



**CASCADE CITY COUNCIL**  
**First Regular Meeting**  
**Tuesday, October 14, 2025**  
**6:00 PM Cascade City Hall**  
**MINUTES**

**CALL TO ORDER AND ROLL CALL** Meeting called to order at 6:00 pm

Present Council Members Denise Tangen, Ron Brown, Rachel Huckaby  
A **quorum** was present.

Staff Present Janice Van Winkle-City Clerk, Brandee Nitzel-Deputy Clerk,  
Airport Manager-Mike Arnold, Jake Jones-City Attorney,

**PLEDGE OF ALLEGIANCE**

The Mayor gave a brief safety talk.

**OLD BUSINESS**

**AB 26-02 Decision on tabled item from previous meeting AB 25-166 – Concrete Batch Plant (Action Item)**

KWP attorney, Amy Holm called for a point of order asking if there would be Public Comment related to CUP 25-01 would be heard at this meeting.

The Mayor replied that no additional public comment would be accepted.

**Exparte**

Mayor

Karen Giannini – the reiterated that the information that the Strand was to be ripped out is incorrect.

Friday 10/10/25 – Petition of almost 200 names was received from Fred Coriel of Milliman, Pittenger, Holm representing KWP and forwarded to Cascade City Attorney, Jake Jones.

**Exparte**

Council Member Denise Tangen contacted county planner with questions regarding the Idaho Power substation.

Another individual contacted her that they are in support of the plant due; believe in personal property rights.

**Exparte**

Council Member Rachel Huckaby has recused herself due to conflict of Interest as she works for KWP.

The Mayor gave a recommendation to Council to consider that Council decide to extend the public hearing to another date so that more information can be requested from the applicant. There could be re-noticing per state statute and per city code. The Mayor pledged to put a Facebook notice out that the “notice is in the paper”.

Council Member Denise Tangen brought up conditions to be considered such as a view shed, a sound impact study, DEQ requirements, etc.

Council Member Ron Brown would like to see a condition required for a sound berm, etc.

Motion by: Ron Brown to re-open the hearing to a date to be determined in 2026 for CUP 25-01 and to include a view shed analysis, sound impact study, and DEQ permit, and other helpful information.

Seconded by: Denise Tangen

Roll Call Yes, Ron Brown

Yes, Denise Tangen

Recused, Rachel Huckaby

Motion passed.

## **PUBLIC COMMENT**

Jim Scherer - 427 Hartley Rd. Cascade - AB-25-49 dated 02.10.2025 regarding city notification to water users outside the City limits. No agenda item has further addressed this issue. The hope is to get a response from the City for the City's notification letter.

## **DEPARTMENT REPORTS**

### **Airport**

Mike Arnold reported status on new hangar requests from potential developers. The website is still being addressed. Availability of extended utilities at the airport needs to be revisited.

### **City Engineer**

Main St. sidewalk construction has been completed. Fonroche lighting was not compliant with their specs for qualifying with Federal grant requirements. Fonroche will come into compliance and replace the lighting.

### **CAS 240402 DR-4443 FEMA GAN-SR 161865-01**

#### **Storm Drain Improvements W Service Way, Cascade to Market.**

The performance period for this grant ended Sept 12, 2025. We received the easement from KWP for installation of the 36" storm drain at the outfall on Sep 19, 2025. Currently any funds expended for construction after Sep 12, 2025, will not be eligible for grant funding. IOEM has requested an extension from FEMA, but we are proceeding with close out for work that was completed prior to Sept 12 which includes improvements on W Service Way. Granite has punch list items (coring 2 manholes) to complete. Pay applications have included material on hand for the 36" culvert that has not been installed yet. Input from FEMA is required to determine if this is eligible for grant funding.

### **CAS 240203 DR 4534-04 FEMA Stormwater W Service Way, Market to Pine.**

We have completed 50% plans and the draft environmental report and submitted them to IOEM and FEMA. We will be scheduling a public meeting within about 1 month.

### **CAS 240404 Cabarton Sewer**

Granite has requested the completion date to be extended to October 31. A change order will be presented to Council at the next meeting to change the completion date. They have started work and anticipate being complete Oct 24.

### **CAS 210202 Cascade BRIC Storm Master**

A requirement of the funding is to prepare an application for funding of a project from the study. BRIC funding is no longer available for a follow-on project. One of the projects in the study includes pedestrian improvements that would be eligible for a TAP project.

### **Clerk**

The Clerk report was read to the City Council.

### **Library**

Library Director, Lisa Nelson is still looking for board members. The request continues to be posted. The MOU with the Friends of the Library has been renewed. A hiring committee has been established to review potential applicants

for a full-time Library Director. The after-school program from 4:30 to 5:30 pm is currently in progress. A \$2,000.00 grant was received for the after school program in addition to some gift funding from the FOCL. Other grants have been applied for including a “Celebrating Math” grant. The Idaho Commission of Libraries has assisted in updating the Library’s website.

**Public Works**

The tree/shrub cleanup between Leisure Time and City property has been completed. The Iron Woman water service has been completed. A metal recycler is being sought to haul away metal located at the shop and abandoned on other city properties. The utility GIS mapping capability is almost complete. Next step is for Public Works to begin mapping.

**NEW BUSINESS**

**AB 26-01 Proposed addition of Conex building on Freedom Outdoors “Bare Land Lease” (Action Item)**

Jeff Gordon from Freedom Outdoors would like to add a temporary structure to the currently leased property.

He submitted a building permit to the building department.

Council member Denise Tangen asked if the applicant was current on their payments and they said “Yes”. The Mayor reiterated that of the four lease payments due between 7/3/25 through 10/1/25, only two have been received. The Applicant commented “I will pay current, it’s no big deal”.

The current bare land lease is attached to the 820 S. Main Street business venture (Freedom Outdoors of Idaho, LLC) and the language of the lease is no longer valid.

The Council has concerns about a building/structure and power being installed in a space that the City may require in the future for a new well.

The City Attorney advised Council.

Motion by: Rachel Huckaby to deny the request to put a building (of any kind) on this property adjacent to 820 S. Main St.

Seconded by: Denise Tangen

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

Motion passed.

Motion by: Rachel Huckaby to terminate the lease due to lack of payments.

Seconded by: Denise Tangen

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

Motion passed.

Amended Motion by

Rachel Huckaby to terminate the lease under the conditions of 3.3A of the current lease.

Seconded by: Denise Tangen

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

Motion passed.

**MAYOR REPORT**

A new Treasurer has been hired and will begin on October 26<sup>th</sup> or 27<sup>th</sup>, 2025.

**CONSENT AGENDA**

(Action Item)

- Payment approval report thru Wednesday, October 8, 2025
- Payroll register report for PP 9/21/25 thru 10/4/25
- Financials for August
- Meeting minutes for September 22, 2025

Motion by: Rachel Huckaby to approve the consent agenda minus the August financials.  
 Seconded by: Denise Tangen

Changes to the Minutes:

- Re: the Applicant rebuttal,
- Modify the hours of operation to “6 am to 6pm Monday through Friday”.
- Modify the verbiage “2 trucks” to “20 trucks a day”.

*Clerk note: review recording on this data.*

*Recording specifies 2.3 trucks per day based on (70) trucks per month.*

Roll Call      Yes, Denise Tangen                      Yes, Ron Brown                      Yes, Rachel Huckaby  
 Motion passed.

**ADJOURNMENT**      The Mayor adjourned the meeting at 7:25 pm.