

**CITY OF CASCADE, IOWA  
CITY COUNCIL MEETING AGENDA & PUBLIC NOTICE**

**Monday, November 25, 2024, 6:00 P.M**

**CITY HALL, 320 1<sup>ST</sup> AVE WEST**

NOTICE: Notice is hereby given that the Cascade City Council will hold a meeting at 6:00 PM on Monday, November 25, 2024, at City Hall. Any visually or hearing-impaired person with special accessibility needs should contact the City Clerk at 563-852-3114.

Meetings are live streamed at [www.cityofcascade.org](http://www.cityofcascade.org) and Facebook Live

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve Agenda**
- 5. Public Comment (Limit 3 minutes per person-Agenda Items and Local Government Issues)**
- 6. Consent Agenda – Review and approve the following:**
  - 1. City Council Minutes 11/12/24**
  - 2. Cascade Library Board Minutes 11/12/24**
  - 3. FEH Design – Field Report Cascade Public Library 11/12/24**
  - 4. Cascade Economic Development Corporation Minutes 10/16/24**
  - 5. Liquor License Renewal Dollar General**
  - 6. Liquor License Renewal Brothers Market, Inc**
  - 7. Liquor License Renewal McDermott Oil Co**
  - 8. Liquor License Ownership Update Dollar General**
  - 9. November 25, 2024 Claims**
- 7. MSA to Provide Highway 136 Update and Overview Prior to the City Accepting the Project**
- 8. Consideration of Resolution #114-24 – Annual Disbursement of a Business Incentive Using Property Tax Increment Finance Funds for the Cascade Lumber Company in the 2025 Fiscal Year for \$4,000**
- 9. Consideration of Resolution #117-24 – Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Cascade Urban Renewal Area**
- 10. Consideration of Approving the CEDC Recommendation to Hire MSA for the Downtown Master Plan**
- 11. Consideration of Resolution #115-24 – Obligating and Appropriating Urban Renewal Tax Revenue Funds for the Reimbursement of Incremental Property Taxes and Business Incentives, Which Shall Come Due in the 2026 Fiscal Year and Submitting the TIF Indebtedness Form and Annual Urban Renewal Report**
- 12. Consideration to Approve and Submit the Annual Financial Report for FY24**
- 13. Consideration of Approving the Purchase of a Joma Blade System for the Snowplow**
- 14. Consideration of Resolution #118-24 – Resolution Approving Pay Application No. 10 for the Cascade Public Library Project in the City of Cascade, Iowa**
- 15. Consideration of Ordinance #24-24 – An Ordinance Amending Title III Community Protection of the Code of Ordinances of the City of Cascade, Iowa (Snow Removal) (2<sup>nd</sup> Reading)**

- 16. Consideration of Ordinance #23-24 – An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa by Amending Title VI Physical Environment, Chapter 5 Utilities – Billing Charges, Section 9 Refuse Collection Rates (3<sup>rd</sup> and Final Reading)**
- 17. Reports – Police Chief and City Administrator**
- 18. Adjournment**

November 12th, 2024  
City Council Meeting Minutes

The November 12<sup>th</sup>, 2024 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Weber, Delaney, Gehl, Hosch, and Oliphant answered roll call.

Motion Oliphant, second Weber to approve the agenda. Five Ayes. Motion carried.

Motion Delaney, second Oliphant to approve the consent agenda items: City Council Minutes 10/28/24, Cascade Library Minutes 10/24/24, Cascade Park Board Minutes 11/4/24, FEH Design – Field Report Cascade Public Library 10/22/24, October Month End Reports, November 12, 2024 Claims. Five Ayes. Motion Carried.

Motion Gehl, second Delaney to approve Resolution #109-24 – Resolution Approving Park Board Re-Appointment of Daren Manternach to Fill Term Until December 31, 2029 for the City of Cascade, Iowa. Roll call vote, five ayes, motion carried.

Motion Oliphant, second Delaney to approve Resolution #110-24 – Resolution Approving Park Board Appointment of Hailey Rausch to Fill Term Until December 31, 2028 for the City of Cascade, Iowa. Roll call vote, five ayes, motion carried.

Motion Delaney, second Weber to approve Resolution #111-24 – Resolution Accepting Dedication of Lot A and All Easements Disclosed by the Final Plat of Cascade Industrial Park 4th Addition in the City of Cascade, Iowa and the Dedication of the Street and Related Infrastructure Installed Within Lot A and/or Easements of Record. Roll call vote, five ayes, motion carried.

Motion Weber, second Gehl to approve Consideration of Ordinance #24-24 – An Ordinance Amending Title III Community Protection of the Code of Ordinances of the City of Cascade, Iowa (Snow Removal) (1st Reading). Roll call vote, five ayes, motion carried.

Motion Delaney, second Gehl to approve Consideration of Ordinance #23-24 – An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa by Amending Title VI Physical Environment, Chapter 5 Utilities – Billing Charges, Section 9 Refuse Collection Rates (Second Reading). Roll call vote, five ayes, motion carried.

Police Chief Fred Heim provided updates to council and staff. Noted the wild animal issue is deteriorating, and suggested council revisit the issue in the Spring.

City Administrator provided updates to council and staff.

Motion Hosch, second Oliphant to adjourn at 6:12pm All ayes.

# Cascade Public Library Board of Trustees Minutes

Tuesday, November 12, 2024 (4:30pm)

Cascade City Hall Council Chambers

320 1st Avenue W, Cascade Iowa

Present: Kane, Recker, Brindle, Balster, Funke

Absent: Gleason

1. Call to Order: Recker called the meeting to order at 4:31pm.
2. Approval of the Agenda: Brindle motioned to approve the agenda; Balster seconded. All approved.
3. Approval of the Minutes of October 17, 2024 and October 24, 2024, library board meetings: Balster moved to approve, Funke seconded. All approved.
4. Public Comment: No public comment.
5. Budget Reports: Budget reports were reviewed. Question regarding line #6310 was asked. Kane will find out an answer and report back to the board. It was noted the new endowment fund rep will meet with the Board after the new year.
6. Bills: Bills were discussed and reviewed. Balster moved to pay the bills; Brindle seconded; all approved.
7. Circulation Statistics: Door count was down from last month, but the grand total of all materials was higher. Hoopla is steadily increasing. Board games will be a new line item on next month's report.
8. a. Future Building Project Reports: Recker reported on progress at the site. The parking lot, drop box alley, alley to Pierce St & sidewalks are installed. Goal for the next week is to mark the parking spots & do the final grading. Street lights will also be going up in the parking lot. Recker is to meet with Schockemoehl Landscaping to get a quote for the landscaping. Would like to get another quote. There is lots of painting inside still happening. Recker also met with Ann Kauder about artwork.  
b. Budgeting: Kane received a quote from Premier Window Cleaning for \$880/6 months to wash inside & outside of windows. Waiting on an estimate from Cindy for cleaning the library. It was suggested to wait a couple years on a new copy machine, and work it into the budget then.  
c. Moving: There was a preliminary schedule handed out at last month's meeting. Recker will check with Deanna & city council on having a furniture auction for furniture not moving into the new building.  
d. Policy Discussions: We will dive into our policies more at a later meeting, but for sure need to address the new meeting/conference room policies & the food & drink policy.
9. Friends of the Library update: Balster reported that the Friends will be having another cookie walk on Saturday, November 30. They had gift baskets donated to them so they are having a raffle at the walk, along with kids door prizes. Kane asked for volunteers to help with the Storywalk starting in January & there was a great response to it.
10. Programming/Upcoming Events/Librarians Calendar: Kane shared information about programs that the library has in the month of November. November is dinosaur themed. The Nov. 8th storytime had to be canceled due to Kane out sick.
11. Staffing Discussion & recommendations: Becky will be out for a while due to a fractured hip. Kane presented a new staff schedule for the meantime. Kane will try not to have overtime or comp hours. Kane will get with Deanna about posting for a temporary person to take Becky's hours while she is out. There is currently no back-up employees - we need to hire a full time employee and another part time employee.
12. Annual State Survey to the State Library: This is included in the agenda packet. Kane will create an overview of the information to present to the city council & public.
13. Other: Received the check from Jones County Auditor for the 2025 Fiscal Year allocation in the amount of \$4,107.00. There will be a card(s) to sign at the library to present to Becky.
14. Adjournment: Balster moved to adjourn, Funke seconded. All approved.

## FIELD REPORT

<b>DATE</b>	12 November 2024	<b>TIME</b>	8:15AM-9:30AM
<b>FEH PROJECT NUMBER</b>	2021310		
<b>PROJECT NAME</b>	Cascade Public Library		
<b>ADDRESS</b>	108 2 <sup>nd</sup> Ave SW Cascade, IA 52033		
<b>REPORTED BY</b>	Kevin Eipperle		
<b>THOSE PRESENT</b>	Kevin Eipperle - FEH Design Michael Svatosch - Garling Construction Joe Johnson - Garling Construction Deanna McKusker - City of Cascade Monica Recker - City of Cascade Josh Lawler - Forman-Ford		
<b>WEATHER</b>	Cloudy	<b>TEMP.</b>	25 F
<b>COPIES TO</b>	Owner, Garling Construction, Delta 3 Engineering		
<b>PURPOSE</b>	Visited the site to observe the general progress of construction and observe general conformance to the Contract Documents. This report shall not be construed as a complete tabulation of all items required for correction or for project completion. This report does not relieve the contractor of work specified in the Contract Documents, including Addendums and Change Orders.		

### OBSERVATIONS

The storefront is installed, majority of painting is complete, trim is being installed, electrical work is continuing.

More of the exterior walkways have been installed. Asphalt paving has been installed at street, parking lot, alley, and book drop.

Bike racks are installed.

The main reason for the meeting was to discuss and decide on door access control and automatic operators. The north entry door will get the auto operator and a new door will be ordered since the door and the stop have many holes that would be exposed. Electrical will have to be extended from the south side of the entry frame to the north. The new operator is to be installed and the closer is to be moved to the south door. The same will have to be accomplished on the interior vestibule doors.



View of the main entrance.



View of the exterior from the north of the site, looking south at the patio slab.



View of alley and book drop lane paving.



View in the interior shows children's separation wall and trim.



View of the interior showing the majority of the painting and trim being installed.



View of the front entrance showing the door that will require the ADA operator to be moved and door replaced.

## MINUTES – CASCADE ECONOMIC DEVELOPMENT CORPORATION

DATE: October 16, 2024

TIME: 12:00 P.M.

PLACE: Fidelity Bank

MEMBERS PRESENT: Brad Ludwig, Jim Conlin, Ken McDermott, Nick Callahan, Bill Hosch, Kyle Webber, Chris Summerall, Collin Thines, Scott Casey, Nicki Leytem, Tara Williams, Jesse Meyer, Pat Recker

STAFF PRESENT: Matt Specht

OTHERS PRESENT: Jason White, Christie Remley, Deanna McCusker, Derek Lumsden, Caroline Poole

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### CALL TO ORDER

President McDermott called the meeting to order at 12:06 P.M.

### APPROVAL OF MINUTES

Motion by Casey, second by Williams to approve the Minutes of the September 25, 2024, meeting. Motion approved unanimously.

### TREASURER'S REPORT

Treasurers report since the August 8, 2024 meeting.

- ECIA Contract payment in the amount of \$1,666.
- Dubuque County \$2,428, second half of real estate taxes
- Deposited \$28,000 from Dubuque Racing Association.

The current checking account balance is \$56,074.92.

Outstanding bills –

- Request to make ECIA Contract payment in the amount of \$1,666 for October.

Motion by Meyer, second by Callahan to approve the treasure's report and to pay the outstanding bills as noted above. The motion passed unanimously.

### GDDC UPDATE

White provided a report on the business calls performed the past year. Discussion followed on the outcomes of the report. Also discussed the Next Generation Survey.

### JONES COUNTY ED UPDATE

Anamosa CDBG project phase II is wrapping up, going to apply for phase III. Homes for Iowa is going up in Monticello. Career tours are wrapping up.

### CHAMBER UPDATE/REPORT

Caroline Poole introduced yourself as the new chamber director. She invited the group to the ribbon cutting at the Batter's Box on October 17, 2024.

### MAQUOKETA VALLEY REC

The revolving loan CEDC had with MVEC has been paid off. October is national cooperative month.

### SCHOOL UPDATE/REPORT

The career fair is being held on December 5 at the high school. The sophomore class visited Kirkwood to see what was being offered.

### CITY UPDATE/REPORT

McCusker gave an update on the Hwy 136 project. The anticipated project completion date is November 1. She also gave a status update on the new library, with an anticipated completion date of March 2025.

### WEBSITE DISCUSSION

Discussion regarding old buildings on the LOCATION One Site. McPherson reached out to CR Metro Alliance as Lois indicated they put the buildings on the site.

### ECIA UPDATE/REPORT

Specht discussed the Downtown Masterplan RFP is due at the end of the month. Four firms have submitted questions. Discussion on a subcommittee being formed to review the applications and make a recommendation to the board will need to be formed. Leytem, Williams, and Recker agreed to be on the subcommittee.

### AVAILABLE LAND & BUILDINGS

Nothing to report

### OTHER BUSINESS

Discussion on the lot that was recently sold to Manternach. The lot is within 300' of an anhydrous tank and a commercial building cannot be built within the 300' area surrounding that tank. McCusker noted these lots should not have been rezoned from industrial to commercial because of this requirement.

### ADJOURNMENT

Motion by Conlin, second by Casey to adjourn. The motion was approved unanimously. The meeting was adjourned at 12:52.

