



CASCADE CITY COUNCIL
FIRST REGULAR MEETING
June 10, 2019 at 6:01 pm
Cascade City Hall

MINUTES

CALL TO ORDER AND ROLL CALL

The meeting of the Cascade City Council was called to order at 6:00 P.M. Council members Tom Byrne, Cynda Herrick, Rachel Huckaby and Denise Tangen, were present. Quorum exists.

Also present: Heather Soelberg City Clerk
Steve Yamamoto Superintendent

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

PUBLIC COMMENT

Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted by the presiding official.

No public comment.

DEPARTMENT REPORTS

AIRPORT No Report

BUILDING INSPECTOR: No Report

LIBRARY: No Report

SHERIFF'S DEPT. Sheriff Bolen provided a written report, which is incorporated herein. Discussion regarding ticket revenue, and the decrease in revenue over previous years.

PUBLIC WORKS: Superintendent Yamamoto provided a written report: a brief synopsis, the Scada System went down in a recent storm, Yamamoto was called in to manually manage system. New chlorination tank systems were ordered and will be installed shortly. Mill Street storm culverts is on scheduled and will be completed shortly, Idaho Power will be moving the pole for the project shortly (new lights by Idaho Power will be replacing all the street lights over the next 4 years to meet the Lighting Compliance Ordinance). Streets will be bladed, rolled, and mag chlorinated prior to 4th of July. An asphalt grinder will be up, hopefully before the 4th of July to grind up Idaho Street. Street sweeping will take place again on July 2nd in conjunction with the Sidewalk cleaning sponsored by the Chamber. Still working with the County to schedule weed spraying. Councilmember Herrick inquired about the purchasing of a new trailer for the

mowing. Councilmember Herrick also inquired about the Sports Park bathroom, Mayor identified that they are fixed but will continue looking at fixing/updating of the bathrooms at the Sports Park.

CLERK/TREASURER: Update on the budget process.

PUBLIC HEARING

No Public Hearing

UNFINISHED BUSINESS

PHIL BENNETT – 11480 SOUTH MAIN STREET LEASE

DISCUSSION: Mayor Nissula introduced the topic

Section 3.3 – Early termination clause. City attorney says that an early termination is standard for a City lease as well as 30 days also a standard language. City attorney stated without an early termination clause the City would not be able to return to use of the building. Discussion regarding the terms of the lease (ie 1 year or longer). Lease length and the automatic renewal could change the needs of the early termination. Bennett is only comfortable with a default clause, not early termination. Councilmember Herrick requested that the lease default clause and an automatic one-year renewal – Attorney stated that non-payment is a breach of agreement and an automatic default. The terms of lease length could be from month to month to 1, 2, 5 etc. term. Discussion regarding term length. Councilmember Huckaby inquired about the early termination for Bennett, but not the same termination opportunity for the City. Mr. Bennett requested the early termination language stay in the lease for his behalf, but not for the City. Discussion regarding early termination.

Discussion regarding the \$500 lease payment and utilities. The discussion regarding the lease payment of \$1,000 and the cost of the utilities for the building. Discussion regarding the power bill and how the utility bill could be split. Continued discussion regarding utilities for the space. Discussion regarding the rent payment. Discussion regarding security deposit. City Attorney stated the rent was the original amount offered by Bennett, but identified that the City needs to be cautious that it can't be construed as "subsidized." Discussion regarding putting an RFP, and putting the space out for an RFP. City Atty stated that it has wide discretion when leasing the property.

City Attorney requested Bennett do a walk through and make a list of improvement. Atty identified that 5.1 requires a tenant improvement plan, Councilmember Byrne requested that Bennett create a tenant improvement plan. Bennett identified that he was not in a position to make such a plan as of yet. Mayor identified the importance of creating a tenant improvement plan. Councilmember Byrne identified that the tenant should create a "phase" of the tenant improvements. Bennett requested the councilmembers each provide a proposed lease amount. Discussion regarding utilities.

MOTION TO APPROVE THE LAND LEASE BETWEEN THE CITY OF CASCADE AND RON WISE, AND AUTHORIZE THE MAYOR TO SIGN.

DISCUSSION: Discussion regarding the lease.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

JUSTIN DUMARS – LAND LEASE

DISCUSSION: This is for the renewal of the land lease between the City of Cascade and Justin Dumars.

