CASCADE CITY COUNCIL

FIRST REGULAR MEETING

Monday, July 13, 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-City Treasurer, Mike Arnold-Airport Mgr; Library Director-Lisa Leaf, Darryl Shepard-Building Official, Sean Dillon-Code Enforcement Official; Jonathan Zwygart-CPA,
Staff Present via Zoom	Jake Jones- City Attorney

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT Tom Reinhardt of the Stibnite Advisory Committee reported that over 300 buildings are being delivered to the Perpetua, Stibnite mine site. Some will be going through town and others will be using Thunder Mountain Rd. access.

DEPARTMENT REPORTS

Airport

Given by Mike Arnold

Building Department

Written report given to Council and presented by Darryl Shepard.

City Clerk

No report provided.

Code Enforcement

Written report given to Council in their packets and reported by Sean Dillion, Code Enforcement Official

City Engineer

No report provided.

Library

Written report given to Council in their packets which was summarized by the Library Director.

Public Works

Written report given to Council in their packets which was summarized by Mayor Nissula. Council member, Jason Speer, commended all those individuals that helped clean up downtown for the July 4, 2026 weekend.

Treasurer
Written report given to Council in their packets was summarized by the Treasurer who reported the Financial statements draft was included in this Council packet.

NEW BUSINESS
AB 26-160 Approval of FY 2024/2025 Audit presented by Zwygart John CPA's (Action Item)
Jordan Zwygart presented the Audit report for FY ending 09/30/2025. Council was presented with a printed copy of the Audit Report.

Council questions:
Mayor Nissula – re: sewer owes water $144,966 (page 13 on the audit report)

Council Member Rachel Huckaby – how does sewer pay back water?
In Caselle this will be an automatic transaction.

Motion by: Jason Speer to accept the FY 2024/2025 Audit Report as presented.
Second by: Ron Brown

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

Motion passed.

AB 26-161 Approval of Proposed Budget for FY 2026/2027 (Action Item)
The Treasurer reported the changes that Council requested since the last review.

The estimated $30,000.00 for a CATEX at the airport will be added to budget in the event Council approves a city contribution to hire Ardurra based on their scope or work.
Mayor: To determine if this is acceptable as the RFP for a city engineer has not been completed.

Modifications to EDU's effecting water was discussed as an accounting of total Leisure Time EDU's came in at (273).

Motion by: Rachel Huckaby to approve the FY 2026/2027 proposed budget for publication with a change to the airport for a potential $30,000.00 CATEX funding to be finalized in the public hearing scheduled for August 10, 2026.
Second by: Jason Speer

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

Motion passed.

AB 26-162 Approval of Resolution No 26-12 Declaration of Forgone (Action Item)
Motion by: Jason Speer to approve Resolution No 26-12 declaring "ZERO" forgone funds for the FY 2026/2027
Second by: Ron Brown

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

Motion passed.

AB 26-163 Approval of L2 for submission to State after Public Hearing (Action Item)
This has not been provided by the County and should be available at the end of July.

The Mayor suggested that for the FY 2027/2028 that the budget calendar show the budget public hearing be scheduled to occur during the last meeting in August.

No decisions made. No motion necessary.

AB 26-164 Approval of Schedule of Fees (Action Item)
Motion by: Rachel Huckaby to approve the schedule of fees for the year of FY 2026/2027 and include the removal of the dog (tag) licensing fees.
Second by: Dan Cobb

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

AB 26-165 Renewal of (30) year Airport Lease, Hangar 5 (Action Item)
In order to renew the lease the hangar must be in compliance and for aviation use only.

Motion by: Jason Speer to approve a new 30 years lease to Mr. Zimmerman that is contingent upon the removal of personal items from the hangar, use of the hangar for aviation purposes only, a subsequent inspection, and the signing of the new lease.
Second by: Rachel Huckaby

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

AB 26-166 CAS 240203 – DR 4535-04 Stormwater – Consor for $989.77 (Action Item)
Motion by: Jason Speer to approve the stormwater app for Consor for $989.77
Second by: Dan Cobb

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

AB 26-167 CAS 235501 – Geothermal $100/K – Salaber for $175.00 (Action Item)
Motion by: Jason Speer to approve the Salaber invoice for $175.00.
Second by: Rachel Huckaby

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

AB 26-168 CAS 210201 Main St. Sidewalk/Beacon – Fonroche swap out of solar. (Action Item)
No motion necessary.

AB 26-169 Request for City budgeted funds for engineering permits for privately owned (Action Item)
hangar and support of future development at the airport.

<u>Presentation by Andrea Eldridge</u>
The Eldridge's gave a presentation on what they are proposing. Permits, hanger owners, Latecomer's Agreements, and CATEX (Category Exclusion) wetlands requirements that were begun two years ago make the cost of a hangar to a private citizen prohibitive.

The Eldridge's have privately obtained a CATEX scope of works and quote from Ardurra Engineers outlining what they believe is fair, and beneficial to the City that would require City funds to complete. They claim that they are not developers out to make money on the long term; they are retired aviation professionals and enthusiasts.

<u>Airport Advisory Chair, Wes Smith:</u>
Wes presented additional information related to the Eldridge's request for Council consideration and he believes the development of up to five larger hangers to the south of the property would be beneficial to the City and in keeping with the Master Plan for the airport. It would be up to the city's to provide water to the south but there is no requirement.

He informed Council that he had underestimated the size of the proposed Eldridge's hangar; it will be 60' x 65'.

<u>Mayor Nissula</u>
The Mayor reminded Council that this is a discussion item.

Mayor Nissula summarized the Eldridge's "ask". The CATEX report being sought is good for a five-year window. $30,000.00 would need to be committed by the City on behalf of the Eldridge's. If it were committed to, it would need to be included in the FY 2026/2027 budget.

Mayor Nissula further outlined that there are several possible outcomes and requirements:

> The Army Corp of Engineers could not approve the CATEX and the $30,000.00 investment could be for naught. *
>
> The Council should consider if it is confident enough to commit to funding the $30,000.00 for the CATEX when federal regulations can change at any time.
>
> The Airport manager needs to review and decide if this will be funded through the airport LGIP budget or if a Latecomers Agreement will be required.

*** NOTE**: As the scope of work for the CATEX progresses, it could be stopped during any point and the $30,000 could be pro-rated. Per Wes Smith, there are four major components to the proposed scope of work.

The Mayor asked for a decision to be made at the second Council meeting in July.

<u>City Council members</u>
had several questions related to the progression within the scope of work and if it was keeping with the Master Plan for the airport.

Discussion only. No motion necessary.

AB 26-170 **Resolution No. 26-11 Personnel Manual Update. Health benefit requirement.** (Action Item)

Motion by: Jason Speer to approve resolution No 26-11 changing the hours needed to be eligible for benefits to (32) hours per week.

Second by: Dan Cobb

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

Motion passed.

MAYOR'S REPORT

Public outreach by Atlas related to the utility rate increase has begun.

CONSENT AGENDA (Action Item)

Payment approval/Batch reports through Wednesday, July 8, 2026

Payroll register report for PP 06/14/2026 through 06/27/2026.

Financials

Meeting minutes for June 8, 2026 and June 22, 2026

Motion by: Jason Speer to approve

Second by: Rachel Huckaby

Council Q & A

There were no questions from the Council.

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

Motion passed.

ADJOURNMENT Mayor Nissula adjourned the meeting at 7:38pm