Respectfully submitted,

Nick Callahan, Secretary





## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #17628	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1317 1st Avenue East		Cascade	Dubuque	52033
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

## Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000100	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 29, 2025	Jan 28, 2026	

SUB-PERMITS  
Class B Retail Alcohol License

PRIVILEGES



## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Brothers Market, Inc.	Brothers Market, Inc.	(563) 852-3666		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
105 SE Nixon Street		Cascade	Dubuque	52033
MAILING ADDRESS	CITY	STATE	ZIP	
105 SE Nixon Street	Cascade	Iowa	52033	

## Contact Person

NAME	PHONE	EMAIL
Theresa Cavanaugh	(563) 852-3666	cascade@shopbrothersmarket.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0001604	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 1, 2025	Dec 31, 2025	

SUB-PERMITS  
Class E Retail Alcohol License

PRIVILEGES



# State of Iowa

## Alcoholic Beverages Division

### Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
McDermott Oil Co.	McDermott Oil Co.	(563) 852-3510		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1501 1st Ave E		Cascade	Dubuque	52033
MAILING ADDRESS	CITY	STATE	ZIP	
P.O. Box 70 1501 1st Ave E	Cascade	Iowa	52033	

### Contact Person

NAME	PHONE	EMAIL
Tim Lambert	(563) 852-3510	tlambert@mcdermottoil.com

### License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0002998	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 30, 2025	Jan 29, 2026	

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



# State of Iowa

Alcoholic Beverages Division

Ownership update

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #17628	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1317 1st Avenue East		Cascade	Dubuque	52033
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

## Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000100	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 29, 2025	Jan 28, 2026	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
12292022	ADVANTAGE ADMINISTRATORS	PSF BUY DOWNS				
2179143151	AT&T	AT&T PHONE CHARGES		36.66		
042486	AUTOMATIC SYSTEMS CO	16PORT ETHERNET SWITCH		2,885.01		
164825	BARD MATERIALS	ROAD ROCK STOCK PILE		306.38		
P88332	BODENSTEINER IMPLEMENT CO	FILTER STREET SWEEPER		49.60		
DEC2024	CASCADE LUMBER CO	TIF PAYMENT 4 OF 5		4,000.00		
10244036	CASCADE PIONEER	PUBLICATION FESS		200.21		
DEC24	CASCADE STORAGE LLC	EMS MONTHLY BLDG RENT		1,500.00		
11122024	COYLE CONCRETE CONST INC	7TH AVE REPLACE CURB&GUTTER		655.00		
3285	MICHAEL DELANEY	HDMI CORD/NAS/BACKUP/SETUP		823.78		
4024090	DORSEY & WHITNEY LLP	TIF UR 2023 FEES		3,000.00		
114765	FEH DESIGN	LIBRARY CONST ADMIN/FURN		5,800.10		
PAYAPP10	GARLING CONSTRUCTION	LBRARY PAY APP 10		324,515.27		
I00970985	GORDON FLESCH COMPANY INC	1/2 LEASE	148.01			
IN14916513	GORDON FLESCH COMPANY INC	COPIER/PRINTER DEANNAS OFFICE	20.42	168.43		
IE-8579	GPM ENVIRONMENTAL SOLUTION LLC	SERVICE CALL-CALIBRATE METERS		616.00		
8217	HOMETOWN PEST SOLUTIONS	MICE & INSECTS		55.00		
1391	IOWA DEPT OF PUBLIC SAFETY	24-Q4 SYSTEM INVOICE		300.00		
74901	KELCHEN KLEAN	CLEAN CITY HALL GYM BLEACHERS		225.00		
219876	LYNCH DALLAS P.C.	CITY HALL LEGAL	400.00			
219877	LYNCH DALLAS P.C.	CITY HALL LEGAL	60.00	460.00		
1658023	MADISON NATL LIFE INS CO, INC	DECEMBER 2024 PREMIUM		337.88		
11082024	MAQUOKETA VALLEY COOP	STREET LIGHTS	162.23			
110824	MAQUOKETA VALLEY COOP	HWY 151 & REITER RD	42.08	204.31		
1192024	MCCUSKER DEANNA	BUDGET WRKSHp MILEAGE		116.58		
679	MCDERMOTT CUSTOM PUMPING LLC	HAUL SLUDGE		3,000.00		
273195	MEDICAL ASSOCIATES CLINIC PC	DRUG SCREEN B.FRASHER		27.00		
010811	MSA PROFESSIONAL SERVICES	CITY ENGINEER	2,381.26			
010812	MSA PROFESSIONAL SERVICES	JOHNSON ST SW RECONSTRUCTION	28,766.89	31,148.15		
0926776-IN	MUNICIPAL SUPPLY INC	3/4 IPERL METERS - 16		2,480.00		
3613	RHINO INDUSTRIES INC	55 GAL DRUM - CHEMICALS		1,989.00		
101	SAUSER FARMS, INC	SURVEY COOHEY TRAIL		1,000.00		
288909	STATE HYGIENIC LABORATORY	NITRATE & COLIFORM		113.00		
176946	THE LOCKSMITH EXPRESS	REKEY 1ST AVE DOOR		272.50		
57264	TRI-STATE SHRED	EMS ON-SITE SHREDDING		54.95		
INV00531381	USA BLUE BOOK	NITRILE GLOVES	79.75			
INV00531488	USA BLUE BOOK	LAB FRIDGE THERMOMETER	91.46	171.21		
243160003928	WELLMARK BC/BS OF IA	DECEMBER INSURANCE PREMIUMS		9,055.36		
				<b>Accounts Payable Total</b>	<b>395,566.38</b>	
				<b>Payroll Checks</b>		
				<b>Report Total</b>	<b>395,566.38</b>	

**CLAIMS REPORT  
CLAIMS FUND SUMMARY**

FUND	NAME	AMOUNT
001	GENERAL	9,667.73
016	PARTIAL SELF-FUND	
110	ROAD USE TAX	1,445.43
125	TAX INCREMENT FINANCING	7,000.00
323	HIGHWAY 136	28,766.89
370	LIBRARY CAPITAL PROJECT	330,315.37
600	WATER	5,760.62
610	SEWER	12,610.34
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	TOTAL FUNDS	395,566.38



Date: November 25, 2024  
To: Mayor, City Council and Staff  
RE: MSA Update Concerning Highway 136  
From: Deanna McCusker, Interim City Administrator

The project is completed and the final quantities for the project are being reviewed. Jake from MSA will attend the council meeting to go over this with council and answer any questions. Pay App #7 will be coming in December. The following is projected at this time:

- Budgetary Construction Total = \$1,854,285
- Bid Construction Total = \$1,654,872.30 (bid was ~10% under budget)
- Estimated Final Construction Total = \$1,670,000 (~1% in total change orders)
- Budgetary City Construction Share = \$530,631
- Estimated Final City Construction Share = \$408,000\*

We have 2 or 3 more reimbursements to submit to the State. Following the payment of the final pay app and the retainage and the last reimbursement from the State has been received, I will do a reconciliation of the project.

**RESOLUTION #114-24**

**ANNUAL DISBURSEMENT OF A BUSINESS INCENTIVE USING PROPERTY TAX INCREMENT FINANCE FUNDS FOR THE CASCADE LUMBER COMPANY IN THE 2025 FISCAL YEAR**

WHEREAS, the City of Cascade, Iowa, pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Cascade Urban Renewal Area; and,

WHEREAS, the City has obligated and appropriated funds in the maximum amount of \$4,000, which shall come due in the 2025 fiscal year, which begins July 1, 2024 and ends June 30, 2025, with respect to the City's September 27, 2022 development agreement with Cascade Lumber Company Development Agreement; and,

WHEREAS, it is now time to disburse the annual business incentive payment for the entity for which a development agreement has been approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA, as follows:

SECTION I. That the City Council hereby approves a Business Incentive Payment for the 2025 Fiscal Year, which begins July 1, 2024 and ends June 30, 2025 for Cascade Lumber Company 2022 project:

SECTION II. The City Council is hereby directed to disburse the annual incentive payment based on the economic development agreement for the 2025 fiscal year, which has been appropriated and obligated on the TIF Certification Report and on the 2025 Fiscal Year Budget for the City of Cascade.

PASSED AND APPROVED this 25<sup>th</sup> day of November, 2024.

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Steve Knepper, Mayor

ATTEST:

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Samie Simon, City Clerk



# Cascade Lumber

## B. City's Obligations

1. Business Incentive Payments and Annual Appropriation. In recognition of the Company's obligations set out above, the City agrees to make five (5) economic development payments (the "Business Incentive Payments" and, individually each, a "Business Incentive Payment") to the Company during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however, that the total, aggregate amount of the Business Incentive Payments made under this Agreement during the Term shall not exceed Twenty Thousand Dollars (\$20,000). The Business Incentive Payments will be made on such dates and shall not exceed such amounts, as follows:

Payment Date	Amount
September 29, 2022	\$4,000
December 15, 2022	\$4,000
December 15, 2023	\$4,000
December 15, 2024	\$4,000
December 15, 2025	\$4,000

The initial Business Incentive Payment coming due on September 29, 2022 shall be funded with cash on hand of the City. Assuming the Company is in full compliance with the requirements set forth in Section A above, the Business Incentive Payment coming due on December 15, 2022 shall be funded with cash on hand of the City.

The Business Incentive Payments (the "Annual Appropriation Business Incentive Payments") coming due on December 15, 2023 through December 15, 2025 (or any succeeding year(s) through December 15, 2027 if the City elects not to appropriate funds for one or more Annual Appropriation Business Incentive Payment(s) during any intervening year) under this Agreement shall be subject to annual appropriation by the City Council.

The Annual Appropriation Business Incentive Payments shall not constitute general obligations of the City, but shall be made solely and only from unencumbered Incremental Property Tax Revenues, as hereinafter defined, received by the City from the Dubuque County Treasurer attributable to incremental taxable valuation of the Urban Renewal Area.

For purposes of this Section, Incremental Property Tax Revenues are determined by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the property in the Urban Renewal Area; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the property situated in the Urban



Date: November 25, 2024

To: Mayor, City Council and Staff

RE: Internal Advance for Administration and Professional Support Program

From: Deanna McCusker, Interim City Administrator

By Council approving this Resolution, we can certify \$30,000 to be received from TIF for administration and professional support concerning Urban Renewal. This will then be included in the FY26 budget for the salaries of the city administrator and the city clerk.

MINUTES PROVIDING FOR ADOPTION  
OF RESOLUTION APPROVING  
INTERNAL ADVANCE

419871-52

Cascade, Iowa

November 25, 2024

The City Council of the City of Cascade, Iowa met on November 25, 2024, at \_\_\_\_\_  
p.m., at the \_\_\_\_\_, Cascade, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the  
following Council Members present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

After due consideration and discussion, Council Member \_\_\_\_\_  
introduced the following resolution and moved its adoption, seconded by Council Member  
\_\_\_\_\_. The Mayor put the question upon the adoption of said  
resolution, and the roll being called, the following Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

RESOLUTION NO 117-24

Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Cascade Urban Renewal Area

WHEREAS, the City of Cascade, Iowa (the “City”), has previously established the Cascade Urban Renewal Area (the “Urban Renewal Area”) and has established the Cascade Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has authorized the Urban Renewal Administration and Professional Support Program (the “Admin Support Program”) as an urban renewal project in the Urban Renewal Area; and

WHEREAS, costs (the “Program Costs”) have been and will be incurred in connection with the undertaking of the Admin Support Program; and

WHEREAS, in order to cover a portion of the Program Costs and to make such Program Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance (the “Advance”) of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Cascade, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of \$30,000 be advanced from the General Fund in order to fund a portion of the Admin Support Program. The Advance shall be repaid to the General Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid in one or more installments on or before June 1, 2028, provided however that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Dubuque County, Iowa to evidence the Advance described herein. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2024, the full amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this November 25, 2024.

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Mayor

Attest:

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City Clerk



Date: November 25, 2024  
To: Mayor, City Council and Staff  
RE: Downtown Master Plan Award  
From: Deanna McCusker, Interim City Administrator

A consultant selection committee met on Wednesday, November 20, 2024 to review the RFPs received for the Downtown Master Plan consultant. The committee used an evaluation scoring sheet that included 9 evaluation criterion (attached). Each criterion had a maximum of 15 points each for a total score possible of 135. Three companies submitted RFPs for consideration: McClure, MSA and Place Foundry. Following the review, MSA had a total of 135 points, McClure 130 points and Place Foundry 125.

The recommendation from the CEDC Selection Committee is to negotiate a Professional Services Agreement with MSA for the Downtown Master Plan.

November 21, 2024



TO: City of Cascade

FROM: Ken McDermott, CEDC President

RE: Downtown Master Plan

## **BACKGROUND:**

In October, 2024, the Cascade Economic Development Corp. (CEDC)) issued a solicitation for competitive proposals from qualified professional consulting firms. The goal was to assess interest and capabilities in conducting a downtown master plan.

The Consultant Selection Committee (CSC) overseeing the selection process included:

- Ken McDermott, CEDC President
- Pat Recker, CEDC Treasurer
- Nikki Leytem, CEDC Board Member
- Tara Williams, CEDC Board Member
- Holly McPherson, Director of Human Resources and Program Development, ECIA

CEDC staff developed the evaluation criteria, which were included in the Request for Proposals (RFP). These criteria received approval from CEDC board as part of the RFP approval process.

Each evaluation criterion has a designated point value, with a total possible score of 135 points.

1. Previous background and experience relevant to this RFP, including services provided to similar type and sized clients. **(15 points possible)**
2. Experience designing and implementing the downtown master planning process, engaging stakeholders and developing a robust, actionable plan. **(15 points possible)**
3. Thoroughness of material submitted, including the proposed work plan and type of service provided. **(15 points possible)**
4. Consultant's conceptual approach and process related to scope of work as well as the ability to manage and coordinate the project effectively with CEDC staff. **(15 points possible)**
5. Consultant's understanding of the needs of public and business engagement and proposing solutions to address those needs. **(15 points possible)**
6. Qualifications of project staff, including internal staff and/or staff that may be involved in duties being outsourced. **(15 points possible)**
7. Cost of Services proposed. Fee proposals should outline fees for each discrete element of the downtown master plan and categories of direct expenses that are not included within the fee proposal and an estimated budget for these expenses. **(15 points possible)**
8. Projected time frame, from beginning to a prompt project completion date. **(15 Points possible)**

9. References. References should be from projects similar in nature. (15 points possible) (assuming they are positive after checked)

CEDC received three proposals, and are as follows:

- McClure
- MSA
- Place Foundry

The Consultant Selection Committee (CSC) met on November 20, 2024 to evaluate proposals based on their ability to meet the specified evaluation criteria. The scores are presented in the table below.

Maximum Points	PROPOSALS		
	McClure	MSA	Place Foundry
135	130	135	125
Rank	2	1	3

The Committee carefully considered the strengths and weaknesses of each consultant. While all three consultants brought unique qualifications to the table, the CEDC ultimately selected MSA as the top-ranked consultant. This ranking was based on the overall quality of the information provided in the consultants' proposal submissions, their presentations during interviews, and their demonstrated competence, experience, and qualifications.

The final ranking for consultant selection in order of preference for initiating contract negotiations is as follows:

- No. 1 – MSA - 135
- No. 2 –McClure - 130
- No. 3 \_Place Foudry -125

Once a recommendation from the council has been made, CEDC staff will reach out to the references provided. If all references come back positively, the CEDC will enter into a contract with the selected firm.

**RECOMMENDATION**

After an extensive review of the proposals, the Consultant Selection Committee, as well as the CEDC board recommends that CEDC negotiate a Professional Services Agreement with MSA for the Downtown Master Plan.

Please take a look at the proposals and determine which proposal you prefer.

Thank you for your consideration.



CEDC staff developed the evaluation criteria, which were included in the Request for Proposals (RFP). These criteria received approval from CEDC board as part of the RFP approval process.

Each evaluation criterion has a designated point value, with a total possible score of 135 points.