MOTION BY: Rachel Huckaby **SECOND BY:**

MOTION TO APPROVE THE LEASE BETWEEN THE CITY OF CASCADE AND JUSTIN DUMARS, AND AUTHORIZE THE MAYOR TO SIGN

DISCUSSION: No further discussion

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

BUSINESS LICENSES

DISCUSSION: Mayor Nissula turned the time over to Rachel Huckaby. Councilmember Huckaby provided an update on the history of the need for business license. Councilmember Herrick agreed that a business license would be important. Councilmember Tangen would like to see additional changes to the business license.

MOTION BY: Tom Byrne **SECOND BY:** Denise Tangen

MOTION TO MOVE FORWARD WITH CREATING A BUSINESS LICENSE ORDINANCE AND FORM

DISCUSSION: Discussion regarding chances to the ordinance and/or form. Discussion requiring short term rental needing business license, request to confirm with City Attorney the City can require short term rentals to complete a business license form.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

LOCAL OPTION TAX

DISCUSSION: Mayor Nissula updated the City Council regarding moving forward with a LOT tax, and putting on the ballot in November. Discussion regarding having educational forum prior to putting on the ballot. Discussion regarding educating the citizens. Discussion regarding what the monies would be used for.

MOTION BY: Rachel Huckaby **SECOND BY:** Cynda Herrick

MOTION TO PURSUE A LOCAL OPTION TAX

DISCUSSION: No further discussion

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

2019-2020 FISCAL YEAR BUDGET

DISCUSSION: In depth discussion regarding budget line items.

APPROVAL OF PAYMENT OF BILLS

MOTION BY: Rachel Huckaby **SECOND BY:** Denise Tangen

APPROVE PAYMENT OF BILLS ON THE UNPAID INVOICE REPORT DATED JUNE 7, 2019 IN THE AMOUNT OF 38,581.67.

DISCUSSION: Councilmember Herrick inquired about the BBQ brush, it is for the BBQ at Fischer Pond. Inquiry about the Sports Park Bathroom Supplies.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

APPROVAL OF PAYROLL REGISTER REPORT

MOTION BY: Cynda Herrick **SECOND BY:** Rachel Huckaby

APPROVE PAYROLL REGISTER REPORT FOR PAY PERIOD ENDING MAY 25, 2019

DISCUSSION: No further discussion

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

APPROVAL OF MINUTES

MOTION BY: Rachel Huckaby **SECOND BY:** Cynda Herrick

APPROVE CASCADE CITY COUNCIL MINUTES DATED MAY 13, 2019, WITH CORRECTIONS

DISCUSSION: Inquiry about Matt Johnson attendance.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Abstain Cynda Herrick Yes

Motion Passed

MOTION BY: Rachel Huckaby **SECOND BY:** Tom Byrne

APPROVE CASCADE CITY COUNCIL MINUTES DATED MAY 28, 2019, WITH

CORRECTIONS

DISCUSSION: Include the language Police LGIP in the motion.

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

MOTION BY: Cynda Herrick **SECOND BY:** Denise Tange

APPROVE CASCADE CITY COUNCIL MINUTES DATED JUNE 3, 2019, WITH CORRECTIONS

DISCUSSION: No further discussion

ROLL CALL: Tom Byrne Yes Rachel Huckaby Yes
Denise Tangen Yes Cynda Herrick Yes

Motion Passed

MAYOR'S REPORT

Big Game Feeding: Updated the City Council on the Deer feeding open house will be on Tuesday, June 18, 2019.

Cemetery – Leslie the grant writer is looking into Cemetery rehab grants, especially based on the historical value of the cemetery.

Radar Sign – Discussion on the proposed date of installation and the proposed location of the new signs.

ADJOURNMENT

MOTION TO ADJOURN 9:35pm

ALL IN FAVOR: Tom Byrne *Aye* Rachel Huckaby *Aye*
Denise Tangen *Aye* Cynda Herrick *Aye*

MEETING ADJOURNED:

Respectfully submitted and Attested by,

Approved

Heather M. Soelberg

Heather M. Soelberg, Clerk/Treasurer

Judith R. Nissula, Mayor