.

AB 26-158 FAA Grant Agreement – Taxiway A Reconstruction (Update)
Update only. No decisions made. No motion necessary.

MAYOR’S REPORT

AIC Update – the Mayor and Deputy Clerk attended the Association of Idaho Cities conference.

Sidewalks and tree boxes will be spruced up for the parade.

CONSENT AGENDA (Action Item)

Payment approval/Batch reports through Wednesday, June 17, 2026

Payroll register report for PP 05/30/26 thru 06/13/26

Financials

Meeting minutes for June 8, 2026

(Note: these minutes provide to Council were from May 26, 2026 which had already been approved.)

Motion by: Rachel Huckaby to approve the consent agenda as presented.

Second by: Jason Speer

Council had no questions..

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

Motion passed.

AB 26-157 City Council FY 26/27 Budget Discussion (per budget calendar). (Discussion)
Discussion only. No decisions made. No motion necessary.

AB 26-159 Review bids and award scope of work for community outreach - determining (Action Item)
EDU’s and related water and sewer rates.

Motion by: Jason Speer to approve the ATLAS bid for EDU determination and community outreach.

Second by: Dan Cobb

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

Motion passed.

EXECUTIVE SESSION

As per Idaho Statute 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.

As per Idaho Statute Title 74-206 (b) – To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

Motion by: Rachel Huckaby to go into Executive Session per Idaho Statute Title 74-206 (f) and (b) at 8:04am.

Second by: Jason Speer

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

Motion passed.

Council Came out of Executive Session at 8:20 pm.

No decisions made

ADJOURNMENT May Nissula adjourned the meeting at 8:20 pm.