1. Previous background and experience relevant to this RFP, including services provided to similar type and sized clients. **(15 points possible)**
2. Experience designing and implementing the downtown master planning process, engaging stakeholders and developing a robust, actionable plan. **(15 points possible)**
3. Thoroughness of material submitted, including the proposed work plan and type of service provided. **(15 points possible)**
4. Consultant's conceptual approach and process related to scope of work as well as the ability to manage and coordinate the project effectively with CEDC staff. **(15 points possible)**
5. Consultant's understanding of the needs of public and business engagement and proposing solutions to address those needs. **(15 points possible)**
6. Qualifications of project staff, including internal staff and/or staff that may be involved in duties being outsourced. **(15 points possible)**
7. Cost of Services proposed. Fee proposals should outline fees for each discrete element of the downtown master plan and categories of direct expenses that are not included within the fee proposal and an estimated budget for these expenses. **(15 points possible)**
8. Projected time frame, from beginning to a prompt project completion date. **(15 Points possible)**
9. References. References should be from projects similar in nature. **(15 points possible)**

NO	Maximum Points	PROPOSALS		
		McClure	MSA	Place Foundry
1	15 Points			
2	15 Points			
3	15 Points			
4	15 Points			
5	15 Points			
6	15 Points			
7	15 Points			
8	15 Points			
9	15 Points			
	Totals	McClure	MSA	Place Foundry
	<b>135 Points</b>			



**PROPOSAL TO PROVIDE**  
Downtown Master Plan

**Prepared for:**  
The Cascade Economic  
Development Corporation (CEDC),  
Cascade, IA  
October 30, 2024





October 30, 2024

Holly McPherson  
City of Cascade  
7600 Commerce Park  
Dubuque, IA 52002

Re: Proposal to Provide Consultant Services to Create a Downtown Master Plan

Dear Holly,

As the City of Cascade continues to grow and thrive, you recognize the importance of well-designed public spaces. A coordinated planning effort is needed to provide the City with realistic steps to follow in order to continue attracting investment and growth. We are a multi-disciplinary consultant team with extensive experience in developing downtown plans for communities of similar size and standing as Cascade. Our team possesses strong urban planning, urban design, civil engineering, public engagement and community/economic development capabilities.

We propose to lead a planning process that involves active public participation, leveraging local knowledge and expertise with professional guidance. Our goal is to provide Cascade residents, businesses and investors with a downtown plan that reflects the community's vision and enhances downtown Cascade.

Our team has a proven track record of successful downtown planning projects, and we are confident in our ability to deliver the desired outcomes for the Iowa Economic Development Authority, the City, and community. We will work closely with all relevant stakeholders, including the public, property owners, residents, business owners, city departments, and others, to ensure their input and perspectives are captured in the plan.

Our approach to public participation will prioritize education, issue resolution, and sense of ownership among participants. We will organize and facilitate meetings and visioning sessions, provide technical expertise and advice, record public comments, identify areas of consensus, and provide implementable recommendations. We will also present preliminary and final plan concepts to key stakeholders.

MSA Professional Services, Inc. recognizes the revitalizing opportunities the downtown master plan can bring. MSA exists to positively impact the lives of others, and this project is an opportunity to deliver on that promise and display our continued commitment to serving the City of Cascade. Our team is committed to making this project a success. Please contact me directly with any questions by phone at (515) 635-3408 or by email at [sgapp@msa-ps.com](mailto:sgapp@msa-ps.com). I look forward to continuing this conversation with you.

Sincerely,  
MSA Professional Services, Inc. | Planning and Design Studio

A handwritten signature in blue ink that reads "Shannon Gapp".

Shannon Gapp, AICP, ASLA  
Project Manager

A handwritten signature in blue ink that reads "Christopher Janson".

Christopher Janson, AICP  
Principal in Charge

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## PLANNING AND DESIGN STUDIO

At MSA, we know that every project starts with a plan – a clear and consensus-driven vision for the future that can be realistically implemented. Our Planning and Design Studio consists of:

- 11 American Institute of Certified Planners (AICP)
- 3 Professional Landscape Architects (PLA)
- 2 Housing Specialists
- 1 Funding Expert
- 3 Planning Specialists

Members of our studio regularly give presentations on various planning topics at state and national conferences. The professional planners that comprise the Studio have helped hundreds of communities and private organizations define their vision, obtain funding, and implement the improvements they seek. With our planners being part of a multi-disciplinary firm, they are able to engage our professional engineers and architects in the planning processes to aid our clients in developing sustainable, implementable plans.

### CORE SERVICES

Below is a sample of the services that MSA's Planning and Design Studio can offer.

- Capital Improvement and Strategic Plans
- **Comprehensive Plans**
- Zoning: Ordinance Creation, Code Rewrites, Development Regulations and Zoning Administration
- Community Blight Studies
- Cooperative Boundary Agreements
- Economic Development: Market Analysis, Tax Increment Financing, Feasibility Studies
- Funding: Grant Writing, Grant Administration, Fundraising
- Housing Studies: Analysis of Impediments to Fair Housing, Market Analysis
- Impact Fee Studies
- Landscape Architecture
- Park and Recreation Planning: Park Master Plans, Comprehensive Outdoor Recreation Plans, ADA Studies
- **Public Engagement**
- **Redevelopment Studies: Downtown, Neighborhood, Corridor, and Site Planning**
- Transportation Planning: Bicycle + Pedestrian Plans, Safe Routes to Schools Plans, Access Management Studies
- **Urban Design: Wayfinding, Streetscaping, and Design Standards**

## PUBLIC ENGAGEMENT EXPERTISE

At MSA, we believe that when planning a public project, it must be done with the public's advice and input. Decisions made by local governments affect the future of all those who live and work in the community. We are committed to helping governments and organizations understand the diverse needs and concerns of the public, non-profit organizations, business interests and local governments. Aside from community support, this process also lends itself to ensuring the final project reflects the community's ethos and vision for its future.

## AN INTEGRATED SOLUTION

We specialize in working alongside our clients and selecting the best available methods to hear the voices of many citizens through the process. The type and combinations of methods selected will ensure a balance of informing, consulting, involving, collaborating and empowering the public. Therefore, engagement can and should be accomplished by tapping into a variety of sources, including community and non-profit organizations, public officials, youth, individuals with disabilities, mature citizens and those that have been traditionally underserved. Listed below are a few techniques we use to strengthen public involvement for your community.



- Neighborhood advisory committees
- Open houses
- StoryMap
- POLCO experience experts
- Pop-up booths at community events
- Community surveys
- Media relations
- Project websites
- Project newsletters/direct mailers
- Neighborhood office hours
- Stakeholder interviews/focus groups
- Interactive community mapping tools
- Door hangers/leave behinds
- Translation of materials into other languages

## REACH. LISTEN. MEET. INCLUDE. ANALYZE.

MSA is dedicated to helping you improve relationships and build trust with your residents. The goal is to reach more people and simplify the process. One of the ways we do so is through the use of Project Websites.

Project Websites offer an integrated solution that helps engage stakeholders:

- Impact more residents.
- Gather stakeholder input across multiple channels.
- Keep stakeholders informed through project website, email, and social media updates.
- Monitor and manage data and reporting.

To explore a live planning site using project website:



[Waverly Process Engagement Portal](#)

## StoryMaps

One of the ways our teams engage the community is through the use of Esri ArcGIS StoryMaps. Click the link below to view the Final Master Plan StoryMap for San Damiano.



ArcGIS StoryMaps



[San Damiano StoryMap](#)

## CONSENSUS BUILDING | COMMUNITY RELATIONS | STAKEHOLDER ENGAGEMENT

Our ability to create and implement effective, comprehensive public participation plans is one of the many reasons communities turn to MSA for their public engagement needs.





## PROJECT GOALS AND OBJECTIVES

One of our goals is to create better places to live and work. It is our commitment to you to bring our expertise together with your needs and assist your community and stakeholders in developing the best and most appropriate solutions. We truly believe in making partners and not just completing projects.

Our team would like to assist the Cascade Economic Development Commission and the community with the development of a Downtown Master Plan to help the Downtown Cascade and the greater community thrive! We will help find ways to realize opportunities, build on strengths and overcome challenges while taking advantage of local and regional growth opportunities.

We will then look forward as we create a plan document that is easy to use, provides clear direction for managing growth and provides the Economic Development Commission, City officials, City staff, businesses, employers, residents, and stakeholders with a plan to collaborate for future success. The resulting Downtown Master Plan will serve as a tool and guide for Cascade's future!

## GENERAL SCOPE OF SERVICES

The following describes the Scope of Work in detail, as MSA understands it.

Cascade is faced with an extraordinary opportunity to begin crafting a vision of the City's future downtown area and turning it into reality. MSA believes that our project team, organizational skill set, and unwavering commitment to client satisfaction is the perfect fit for helping with this effort.

The primary purpose of the Downtown Master Plan is to establish a strategic revitalization plan for Downtown Cascade. The resulting plan will provide the necessary resources to guide future decision making and positively impact the community. MSA has extensive experience with downtown master planning, having successfully completed downtown plans in Clinton, Solon, La Porte City, Wilton, and Guthrie Center, Independence and Ely.

### SPECIFIC TASKS & ISSUES

MSA is excited to help the City plan and design areas that improve and contribute to a visually appealing and vibrant downtown while meeting applicable regulations. There are many steps to complete and important decisions to make along the way that will impact the final outcome of the area.

- **Economic Development Commission + City of Cascade Meetings** Coordination and collaboration between the Economic Development Commission and the City of Cascade is an important part of creating a plan for Downtown Cascade in which implementation responsibilities will be shared. We propose facilitating two (2) meetings during the process of creating the plan.
  - Project Kickoff Meeting – MSA will facilitate the joint meeting prior to the first public stakeholder meeting and would serve as a kickoff meeting for the planning effort. We will explore expectations for the project as well as discuss the scope, schedule, and review the feedback from the IEDA Downtown Assessment. This meeting will help with identifying issues, opportunities and goals.
  - Draft Master Plan Review Meeting – MSA will facilitate the second joint meeting prior to the Draft Plan Open





improvements that will be considered as a guide for improvements to intersections, signage, streetscape, facades, awnings, plaza/park/open space, urban design elements, management/ leadership and community involvement. This concept will also identify preferred future land use classifications.

- **Action and Implementation Plan** This is a crucial section of the plan to address how to implement the objectives and policies for Downtown Cascade to achieve the goals of the plan. This section will contain a listing of programs and specific actions necessary to implement any provision of the Reinvestment Concept, including changes to any applicable land development regulations, official maps, ordinances, and a schedule for improvement efforts for the next 10 years.

### PROJECT DELIVERABLES

Throughout the planning process we will provide draft materials for review in PDF format.

- MSA will provide PDF copies of any public presentations created for public meetings.
- Maps and Reinvestment Concept - MSA will create maps to illustrate existing conditions outlined above and future plans.
- Final Plan Document - We will provide a finished document that is attractive and easy to read, utilizing high quality maps, graphics, illustrations, and photos to illustrate the planning process. The Final Plan will document the Downtown district, as it is today, and what the area will work to be in the future!
- A final PDF of the adopted Downtown Master Plan.

### ADDITIONAL NOTES

- MSA has no known relationships or conflicts of interest with property owners or business owners in Cascade or the surrounding growth areas.
- MSA will provide PDF copies of all draft materials as needed throughout the planning process.
- Lump sum fee includes all expected reimbursable expenses and will be billed by percent of contract complete by invoice.
- All draft materials will be distributed electronically.



## MOST SIMILAR PROJECT



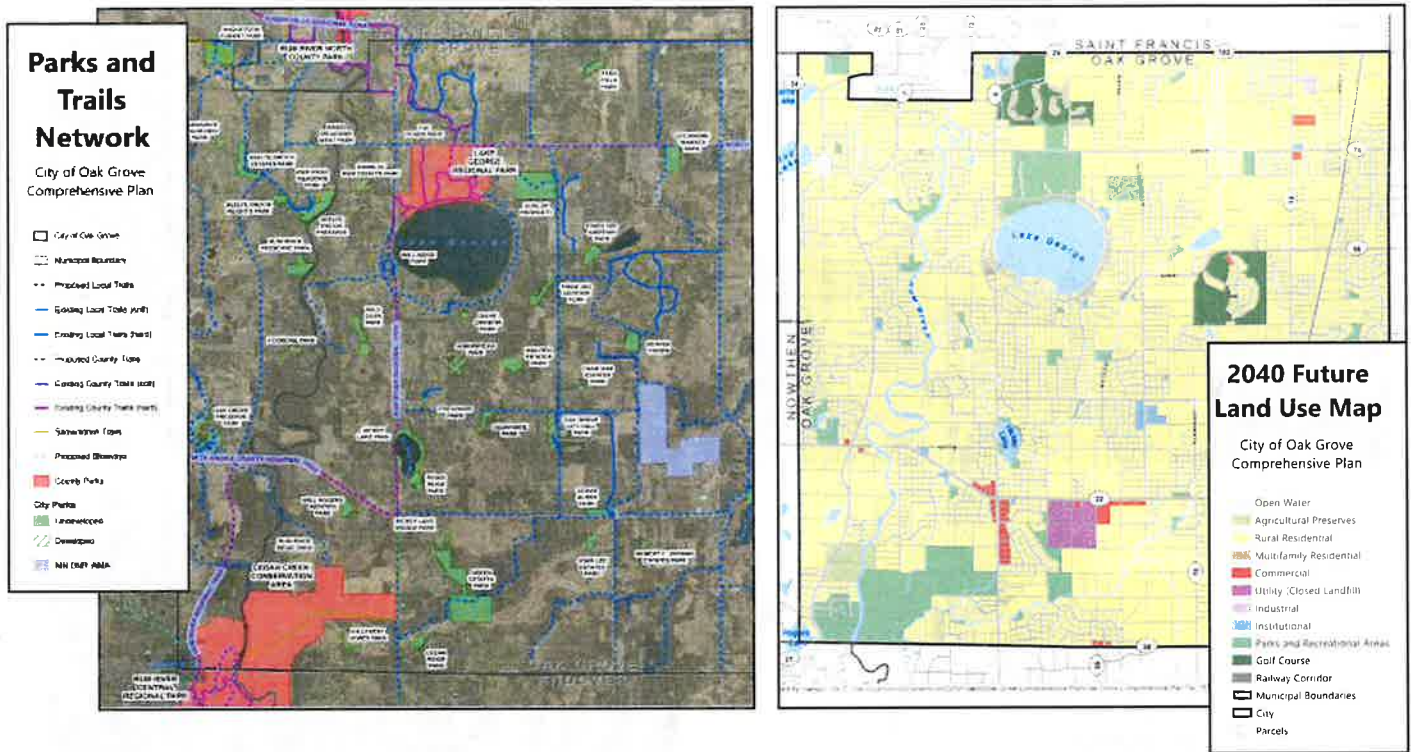
## DOWNTOWN REDEVELOPMENT PLAN

### LA CRESCENT, MN

This plan is an extension of the City of La Crescent Comprehensive Plan, adopted in 2016. The detailed conceptual images and action steps were developed to allow the City to facilitate public and private investment in downtown.

The goal of the public space was to create a “destination,” a place that compels people to look around, take pictures, and come back to with friends because it is attractive, unique and fun. The proposed adjacent municipal building would centralize many of the City’s public functions into one building within the heart of the downtown. The streetscape enhancements recommended will soften the existing hardscape, while also establishing a unique experience not found in other areas in the community and in the surrounding towns.

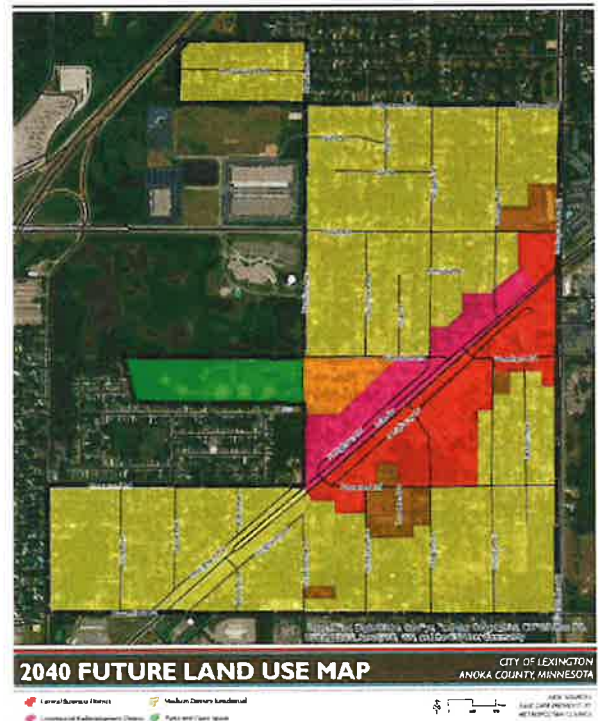




## METROPOLITAN COUNCIL - MINNESOTA COMPREHENSIVE PLAN UPDATES OAK GROVE, NEWPORT AND MENDOTA, MN

Right now, cities, counties and townships across the Minneapolis-St. Paul Metro are working on completing their 2040 Comprehensive Plans. The Metropolitan Council requires cities, townships and counties to update their plans every 10 years and focuses on identifying and addressing planning needs across the seven-county metro area. The Metropolitan Council provided checklists, maps and data as well as metro-wide plans to assist jurisdictions with the process of updating their plans.

MSA's planners and engineers worked with the communities of Oak Grove, Newport, Mendota, Hastings (detailed on the following page) and Bethel to complete their 2040 Comprehensive Plans. While each plan and process is very different, they all include robust public engagement processes to help the individual communities establish their own visions and goals for success in 2040.





## DOWNTOWN PLAN

VERONA, WI

The City of Verona has undergone major changes in the past 20 years. The growth of Epic Systems has accelerated population growth, from 5,000 in 1990 to over 12,000 residents in 2016. And with that growth comes traffic. Though USH 151 was rerouted around the City more than 20 years ago, the primary downtown intersection, where Verona Avenue and Main Street meet, is routinely congested during rush hour. Many of the commercial buildings along Verona Avenue were designed when that street was still a highway. Meanwhile, commercial and residential uses on Main Street were built at a time when that street had far less traffic than it does today.

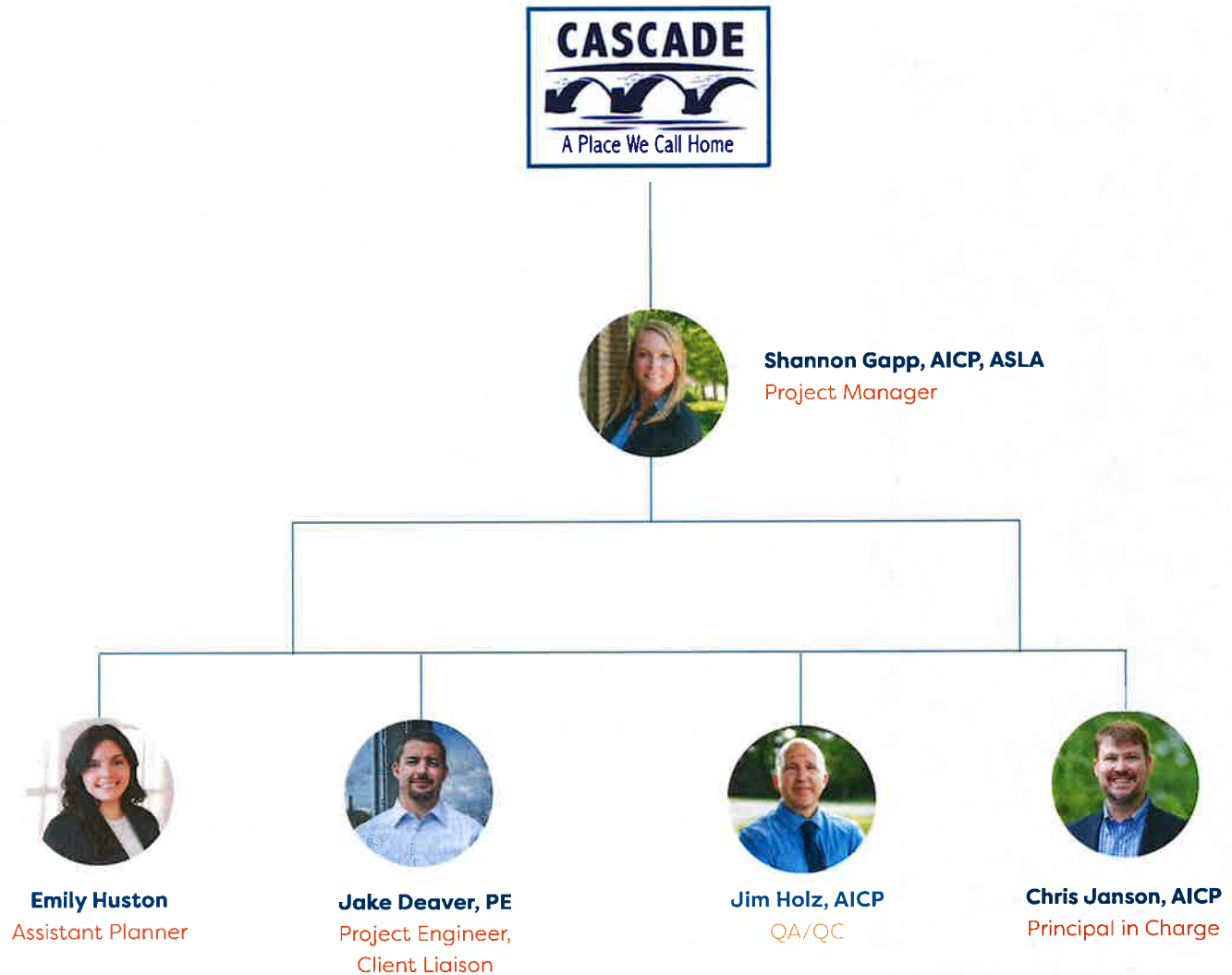
The City selected MSA to evaluate alternatives to safely accommodate the growth in traffic while also facilitating investment in new housing and business uses in the downtown area. Our planning and traffic experts worked together to facilitate public and committee discussion about those alternatives. The resulting plan envisions infill redevelopment compatible with street infrastructure investments, including design guidelines to establish a desirable downtown character. The plan identifies priority sites for redevelopment (including acquisition cost estimates), establishes a plan for public parking amenities, and recommends various streetscape and public realm improvements.

With a project that is equal parts traffic engineering and urban planning, MSA was in the unique position of being able to provide nearly all of the requested services in-house.



## ORGANIZATIONAL CHART

Our team is staffed to handle the needs of your project. We are a group of experienced planners backed by more than 450 other technical specialists who are accustomed to working together on similar projects. Our familiarity with each other will enable us to meet your workload and timeline requirements. **We have chosen a team that reflects the needs for this project, including familiarity with similar-sized projects, and the expertise to explore all viable alternatives.**



**List of staff authorized to negotiate the proposed contract associated with this RFP:**

- Shannon Gapp
- Chris Janson
- Emily Huston
- Jake Deaver
- Jim Holz

## PROJECT TEAM



**Emily Huston**  
ASSISTANT PLANNER

*Emily will support the development and implementation of the Downtown Master Plan by conducting research, analyzing data and assisting with community engagement efforts.*

Emily is a planner and urban designer with experience in comprehensive planning, community master plans, downtown planning, neighborhood planning, and housing assessments.

### Education

Master of Urban Design, Iowa State University  
B.A., Architecture, Iowa State University

### Selected Project Experience

- Comprehensive Plan, Newton, IA
- Comprehensive Plan, Park System Plan, and Memorial Park Plan, Waverly, IA
- Comprehensive Plan, Oelwein, IA
- Park Comprehensive Plan, Indianola, IA
- McGregor Community Master Plan, McGregor, IA
- Comprehensive Plan Update, Prairie City, IA
- Comprehensive Plan & Growth Studies, Springville, IA
- Comprehensive Plan, Corridor Plan, and Zoning Updates, Fort Dodge, IA
- Comprehensive Plan Update 2022, Wilton, IA



**Jake Deaver, PE**  
PROJECT ENGINEER/  
CLIENT LIAISON

*Jake will facilitate communication between the project team and stakeholders, ensuring technical requirements are met and client expectations are aligned.*

Jake's experience as a project engineer includes a wide variety of both public and private projects. His municipal public infrastructure experience includes drinking water distribution, drinking water production and treatment, sanitary sewer collection, sanitary sewer lift stations, wastewater land application, wastewater treatment, urban and rural drainage evaluations, and capital improvement planning. Jake's private experience includes commercial pad site and residential land development, as well as onsite wastewater treatment systems. Jake has experience throughout the entire project life cycle from exploring funding options, coordinating with funding agencies, writing Preliminary Engineering Reports and completing life cycle cost analysis all the way through final engineering design, public bidding materials testing, and construction administration.

### Education

B.S., Civil Engineering, University of Nebraska-Lincoln  
B.S., Mathematics and Physics, Doane College

### Professional Certifications/Affiliations

Professional Engineer, Iowa, Illinois, Nebraska  
Water Environment Federation

### Selected Project Experience

- City On-Call Engineer, Cascade, IA
- 1st Ave Corridor Assessment & Road Diet, Cascade, IA
- Garfield Street SW Reconstruction, Cascade, IA
- SW Storm Sewer System Analysis & Memo, Cascade, IA
- Water Treatment Analysis & PER, Cascade, IA
- Turtle Creek Park Trail & Parking Lot, Hiawatha, IA
- Kelly Oaks Park Multi-Use Trail, Peosta, IA
- Kelly Oaks Park Parking Lot, Peosta, IA
- Lowe Park Trail, Shelter-Pavilion, Restrooms & Parking Lot, Marion, IA
- Hwy 136 (Johnson St SW) Reconstruction, Cascade, IA
- SW Storm Sewer System Analysis, Cascade, IA
- Blackhawk Wastewater Force Main Upgrades, Stockton, IL

## COST PROPOSAL

Our team is very excited about the opportunity to work with the CEDC on your Downtown Master Plan. We know we can provide the update you need and the public engagement that you desire within your budget. We look forward to working with you on developing a final scope of work, prior to contracting, that aligns our experience and efforts with your needs and desires. MSA estimates that we will be able to provide the scope of work outlined at a lump sum cost of \$20,000.

Below is a generalized breakdown of our estimated costs and hourly rates for each position within our consulting team.

### PROJECT COST

TASK	HOURS	COST
Community Engagement and Meetings	65	\$10,000
Development of the Downtown Master Plan	55	\$7,000
Project Management and QA/QC	15	\$3,000
<b>Total</b>		<b>\$20,000</b>

### HOURLY RATES

STAFF	HOURLY RATE
Shannon Gapp, AICP, ASLA   Project Manager	\$155/hr.
Emily Huston   Project Planner	\$115/hr.
Jake Deaver, PE   Client Liasion	\$170/hr.
Jim Holz, AICP   QA/QC	\$160/hr.
Chris Janson, AICP   Principal in Charge	\$210/hr.





Date: November 25, 2024  
To: Mayor, City Council and Staff  
RE: TIF Debt Certification and Urban Renewal Annual Report  
From: Deanna McCusker, Interim City Administrator

Annually on December 1<sup>st</sup>, the City is required to complete and submit two reports regarding TIF and Urban Renewal. The TIF certification form is to certify to the County Auditor the debt or annual obligations the City is going to pay with TIF for FY26. The TIF fund will be balanced at the end of FY25. The amount the City will be certifying for our obligations for FY26 is listed on Resolution #115-24 that is attached. The amount we will be asking for \$295,432.

The second report is the Annual Urban Renewal report for FY24. This report summarizes what the city used TIF for during FY24.

Council is being asked to approve Resolution #115-24 that approves both reports and authorizes the reports to be submitted to the State and County on December 1<sup>st</sup>.



**RESOLUTION #115-24**

**OBLIGATING AND APPROPRIATING URBAN RENEWAL TAX REVENUE FUNDS  
FOR THE REIMBURSEMENT OF INCREMENTAL PROPERTY  
TAXES AND BUSINESS INCENTIVES, WHICH  
SHALL COME DUE IN THE 2026 FISCAL YEAR AND SUBMITTING ALL TIF  
INDEBTEDNESS FORMS AND ANNUAL URBAN RENEWAL REPORT**

**WHEREAS**, the City of Cascade, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Cascade Urban Renewal Area (the “Urban Renewal Area”); and,

**WHEREAS**, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and portion of taxes referred to in the subsection may be irrevocably pledged by the City for the payment of principal and interest on indebtedness incurred under the authority of Section 403.19 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and,

**WHEREAS**, the City has scheduled payments in the amount of \$211,100 (the Annual Payment), which shall come due in the 2026 fiscal year, which begins July 1, 2025 and ends June 30, 2026, with respect to the City’s October 9, 2017 development agreement with Callahan Construction for the River Bend Retirement Community, LLC.; the City’s June 10, 2019 development agreement with Joel and Cheryl Wood for Cheryl’s Flour Garden & Bakery; the City’s November 11, 2019 development agreement with Premium Plant Service, Inc.; the City’s October 12, 2020 development agreement with AHECO; the City’s June 28, 2021 development agreement with Centro, Inc., the City’s June 28, 2021 development agreement with Beck Construction, the City’s September 26, 2022 Development Agreement with Iowa Main Street Investment, the City’s September 26, 2022 Development Agreement with Cascade Storage (Eastern Iowa Excavating), the City’s September 26, 2022 Development Agreement with Three B, the City’s September 26, 2022 Development Agreement with Cascade Lumber, the City’s September 26, 2022 Development Agreement with RD Vaske, the City’s November 27, 2023 Development Agreement with ROSO Properties LLC, the City’s June 12, 2024 Development Agreement with NJCallahan LLC, internal advance for Administrative Salary and Benefits costs approved on November 25, 2024, the City’s authorization for 2024 GO Bond Library debt payments approved September 26, 2022, the City’s authorization for 2024 GO Bond Highway 136 debt payments approved November 27, 2023.

**WHEREAS**, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the 2026 fiscal year; and,

WHEREAS, the City must also submit the Annual Urban Renewal Report for Fiscal Year 2023-2024 which is due December 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA, as follows:

Section 1. The City Council hereby obligates \$295,432 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment for the 2026 fiscal year, which begins July 1, 2025 and ends June 30, 2026 for the following economic development projects:

- River Bend Retirement Comm (7<sup>th</sup> year payment of a 7-year agreement) ..... \$40,000
- Premium Plant Services (6<sup>th</sup> year payment of a 10-year agreement) ..... \$16,000
- Cheryl's Flour Garden & Bakery (5<sup>th</sup> year payment of a 10-year agreement) ..... \$7,000
- AHECO (4<sup>th</sup> year payment of a 10-year agreement) ..... \$6,000
- Centro (5<sup>th</sup> payment of a 5-year Business Incentive)..... \$12,000
- Centro (4<sup>th</sup> payment of a 10-year agreement) ..... \$24,500
- Iowa Main Street Investments (3<sup>rd</sup> Payment of a 10-year agreement)..... \$7,000
- Cascade Storage (Eastern Iowa Excavating (3<sup>rd</sup> payment of 10-year rebate)..... \$6,000
- Cascade Lumber (5<sup>th</sup> of 5-year agreement)..... \$4,000
- Three B (3<sup>rd</sup> of 10-year agreement)..... \$5,000
- RD Vaske (3<sup>rd</sup> of 6-year agreement)..... \$6,000
- Beck Construction..... \$13,000
- Administrative Salary and Benefits..... \$30,000
- ROSO Properties LLC (2<sup>nd</sup> year payment of a 7-year agreement) ..... \$3,600
- NJCallahan LLC (1<sup>st</sup> year payment of a 4-year agreement) ..... \$5,000
- 2024 GO Bond (Library FY26 principal & interest payment) ..... \$50,525
- 2024 GO Bond (Highway 136 FY principal & interest payment) ..... \$59,807

Section 2. The City Clerk is hereby directed to certify the amount obligated for Appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year, this report is attached as Exhibit A.

Section 3. The City Clerk is hereby directed to submit the Annual Urban Report for the Fiscal Year 2024 to the State of Iowa, which is attached as Exhibit B.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 25<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Steven Knepper, Mayor

ATTEST:

\_\_\_\_\_  
Samie Simon, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 295,432

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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\_\_\_\_\_  
\_\_\_\_\_

Dated this 26th day of November, 2024

\_\_\_\_\_  
Signature of Authorized Official 563.852.3114  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Callahan Construction Inc River Bend Retirement Community LLC 7 Year Incremental Prop Tax Rebate Not to Exceed \$280,000	10/09/2017	40,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Premium Plant Services Inc 10 Year Tax Increment Pmt Not to Exceed \$160,000	11/28/2019	16,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. Cheryl & Joel Wood Cheryl's Flour Garden Bakery 10 Year Tax Increment Pmt Not to Exceed \$70,000	06/10/2019	7,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. AHECO Holdings - Corner Taproom 10 Year Incremental Prop Tax Rebate Not to Exceed \$60,000	10/12/2020	6,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. Centro, Inc 10 Year Economic Development Tax Increment Pmt Not to Exceed \$245,000 Plus 5 Annual Economic Development Tax Incentive Pmts of \$12,000	06/29/2021	36,500
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 105,500**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>6. Iowa Main Street Investments LLC</p> <p>Annual Appropriations not to Exceed \$70,000</p> <p>20 Semiannual payments not to Exceed \$7,000 per Fiscal Year</p> <p>(Need to charge for the \$5,000 legal fees)</p> <p><input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	09/26/2022	7,000
<p>7. Cascade Storage (dba Eastern Iowa Excavating &amp; Concrete L.C.</p> <p>20 Semiannual Payments not to Exceed \$60,000</p> <p>(Need to charge for the \$5,000 legal fees)</p> <p><input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	09/26/2022	6,000
<p>8. Cascade Lumber Company</p> <p>\$8,000 Internal Advance from Gen FY23 Payments</p> <p>\$4,000 for FY24 Incentive</p> <p>\$4,000 Remaining for 1 year FY26</p> <p><input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	09/26/2022	4,000
<p>9. Three B Properties LLC</p> <p>Annual Appropriation Tax Increment Payments not to Exceed \$50,000 - 10 years</p> <p>Economic Development Grant not to Exceed \$20,000 (FY24 only)</p> <p>(Need to charge for the \$5,000 legal fees)</p> <p><input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	09/26/2022	5,000
<p>10. R &amp; D Vaske LLC</p> <p>Annual Appropriations not to Exceed \$40,000</p> <p>(Need to charge for the \$5,000 legal fees)</p> <p><input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	09/26/2022	6,000

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

**Total For City TIF Form 1.1 Page 2: 28,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. Beck Construction Inc and Beck Construction Group LLC <u>Annual Appropriations Tax Increment Payments not to Exceed \$90,000</u> <u>7 Years semi-annual Payments - 1st pymt December 2023, 2nd pymt June 2024</u>	<u>06/28/2021</u>	<u>13,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
12. ROSO Properties LLC <u>Annual Appropriation Tax Increment Payments not to exceed \$25,000</u> <u>7 Years not to exceed \$3,600 per year</u>	<u>11/27/2023</u>	<u>3,600</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
13. NJCallahan LLC <u>Annual Appropriation Tax Increment Payments not to exceed \$20,000</u>	<u>06/12/2024</u>	<u>5,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
14. Administrative Costs	<u>11/25/2024</u>	<u>30,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
15. GO Bond 2024 <u>\$550,000 Library Improvement Project</u> <u>Annual Appropriation for annual debt payment</u>	<u>05/07/2024</u>	<u>50,525</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

**Total For City TIF Form 1.1 Page 3: 102,125**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
16. 2024 GO Debt <u>\$665000 Highway 136 Project</u> <u>Annual Appropriation for annual debt payment</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>05/07/2024</u>	<u>59,807</u>
17. _____ _____ _____ _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
18. _____ _____ _____ _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
19. _____ _____ _____ _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
20. _____ _____ _____ _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

**Total For City TIF Form 1.1 Page 4:** 59,807

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR**  
**CERTIFICATION TO COUNTY AUDITOR**  
**Due To County Auditor By December 1 Prior To The Fiscal Year**  
**Where Less Than The Legally Available TIF Increment Tax Is Requested**  
**Use One Certification Per Urban Renewal Area**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:

Dated this 26th day of November, 2024

\_\_\_\_\_  
Signature of Authorized Official      563.852.3114  
Telephone

**TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF  
TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER  
CERTIFICATION TO COUNTY AUDITOR  
Use One Certification Per Urban Renewal Area**

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
<b>Total Reduction In Indebtedness For This Urban Renewal Area:</b>	<b>0</b>

Dated this 26th day of November, 2024

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Telephone

563.852.3114

**Annual Urban Renewal Report, Fiscal Year 2023 - 2024**

**Levy Authority Summary**

Local Government Name: CASCADE  
 Local Government Number: 31G286

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL	31038	21
CASCADE ORIGINAL URBAN RENEWAL	53008	1

**TIF Debt Outstanding: 933,544**

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2023 Cash Balance</b>
<b>as of 07-01-2023:</b>	<b>-267,908</b>	<b>0</b>	<b>Restricted for LMI</b>

TIF Revenue:	345,929
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	10,008
<b>Total Revenue:</b>	<b>355,937</b>

Rebate Expenditures:	61,582
Non-Rebate Expenditures:	56,705
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>118,287</b>

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2024 Cash Balance</b>
<b>as of 06-30-2024:</b>	<b>-30,258</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 845,515**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**Urban Renewal Area Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL  
 UR Area Number: 31038

UR Area Creation Date: 05/1995

The initial urban renewal area was established on May 18,1995 by Ordinance 289-95 to obtain TIF revenues for development projects.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM	310135	310120	6,384,087
CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM	310139	310137	2,044,187
CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM	310152	310138	0
CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT	310193	310194	2,353,123
CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT	310195	310196	0
CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT	310263	310264	1,313,553
CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT	310265	310266	0
CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT	310275	310276	1,432,074
CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT	310283	310284	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT	310285	310286	0
CASCADE CITY/WESTERN DBQ SCH/UR 61 INCREMENT	310347	310348	0
CASCADE CITY/WESTERN DBQ SCH/UR 64 INCREMENT	310359	310360	0
CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT	310439	310440	0
CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT	310441	310442	0
CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT	310465	310466	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 90 INCREMENT	310477	310478	0
CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310613	310614	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310615	310616	0
CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT	310637	310638	0
CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT	310661	310662	0
CASCADE CITY/WESTERN DBQ SCH/UR 153 INCREMENT	310671	310672	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,570	9,469,563	14,660,197	9,703,240	0	-3,704	33,848,866	0	33,848,866
Taxable	17,935	5,175,130	10,397,599	8,194,416	0	-3,704	23,781,376	0	23,781,376
Homestead Credits									18

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:**

**-267,908**

**0**

**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 345,929  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 10,008  
**Total Revenue: 355,937**

Rebate Expenditures:	61,582
Non-Rebate Expenditures:	56,705
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>118,287</b>

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2024 Cash Balance</b>
<b>as of 06-30-2024:</b>	<b>-30,258</b>	<b>0</b>	<b>Restricted for LMI</b>

# Projects For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

## 2012B Water Improvements

Description: 2012B Water Improvements  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

## Smart Communication Systems

Description: 5 Year Econ Develop Rebate Agreement  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: Yes  
Payments Complete: No

## River Bend Retirement Community

Description: 10 Year Econ Develop Rebate Agreement  
Classification: Residential property (classified residential)  
Physically Complete: Yes  
Payments Complete: No

## Cheryl's Flour Garden

Description: 10 Year Econ Develop Rebate Agreement  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: No

## Premium Plant Svc

Description: 10 Year Econ Develop Rebate Agreement  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: No

## AHECO Holdings LLC

Description: 10 Year Econ Develop Rebate Agreement  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

## Beck Construction Inc

Description: 7 Year Econ Develop Rebate Agreement  
Classification: Industrial/manufacturing property

Physically Complete: Yes  
Payments Complete: No

### **Centro, Inc**

Description: 10 Year Econ Develop Rebate Agreement  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: No

### **Cascade Lumber**

Description: 5 Year Econ Develop Rebate Agreement  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: No

### **City of Cascade**

Description: Dorsey Whitney legal fees Fall 22 Amend  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: No

### **Cascade Storage**

Description: 10 Year Econ Develop Agreement  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

### **Iowa Main Street Investments**

Description: 10 Year Economic Develop Agreement  
Classification: Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
Physically Complete: No  
Payments Complete: No

### **R&D Vaske LLC**

Description: 6 Year Economic Develop Agreement  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

### **Three B Properties, LLC**

Description: 10 Year Economic Develop Agreement  
Classification: Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
Physically Complete: No



Payments Complete: No

**Buchanan St Sewer Advance**

Description: 4 Year Internal Advance  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: No

**ROSO Properties, LLC**

Description: 7 Year Economic Develop Agreement  
Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
Classification:  
Physically Complete: Yes  
Payments Complete: No

**NJCallahan, LLC**

Description: 5 Year Economic Develop Agreement  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: Yes  
Payments Complete: No

## Debts/Obligations For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

### Cheryl's Flour Garden

Debt/Obligation Type:	Rebates
Principal:	64,860
Interest:	0
Total:	64,860
Annual Appropriation?:	Yes
Date Incurred:	06/10/2019
FY of Last Payment:	2030

### River Bend Retirement

Debt/Obligation Type:	Rebates
Principal:	202,460
Interest:	0
Total:	202,460
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2030

### Premium Plant Services

Debt/Obligation Type:	Rebates
Principal:	166,984
Interest:	0
Total:	166,984
Annual Appropriation?:	Yes
Date Incurred:	12/31/2019
FY of Last Payment:	2030

### AHECO Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	58,240
Interest:	0
Total:	58,240
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2032

### Beck Construction Inc

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000

Annual Appropriation?: Yes  
Date Incurred: 06/28/2021  
FY of Last Payment: 2030

### **Centro, LLC**

Debt/Obligation Type: Rebates  
Principal: 40,000  
Interest: 0  
Total: 40,000  
Annual Appropriation?: Yes  
Date Incurred: 06/29/2021  
FY of Last Payment: 2031

### **Cascade Lumber**

Debt/Obligation Type: Rebates  
Principal: 16,000  
Interest: 0  
Total: 16,000  
Annual Appropriation?: Yes  
Date Incurred: 09/26/2022  
FY of Last Payment: 2028

### **City of Cascade**

Debt/Obligation Type: Internal Loans  
Principal: 40,000  
Interest: 0  
Total: 40,000  
Annual Appropriation?: No  
Date Incurred: 01/01/2023  
FY of Last Payment: 2027

### **Cascade Storage**

Debt/Obligation Type: Rebates  
Principal: 60,000  
Interest: 0  
Total: 60,000  
Annual Appropriation?: Yes  
Date Incurred: 09/26/2022  
FY of Last Payment: 2033

### **Iowa Main Street Investments**

Debt/Obligation Type: Rebates  
Principal: 70,000  
Interest: 0  
Total: 70,000  
Annual Appropriation?: No  
Date Incurred: 09/26/2022  
FY of Last Payment: 2035

## **R&D Vaske LLC**

Debt/Obligation Type:	Rebates
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No
Date Incurred:	09/26/2022
FY of Last Payment:	2031

## **Three B Properties, LLC**

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	09/26/2022
FY of Last Payment:	2035

## **Buchanan St Sewer Advance**

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	11/13/2023
FY of Last Payment:	2027

## **ROSO Properties, LLC**

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	11/27/2023
FY of Last Payment:	2031

## **NJCallahan , LLC**

Debt/Obligation Type:	Rebates
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	06/11/2024
FY of Last Payment:	2029

## Non-Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

TIF Expenditure Amount: 0  
Tied To Project: 2012B Water Improvements

TIF Expenditure Amount: 8,923  
Tied To Debt: Beck Construction Inc  
Tied To Project: Beck Construction Inc

TIF Expenditure Amount: 1,797  
Tied To Debt: AHECO Holdings LLC  
Tied To Project: AHECO Holdings LLC

TIF Expenditure Amount: 12,000  
Tied To Debt: Premium Plant Services  
Tied To Project: Premium Plant Svc

TIF Expenditure Amount: 0  
Tied To Debt: City of Cascade  
Tied To Project: City of Cascade

TIF Expenditure Amount: 24,000  
Tied To Debt: Centro, LLC  
Tied To Project: Centro, Inc

TIF Expenditure Amount: 4,000  
Tied To Debt: Cascade Lumber  
Tied To Project: Cascade Lumber

TIF Expenditure Amount: 5,985  
Tied To Debt: Cascade Storage  
Tied To Project: Cascade Storage

# Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

## 116 Industrial St

TIF Expenditure Amount: 0  
Rebate Paid To: Smart Communication Systems  
LLC  
Tied To Project: Smart Communication Systems  
Projected Final FY of Rebate: 2023

## 813 Tyler St NE

TIF Expenditure Amount: 40,763  
Rebate Paid To: Callahan Construction Inc  
Tied To Debt: River Bend Retirement  
Tied To Project: River Bend Retirement Community  
Projected Final FY of Rebate: 2027

## 133 Industrial St SE

TIF Expenditure Amount: 12,523  
Rebate Paid To: Premium Plant Svc  
Tied To Debt: Premium Plant Services  
Tied To Project: Premium Plant Svc  
Projected Final FY of Rebate: 2030

## 126 1st Ave W

TIF Expenditure Amount: 3,325  
Rebate Paid To: Cheryl's Flour Garden Bakery  
Tied To Debt: Cheryl's Flour Garden  
Tied To Project: Cheryl's Flour Garden  
Projected Final FY of Rebate: 2030

## 201 1st Ave W

TIF Expenditure Amount: 0  
Rebate Paid To: AHECO Holdings LLC  
Tied To Debt: AHECO Holdings LLC  
Tied To Project: AHECO Holdings LLC  
Projected Final FY of Rebate: 2031

## 145 Industrial St SE

TIF Expenditure Amount: 4,971  
Rebate Paid To: Centro. LLC  
Tied To Debt: Centro, LLC  
Tied To Project: Centro, Inc



Projected Final FY of Rebate: 2032

**1000 1st Ave E**

TIF Expenditure Amount: 0  
Rebate Paid To: Cascade Lumber  
Tied To Debt: Cascade Lumber  
Tied To Project: Cascade Lumber  
Projected Final FY of Rebate: 2026

## Jobs For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

Project: Smart Communication Systems  
Smart Communication Systems  
Company Name: LLC  
Date Agreement Began: 05/14/2018  
Date Agreement Ends: 12/31/2023  
Number of Jobs Created or Retained: 10  
Total Annual Wages of Required Jobs: 897,000  
Total Estimated Private Capital Investment: 0  
Total Estimated Cost of Public Infrastructure: 0

Project: River Bend Retirement Community  
Company Name: River Bend Retirement Community  
Date Agreement Began: 10/09/2017  
Date Agreement Ends: 06/01/2030  
Number of Jobs Created or Retained: 5  
Total Annual Wages of Required Jobs: 359,797  
Total Estimated Private Capital Investment: 0  
Total Estimated Cost of Public Infrastructure: 400,000

Project: Centro, Inc  
Company Name: Beck Construction Inc  
Date Agreement Began: 06/28/2021  
Date Agreement Ends: 06/01/2030  
Number of Jobs Created or Retained: 5  
Total Annual Wages of Required Jobs: 0  
Total Estimated Private Capital Investment: 576,000  
Total Estimated Cost of Public Infrastructure: 0

Project: Premium Plant Svc  
Company Name: Premium Plant Svc  
Date Agreement Began: 12/31/2019  
Date Agreement Ends: 12/31/2030  
Number of Jobs Created or Retained: 10  
Total Annual Wages of Required Jobs: 500,000  
Total Estimated Private Capital Investment: 800,000  
Total Estimated Cost of Public Infrastructure: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM		
TIF Taxing District Inc. Number:	310120		
TIF Taxing District Base Year:	1994	Slum	UR Designation No
FY TIF Revenue First Received:	1996	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,321,484	8,812,800	6,951,760	0	-3,704	20,082,340	0	20,082,340
Taxable	0	2,361,702	6,286,457	5,824,135	0	-3,704	14,468,590	0	14,468,590
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	6,156,630	13,929,414	6,384,087	7,545,327	193,118

FY 2024 TIF Revenue Received: 162,816

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM		
TIF Taxing District Inc. Number:	310137		
TIF Taxing District Base Year:	1997	Slum	UR Designation No
FY TIF Revenue First Received:	1999	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	34,760	2,309,130	0	0	2,343,890	0	2,343,890
Taxable	0	0	18,996	2,025,191	0	0	2,044,187	0	2,044,187
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	6,324	2,044,187	2,044,187	0	0

FY 2024 TIF Revenue Received: 52,318

**♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024**

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM		
TIF Taxing District Inc. Number:	310138		
TIF Taxing District Base Year:	1994	Slum	<b>UR Designation</b> No
FY TIF Revenue First Received:	1996	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	87,110	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT		
TIF Taxing District Inc. Number:	310194		
TIF Taxing District Base Year:	2002	Slum	<b>UR Designation</b> No
FY TIF Revenue First Received:	2004	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	747,282	2,968,493	0	0	0	3,715,775	0	3,715,775
Taxable	0	408,390	1,975,133	0	0	0	2,383,523	0	2,383,523
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,362,652	2,353,123	2,353,123	0	0

FY 2024 TIF Revenue Received: 60,287

**♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024**

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT		
TIF Taxing District Inc. Number:	310196		
TIF Taxing District Base Year:	2002	Slum	UR Designation No
FY TIF Revenue First Received:	2004	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,570	0	0	0	0	0	19,570	0	19,570
Taxable	17,935	0	0	0	0	0	17,935	0	17,935
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	22,250	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT		
TIF Taxing District Inc. Number:	310264		
TIF Taxing District Base Year:	2003	Slum	UR Designation No
FY TIF Revenue First Received:	2005	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,749,944	0	0	0	1,749,944	0	1,749,944
Taxable	0	0	1,313,553	0	0	0	1,313,553	0	1,313,553
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	113,948	1,313,553	1,313,553	0	0

FY 2024 TIF Revenue Received: 33,869

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT		
TIF Taxing District Inc. Number:	310266		
TIF Taxing District Base Year:	2003	Slum	UR Designation No
FY TIF Revenue First Received:	2005	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	44,098	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT		
TIF Taxing District Inc. Number:	310276		
TIF Taxing District Base Year:	2005	Slum	UR Designation No
FY TIF Revenue First Received:	2007	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,400,797	1,094,200	442,350	0	0	5,937,347	0	5,937,347
Taxable	0	2,405,038	803,460	345,090	0	0	3,553,588	0	3,553,588
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	332,477	3,553,588	1,432,074	2,121,514	54,299

FY 2024 TIF Revenue Received: 36,639



♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT		
TIF Taxing District Inc. Number:	310284		
TIF Taxing District Base Year:	2005		
FY TIF Revenue First Received:	2007	Slum	<b>UR Designation</b> No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2027	Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	402,900	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT		
TIF Taxing District Inc. Number:	310286		
TIF Taxing District Base Year:	2005		
FY TIF Revenue First Received:	2007	Slum	<b>UR Designation</b> No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	6,459	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)  
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 61 INCREMENT  
 TIF Taxing District Inc. Number: 310348

TIF Taxing District Base Year:	2008		<b>UR Designation</b>
FY TIF Revenue First Received:	2010	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,226	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)  
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 64 INCREMENT  
 TIF Taxing District Inc. Number: 310360

TIF Taxing District Base Year:	2009		<b>UR Designation</b>
FY TIF Revenue First Received:	2011	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	288,474	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT		
TIF Taxing District Inc. Number:	310440		
TIF Taxing District Base Year:	2010	Slum	UR Designation No
FY TIF Revenue First Received:	2014	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	160,056	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT		
TIF Taxing District Inc. Number:	310442		
TIF Taxing District Base Year:	2010	Slum	UR Designation No
FY TIF Revenue First Received:	2014	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	12/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	31,373	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT		
TIF Taxing District Inc. Number:	310466		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	2014	Slum	<b>UR Designation</b> No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2034	Economic Development	03/2012

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	276,680	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 90 INCREMENT		
TIF Taxing District Inc. Number:	310478		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	0	Slum	<b>UR Designation</b> No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,036	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT		
TIF Taxing District Inc. Number:	310614		
TIF Taxing District Base Year:	2018	Slum	UR Designation No
FY TIF Revenue First Received:	0	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	447,188	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT		
TIF Taxing District Inc. Number:	310616		
TIF Taxing District Base Year:	2018	Slum	UR Designation No
FY TIF Revenue First Received:	0	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	81,575	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)  
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT  
 TIF Taxing District Inc. Number: 310638

TIF Taxing District Base Year:	2019		<b>UR Designation</b>
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	170,570	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)  
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT  
 TIF Taxing District Inc. Number: 310662

TIF Taxing District Base Year:	2020		<b>UR Designation</b>
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	762,650	0	0	0	0

FY 2024 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)  
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 153 INCREMENT  
 TIF Taxing District Inc. Number: 310672

TIF Taxing District Base Year:	2021		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2024	1,885,070	0	0	0	0

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**Urban Renewal Area Data Collection**

Local Government Name: CASCADE (31G286)  
 Urban Renewal Area: CASCADE ORIGINAL URBAN RENEWAL  
 UR Area Number: 53008

UR Area Creation Date: 12/1998

Jones County identifies this as TIF area 330. City Map lists this as CAT 29 and CAT 47. Development Area for tax incentive for annexation of medical clinic, local match funds for community park development grant. The funds are used for econ development

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CASCADE CITY/WESTERN DUBUQUE SCH/URBAN RENEWAL INCREM	530410	530411	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 0      0      **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** 0      0      **Amount of 06-30-2024 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ORIGINAL URBAN RENEWAL (53008)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DUBUQUE SCH/URBAN RENEWAL INCREM		
TIF Taxing District Inc. Number:	530411		
TIF Taxing District Base Year:	1997		
FY TIF Revenue First Received:	1999		<b>UR Designation</b>
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2019	Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2024	3,525	0	0	0	0

FY 2024 TIF Revenue Received: 0



Date: November 25, 2024  
To: Mayor, City Council and Staff  
RE: Annual Financial Report FY24  
From: Deanna McCusker, Interim City Administrator

It is a requirement that every December 1<sup>st</sup>, each city must complete and submit an Annual Financial Report to the Department of Management. This report is an overview of the revenues received by the City and expenditures paid for during the FY24. Samie completed this report, published it and will submit to the Department of Management. I am asking council to review, approve and direct staff to submit the report before the December 1<sup>st</sup> deadline.

STATE OF IOWA  
2024  
FINANCIAL REPORT  
FISCAL YEAR ENDED  
JUNE 30, 2024  
CITY OF CASCADE, IOWA  
DUE: December 1, 2024

16203100500000  
CITY OF CASCADE  
PO Box 400  
CASCADE IA 52033-0400  
POPULATION: 2386

**NOTE** - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

**ALL FUNDS**

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	1,193,127		1,193,127	1,191,025
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	1,193,127		1,193,127	1,191,025
Delinquent Property Taxes	0		0	0
TIF Revenues	355,938		355,938	324,209
Other City Taxes	390,243	0	390,243	400,000
Licenses and Permits	25,349	0	25,349	31,450
Use of Money and Property	178,952	15,794	194,746	63,641
Intergovernmental	1,014,234	0	1,014,234	2,295,900
Charges for Fees and Service	603,986	4,179,521	4,783,507	5,146,486
Special Assessments	0	0	0	0
Miscellaneous	1,030,779	1,504,382	2,535,161	809,322
<b>Other Financing Sources</b>	2,579,093	0	2,579,093	1,300,000
Transfers In	762,667	0	762,667	847,470
<b>Total Revenues and Other Sources</b>	7,371,701	5,699,697	13,071,398	12,409,503
<b>Expenditures and Other Financing Uses</b>				
Public Safety	356,290		356,290	679,159
Public Works	1,027,200		1,027,200	1,064,501
Health and Social Services	0		0	0
Culture and Recreation	456,872		456,872	488,250
Community and Economic Development	568,460		568,460	921,096
General Government	393,535		393,535	465,214
Debt Service	331,537		331,537	361,338
Capital Projects	1,179,740		1,179,740	3,270,000
<b>Total Governmental Activities Expenditures</b>	4,313,634	0	4,313,634	7,249,558
BUSINESS TYPE ACTIVITIES		4,238,707	4,238,707	4,858,307
<b>Total All Expenditures</b>	4,313,634	4,238,707	8,552,341	12,107,865
Other Financing Uses	752,667	10,000	762,667	
Transfers Out	752,667	10,000	762,667	847,470
<b>Total All Expenditures/and Other Financing Uses</b>	5,066,301	4,248,707	9,315,008	12,955,335
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	2,305,400	1,450,990	3,756,390	-545,832
Beginning Fund Balance July 1, 2023	2,106,768	651,149	2,757,917	6,804,020
Ending Fund Balance June 30, 2024	4,412,168	2,102,139	6,514,307	6,258,188

**NOTE** - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2024	Amount	Indebtedness at June 30, 2024	Amount
General Obligation Debt	1,638,646	Other Long-Term Debt	0
Revenue Debt	6,381,796	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	10,129,668

**CERTIFICATION**

The forgoing report is correct to the best of my knowledge and belief

	<b>Publication</b> 11/13/2024
Signature of Preparer	Phone Number
Printed name of Preparer	
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

**PLEASE PUBLISH THIS PAGE ONLY**

CITY OF CASCADE  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section D - Intergovernmental - Continued</b>									
<b>State Shared Revenues</b>									
Road Use Taxes		337,029					337,029		337,029
<b>Other state grants and reimbursements</b>									
State grants	471,348				79,241		550,589		550,589
Iowa Department of Transportation							0		0
Iowa Department of Natural Resources							0		0
Iowa Economic Development Authority							0		0
CEBA grants		7,687					7,687		7,687
C&J Replacement and Tier I Business Tax Replacement	64,819			6,906			71,725		71,725
							0		0
							0		0
							0		0
							0		0
							0		0
<b>Total State</b>	536,167	344,716	0	6,906	79,241	0	967,030	0	967,030
<b>Local Grants and Reimbursements</b>									
County Contributions							0		0
Library Service					25,400		25,400		25,400
Township Contributions	21,804						21,804		21,804
Fire/EMT Service							0		0
							0		0
							0		0
							0		0
							0		0
<b>Total Local Grants and Reimbursements</b>	21,804	0	0	0	25,400	0	47,204	0	47,204
<b>Total Intergovernmental (Sum of lines 33, 60, and 70)</b>	557,971	344,716	0	6,906	104,641	0	1,014,234	0	1,014,234
<b>Section E - Charges for Fees and Service</b>									
Water								362,295	362,295
Sewer								875,608	875,608
Electric								1,836,260	1,836,260
Gas								1,105,358	1,105,358
Parking								0	0
Airport								0	0
Landfill/garbage	330,088						330,088		330,088
Hospital							0		0



REVENUE P5

CITY OF  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)</b>	121 2,353,636	907,252	355,938	146,276	1,029,506	0	4,792,608	5,699,697	10,492,305
<b>Section H - Other Financing Sources</b>	123								123
Proceeds of capital asset sales	124						0		0
Proceeds of long-term debt (Excluding TIF internal borrowing)	125	2,10,274			1,606,152		1,816,426		1,816,426
Proceeds of anticipatory warrants or other short-term debt	126						0		0
Regular transfers in and interfund loans	127	8,000		228,824			762,667		762,667
Incidental TIF loans and transfers in	128						0		0
	129						0		0
	130						0		0
<b>Total Other Financing Sources</b>	131	2,18,274	0	228,824	1,606,152	0	2,579,093	0	2,579,093
<b>Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)</b>	132	2,879,479	1,125,526	375,100	2,635,658	0	7,371,701	5,699,697	13,071,398
<b>Beginning Fund Balance July 1, 2023</b>	134	1,822,908	696,710	55,394	-200,335		2,106,768	651,149	2,757,917
<b>Total Revenues and Other Financing Sources (Sum of lines 132 and 134)</b>	136	4,702,387	1,822,236	430,494	2,435,323	0	9,478,469	6,350,846	15,829,315

EXPENDITURES P7

CITY OF  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Line	Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
51	<b>Section E - Community and Economic Development</b>	51										51
52	Community beautification	52	441,712						441,712		441,712	52
53	Economic development	53			126,748				126,748		126,748	53
54	Housing and urban renewal	54							0		0	54
55	Planning and zoning	55							0		0	55
56	Other community and economic development	56							0		0	56
57	TIF Rebates	57							0		0	57
58		58							0		0	58
59	<b>Total Community and Economic Development</b>	59	441,712	0	126,748	0	0	0	568,460		568,460	59
60	<b>Section F - General Government</b>	60										60
61	Mayor, Council and City Manager	61	10,298						10,298		10,298	61
62	Clerk, Treasurer, Financial Administration	62	234,946						234,946		234,946	62
63	Utilities	63	2,500						2,500		2,500	63
64	Legal Services and City Attorney	64	9,864						9,864		9,864	64
65	City Hall and General Buildings	65	135,927						135,927		135,927	65
66	Tort Liability	66							0		0	66
67	Other General Government	67							0		0	67
68		68							0		0	68
69		69							0		0	69
70	<b>Total General Government</b>	70	393,535	0		0	0	0	393,535		393,535	70
71	<b>Section G - Debt Service</b>	71				331,537			331,537		331,537	71
72		72							0		0	72
73		73							0		0	73
74	<b>Total Debt Service</b>	74	0	0	0	331,537	0	0	331,537		331,537	74
75	<b>Section H - Regular Capital Projects - Specify</b>	75										75
76	HWY 136 CAPITAL PROJECT	76					114,893		114,893		114,893	76
77	LIBRARY CAPITAL PROJECT	77					1,064,847		1,064,847		1,064,847	77
78	<b>Subtotal Regular Capital Projects</b>	78	0	0	0	0	1,179,740	0	1,179,740		1,179,740	78
79	<b>TIF Capital Projects - Specify</b>	79										79
80		80							0		0	80
81		81							0		0	81
82	<b>Subtotal TIF Capital Projects</b>	82	0	0	0	0	0	0	0		0	82
83	<b>Total Capital Projects</b>	83	0	0	0	0	1,179,740	0	1,179,740		1,179,740	83
84	<b>Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)</b>	84	2,195,596	480,013	126,748	331,537	1,179,740	0	4,313,634		4,313,634	84
85		85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"



Notes & Remarks  
REMARKS



Date: November 25, 2024  
To: Mayor, City Council and Staff  
RE: Snow Plow Blade Accessory  
From: Deanna McCusker, Interim City Administrator

There is a new system that can be added to our snow plows that helps cut road damage, equipment failure and reduces noise and vibration. It also helps reduce the amount of salt and sand needed. Up front the entire system needs to be purchased for \$3,650, and then as sections get worn out, those sections are replaced only.

If we purchase before the end of November, the shipping is waived. Other cities, like Epworth, Farley and Dyersville are using these and swear by them.

We have \$12,113 remaining in our snow removal budget so we would like to purchase one and try it out this winter. If after this season, we like using the system we can discuss purchasing 2 more. If we have funds left in our snow removal budget after the winter season we could purchase the other 2 at that time.

Phil Gehl

---

**From:** Keith Everson <keith.everson@dsgsupply.com>  
**Sent:** Monday, November 18, 2024 10:51 AM  
**To:** Phil Gehl  
**Subject:** Blades

11' Joma systems SYS-JMPP11  
DELIVERED. \$3650.00 ea  
Thanks

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**KEITH EVERSON**

Outside Sales Account Manager

515.576.7239 | [keith.everson@dsgsupply.com](mailto:keith.everson@dsgsupply.com)  
[dsgsupply.com](http://dsgsupply.com) | [Follow us on LinkedIn](#)

3477 5th Avenue South  
Fort Dodge, IA 50501



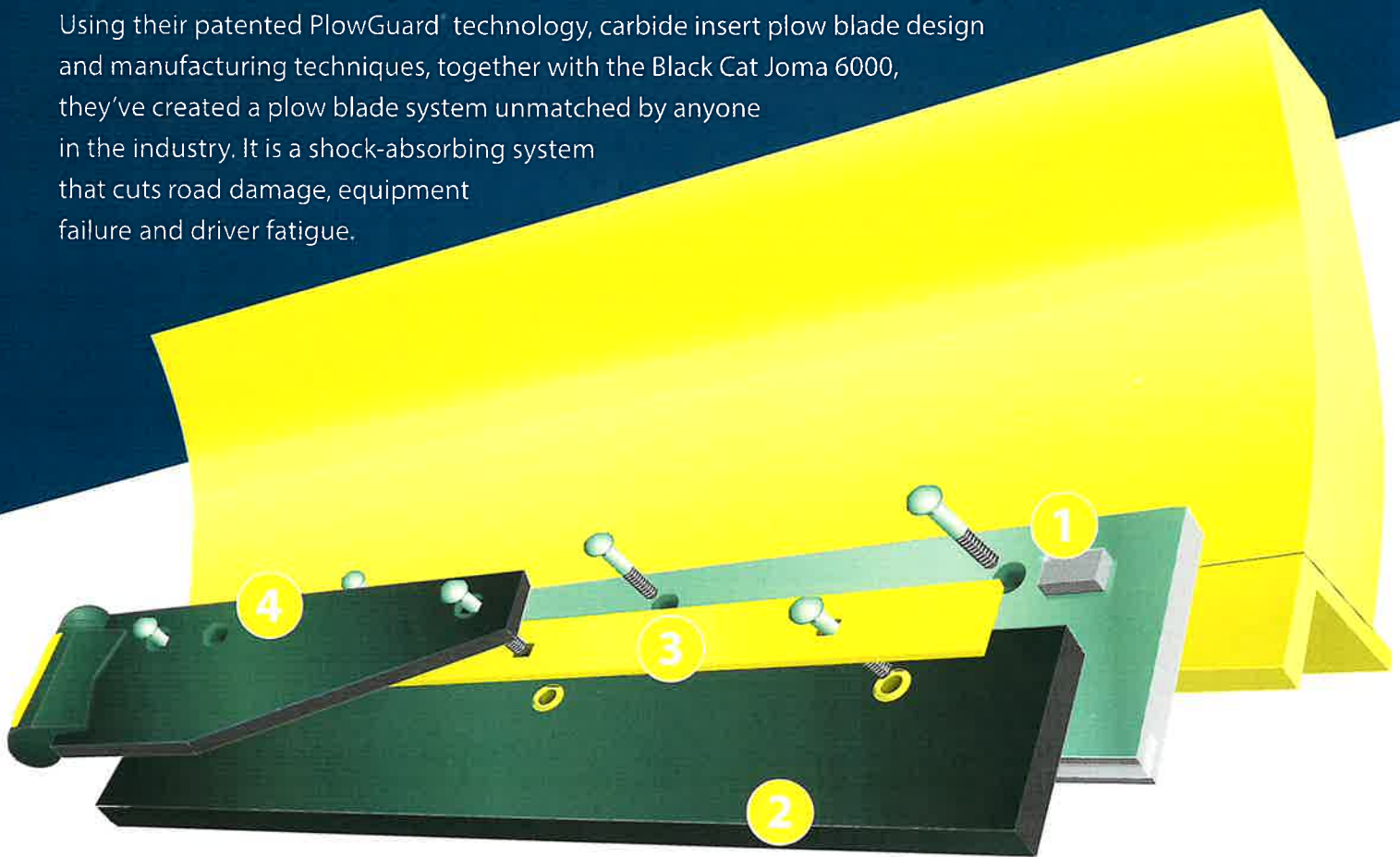
One Team. Building Futures.™

**100% EMPLOYEE OWNED**

[Join our team of employee owners](#)

# JOMA™ BLADE SYSTEM EXPLAINED

The Winter Equipment Company has engineered a revolutionary snowplowing system. Using their patented PlowGuard® technology, carbide insert plow blade design and manufacturing techniques, together with the Black Cat Joma 6000, they've created a plow blade system unmatched by anyone in the industry. It is a shock-absorbing system that cuts road damage, equipment failure and driver fatigue.



**This system, only available from Winter® Equipment, is a 4-part design:**

## 1. Adapter Blade

- Creates a solid mounting surface to a worn or damaged mold board
- Makes mounting Joma 6000 quick & easy on any style plow
- Stabilizes Joma 6000 blade, enhancing articulation
- Acts as backup blade if Joma blade is damaged

## 2. JOMA™ Blade

- Forms to contour of the road for better clearing of snow
- Reduces salt or sand needed
- Increases highway safety
- Reduces noise and vibration increasing driver comfort
- Reduces costly equipment and highway damage

## 3. Clamp Bar

- Holds Joma 6000 blade firmly in place
- Assures proper articulation of segments

## 4. JOMA™ CurbRunner®

- Designed to protect Joma 6000 blade edge
- Patented Carbide Matrix weld stands tough at point of impact

 **WINTER.**  
*We are cutting edge.*

winterequipment.com

800-294-6837

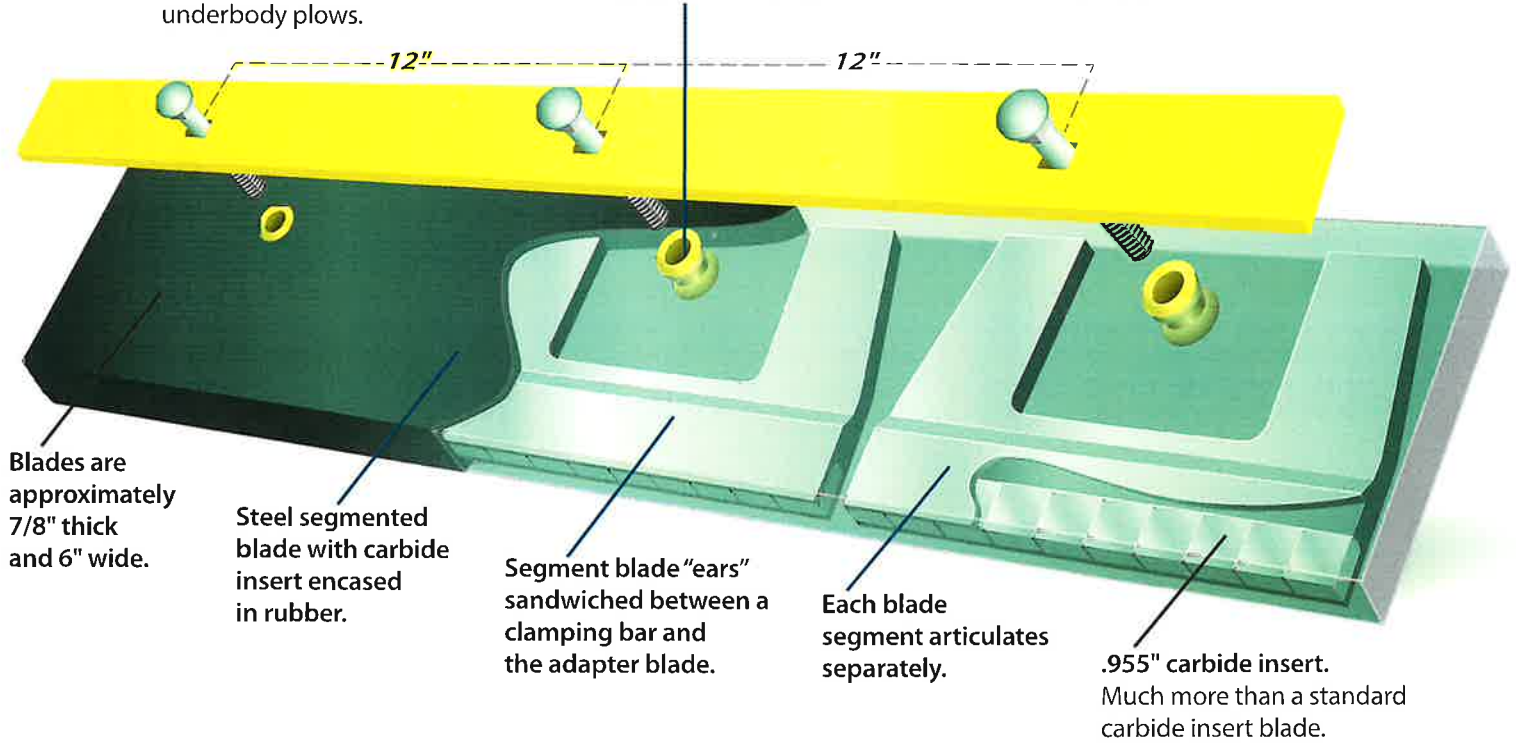


# JOMA™ BLADE SYSTEM EXPLAINED

Blades are produced in 3' and 4' lengths. These lengths can be combined to fit most front mounted or underbody plows.

Mounting Bushings Are Spaced At 12" Centers. This is done to get maximum oscillation.

Directly adaptable to standard highway punched (3, 3, 12") plow  
Note: For 8" on center punch patterns, an adapter blade must be used.



## Winter Equipment is your one source for the unique Joma snowplow blade system.

If you are using the Joma 6000 already, without the complete Winter® System, you may not be getting the full benefit of this unique plow blade.

The full Winter® System enhances its articulation and extends its wear life - cutting maintenance costs.

Call a Winter® wear parts expert today.



**ORDER YOUR JOMA™ SYSTEM USING ONE PART NUMBER**



 **WINTER®**  
We are cutting edge®  
winterequipment.com  
800-294-6837

**RESOLUTION NO. 118-24**

**A RESOLUTION APPROVING PAY APPLICATION NO. 10 FOR THE CASCADE  
PUBLIC LIBRARY PROJECT IN THE CITY OF CASCADE, IOWA**

WHEREAS, Garling Construction, Inc., Belle Plaine, Iowa, was awarded the Cascade Public Library Project by the City Council at its regular meeting on December 11, 2023 by Resolution 93-23 in the amount of \$2,923,000; and,

WHEREAS, the project engineer has tabulated the project costs through October 31, 2024 for the Cascade Public Library Project; and,

WHEREAS, the contract engineer does recommend approval of Pay Application No. 10 for the project in the amount of \$324,515.27, with a balance to finish including retainage of \$394,119.68.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA, that:

Section 1. That Payment No. 10, Cascade Public Library Project, dated October 31, 2024 in the amount of \$324,515.27 is made part of this resolution.

Section 2. That the City Council accepts and approves Contractor's Application for Payment No. 10 as presented.

Section 3. That the Mayor is hereby authorized and directed to execute Payment No. 10 on behalf of the City of Cascade and the City Clerk shall issue payment upon approval by the City Council and execution by the Mayor.

PASSED AND APPROVED this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Steve Knepper, Mayor

ATTEST:

\_\_\_\_\_  
Samie Simon, City Clerk

**APPLICATION AND CERTIFICATE FOR PAYMENT**  
A/A DOCUMENT G702

TO (OWNER): City of Cascade 320 First Ave W Cascade, IA 52033

PROJECT: Cascade Library 102 2nd Ave SW Cascade, IA 52033

FROM: Michael J Svatosch Garling Construction, Inc. 1120 11th Street Belle Plaine, IA 52208

ARCHITECT: FEH Design 951 Main St Dubuque, IA 52001

CONTRACT FOR: General Construction

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, A/A Document G703, is attached.

Change Orders approved in previous months by Owner	APPROVED	DEDUCTIONS
Total	\$28,483.18	
Approved this Month		
Number	Date Approved	
TOTALS		\$28,483.18

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Garling Construction, Inc.  
BY: Tom R DATE: 11-21-24

ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	LENDOR
<input type="checkbox"/>	GENERAL CONTRACTOR
<input type="checkbox"/>	CONSTRUCTION MANAGER
<input type="checkbox"/>	OTHER

APPLICATION NO: 10  
INVOICE NO: 003330  
PROJECT NO: 54240  
ARCHITECT PROJECT NO:  
OWNER PO NO: 54240  
CONTRACT DATE: 12/11/2023  
FROM: 10/1/2024  
TO: 10/31/2024

1. ORIGINAL CONTRACT SUM ..... \$2,923,000.00  
2. Net change by Change Orders ..... \$28,483.18  
3. CONTRACT SUM TO DATE (Line 1 +- 2) ..... \$2,951,483.18  
4. TOTAL COMPLETED & STORED TO DATE ..... \$2,691,961.58  
(Column I on G703)

5. RETAINAGE: \$134,598.08  
a. 5.00% of Completed Work (Column F + G on G703)  
b. of Stored Material (Column H on G703)  
Total Retainage (Line 5a + 5b or Total in Column L of G703) ..... \$134,598.08  
6. TOTAL EARNED LESS RETAINAGE ..... \$2,557,363.50  
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$2,232,848.23  
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE ..... \$324,515.27  
(Line 6 from prior Certificate)

9. BALANCE TO FINISH, PLUS RETAINAGE ..... \$394,119.68  
(Line 3 less Line 6)

State of: IA  
Subscribed and sworn to before me this 21st day of November 2024  
Notary Public: Amy Demouliniere  
My Commission Expires: 3-6-26



AMOUNT CERTIFIED ..... \$ 324,515.27  
Three Hundred Twenty Four Thousand Five Hundred Fifteen Dollars and Twenty Seven Cents

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: AL SWS  
This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein.  
Date: 21 November 2024  
Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing APPLICATION NO: 10  
 Contractor's signed Certification is attached. CONTRACT DATE: 12/11/2023 INVOICE NO: 003330  
 In tabulations below, amounts are stated to the nearest doll FROM: 10/1/2024 PROJECT NO: 54240  
 Use Column L on Contracts where variable retainage for lin TO: 10/31/2024 ARCHITECT PROJECT NO:

ITEM NO	DESCRIPTION OF WORK	BILLING CODES	D SCHEDULED VALUE		E PREVIOUS APPLICATION		F PERCENT COMPLETE	G COMPLETED THIS MONTH		H STORED THIS MONTH		I TOTAL COMPLETE AND STORED TO DATE		J BALANCE TO FINISH	
			AMOUNT	PERCENT	AMOUNT	PERCENT		WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	PERCENT COMPLETE	BALANCE	RETAINAGE	
1	<b>DIVISION 01</b>														
2	General Requirements		74,500.00	90%	67,050.00	90%	7,450.00	10%	74,500.00	100%		74,500.00	100%	37,820.00	3,725.00
3	PM/Super/Admin		189,100.00	70%	132,370.00	70%	18,910.00	10%	151,280.00	80%		151,280.00	80%	37,820.00	7,564.00
4	Contingency Allowance		75,000.00	18%	13,350.43	18%	1,658.97	2%	15,019.40	20%		15,019.40	20%	59,980.60	750.97
5	<b>DIVISION 02</b>														
6	Layout/SWPPP		18,700.00	100%	18,700.00	100%			18,700.00	100%		18,700.00	100%	935.00	435.00
7	Mobilization		8,700.00	100%	8,700.00	100%			8,700.00	100%		8,700.00	100%	435.00	435.00
8	Site Demo/Excavation		33,300.00	100%	33,300.00	100%			33,300.00	100%		33,300.00	100%	1,664.99	1,664.99
9	Mass Fill		50,600.00	100%	50,600.00	100%			50,600.00	100%		50,600.00	100%	2,530.01	2,000.00
10	Storm Sewer		60,000.00	100%	60,000.00	100%			60,000.00	100%		60,000.00	100%	3,000.00	3,000.00
11	Sanitary Sewer		5,300.00	100%	5,300.00	100%			5,300.00	100%		5,300.00	100%	265.00	265.00
12	Domestic Service		7,500.00	100%	7,500.00	100%			7,500.00	100%		7,500.00	100%	375.00	375.00
13	Subbase		35,400.00	100%	35,400.00	100%			35,400.00	100%		35,400.00	100%	1,770.00	1,500.00
14	Final Grading		6,000.00	30%	17,340.00	30%	3,000.00	50%	3,000.00	50%		3,000.00	50%	3,000.00	150.00
15	Asphalt/Striping		57,800.00	70%	40,460.00	70%	40,460.00	70%	57,800.00	100%		57,800.00	100%	2,890.00	2,890.00
16	<b>DIVISION 03</b>														
17	Reinforcement		28,600.00	100%	28,600.00	100%			28,600.00	100%		28,600.00	100%	1,430.00	1,430.00
18	Foundations		97,200.00	100%	97,200.00	100%			97,200.00	100%		97,200.00	100%	4,860.00	4,860.00
19	Floor Slab		53,200.00	100%	53,200.00	100%			53,200.00	100%		53,200.00	100%	2,660.00	2,660.00
20	Sidewalks		51,900.00	60%	31,140.00	60%	20,760.00	40%	51,900.00	100%		51,900.00	100%	2,595.00	2,595.00
21	<b>DIVISION 04</b>														
22	Masonry Material		152,200.00	100%	152,200.00	100%			152,200.00	100%		152,200.00	100%	7,610.00	7,610.00
23	Masonry Labor		122,900.00	100%	122,900.00	100%			122,900.00	100%		122,900.00	100%	6,145.00	6,145.00
24	<b>DIVISION 05</b>														
25	Structural Steel		27,200.00	100%	27,200.00	100%			27,200.00	100%		27,200.00	100%	1,360.00	1,360.00
26	<b>DIVISION 06</b>														
27	Rough Carpentry Material		86,100.00	100%	86,100.00	100%			86,100.00	100%		86,100.00	100%	4,305.00	4,305.00
28	Heavy Timber Material		102,900.00	100%	102,900.00	100%			102,900.00	100%		102,900.00	100%	5,145.00	5,145.00
29	Wood Trusses Material		12,200.00	100%	12,200.00	100%			12,200.00	100%		12,200.00	100%	610.00	610.00
30	Finish Carpentry Material		140,200.00	40%	56,080.00	40%	84,120.00	60%	140,200.00	100%		140,200.00	100%	7,010.00	7,010.00
31	Division 06 Labor		169,900.00	90%	152,910.00	90%	8,495.00	5%	161,405.00	95%		161,405.00	95%	8,495.00	8,070.25
32	<b>DIVISION 07</b>														
33	Insulation Material		28,900.00	100%	28,900.00	100%			28,900.00	100%		28,900.00	100%	1,445.00	1,445.00
34	Insulation Labor		14,900.00	100%	14,900.00	100%			14,900.00	100%		14,900.00	100%	745.00	745.00
35	Weather Barriers		26,700.00	100%	26,700.00	100%			26,700.00	100%		26,700.00	100%	1,335.00	1,335.00
<b>PAGE TOTALS</b>			<b>\$1,736,900.00</b>	<b>83%</b>	<b>\$1,442,750.43</b>	<b>83%</b>	<b>\$184,853.97</b>	<b>11%</b>	<b>\$1,627,604.40</b>	<b>94%</b>		<b>\$1,627,604.40</b>	<b>94%</b>	<b>\$109,295.60</b>	<b>\$81,380.22</b>
<b>REGULAR ITEM TOTALS</b>			<b>\$2,923,000.00</b>	<b>80%</b>	<b>\$2,336,249.43</b>	<b>80%</b>	<b>\$327,228.97</b>	<b>11%</b>	<b>\$2,663,478.40</b>	<b>91%</b>		<b>\$2,663,478.40</b>	<b>91%</b>	<b>\$259,521.60</b>	<b>\$133,173.92</b>
<b>CHANGE ORDERS</b>			<b>\$28,483.18</b>	<b>50%</b>	<b>\$14,117.13</b>	<b>50%</b>	<b>\$14,366.05</b>	<b>50%</b>	<b>\$28,483.18</b>	<b>100%</b>		<b>\$28,483.18</b>	<b>100%</b>	<b>\$1,424.16</b>	<b>\$1,424.16</b>
<b>GRAND TOTALS</b>			<b>\$2,951,483.18</b>	<b>80%</b>	<b>\$2,350,366.56</b>	<b>80%</b>	<b>\$341,595.02</b>	<b>12%</b>	<b>\$2,691,961.58</b>	<b>91%</b>		<b>\$2,691,961.58</b>	<b>91%</b>	<b>\$259,521.60</b>	<b>\$134,598.08</b>

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing  
 Contractor's signed Certification is attached. CONTRACT DATE: 12/11/2023  
 In tabulations below, amounts are stated to the nearest doll FROM: 10/1/2024  
 Use Column L on Contracts where variable retainage for lin TO: 10/31/2024  
 ARCHITECT PROJECT NO:

ITEM NO	DESCRIPTION OF WORK	BILLING CODES	D SCHEDULED VALUE		E PREVIOUS APPLICATION		F PERCENT COMPLETE	G COMPLETED THIS MONTH		H STORED THIS MONTH		I TOTAL COMPLETE AND STORED TO DATE		L BALANCE TO FINISH		M RETAINAGE
			AMOUNT	PERCENT	AMOUNT	PERCENT		WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	PERCENT COMPLETE	BALANCE			
36	TPO Roofing Material		84,500.00	100%	84,500.00	100%				84,500.00	100%					4,225.00
37	TPO Roofing Labor		43,500.00	100%	43,500.00	100%				43,500.00	100%					2,175.00
38	Sheet Metal Trims Material		12,800.00	100%	12,800.00	100%				12,800.00	100%					640.00
39	Sheet Metal Trims Labor		6,700.00	50%	3,350.00	30%	1,340.00	9,520.00	20%	4,690.00	70%	2,010.00				234.50
40	Joint Sealants		13,600.00	30%	4,080.00	30%	9,520.00		70%	13,600.00	100%					680.00
41	Fiber Cement Siding		13,400.00	100%	13,400.00	100%				13,400.00	100%					670.00
42	<b>DIVISION 08</b>															
43	Doors/Frames/Hardware Material		61,200.00	100%	61,200.00	100%				61,200.00	100%					3,060.00
44	Doors/Frames/Hardware Labor		24,900.00	60%	14,940.00	60%	3,735.00		15%	18,675.00	75%	6,225.00				933.75
45	Storefronts/Glazing Material		99,500.00	100%	99,500.00	100%				99,500.00	100%					4,975.00
46	Storefronts/Glazing Labor		52,700.00	60%	31,620.00	60%	10,540.00		20%	42,160.00	80%	10,540.00				2,108.00
47	<b>DIVISION 09</b>															
48	Drywall Material		33,500.00	100%	33,500.00	100%				33,500.00	100%					1,675.00
49	Drywall Labor		39,900.00	60%	23,940.00	60%	15,960.00		40%	39,900.00	100%					1,995.00
50	Acoustical Ceiling & Sounds Units		44,900.00	28%	37,900.00	28%	13,470.00		30%	13,470.00	30%	31,430.00				673.50
51	Flooring		37,900.00	28%	10,510.00	28%	29,000.00		50%	10,510.00	70%	27,390.00				525.50
52	Painting & Coverings		58,000.00	20%	11,600.00	20%				40,600.00	70%	17,400.00				2,030.00
53	<b>DIVISION 10</b>															
54	Visual Display Units		4,400.00	70%	3,093.00	70%				3,093.00	70%	1,307.00				154.65
55	Signage & Flagpoles		14,700.00	80%	11,760.00	80%				11,760.00	80%	2,940.00				588.00
56	Protective Wall Covering		5,400.00							4,111.00	61%	2,589.00				205.55
57	Toilet Accessories		6,700.00	61%	4,111.00	61%				2,240.00	40%	3,360.00				112.00
58	Fire Protection Specialties		5,600.00	40%	2,240.00	40%				4,400.00	100%					220.00
59	<b>DIVISION 11</b>															
60	Book Drop Box		4,400.00	100%	4,400.00	100%				1,100.00	20%	4,400.00				55.00
61	<b>DIVISION 12</b>															
62	Window Shades		5,500.00													
63	<b>DIVISION 22</b>															
64	Mobilization		2,200.00	100%	2,200.00	100%				2,200.00	100%					110.00
65	Underground Equipment & Labor		14,300.00	100%	14,300.00	100%				14,300.00	100%					715.00
66	Rough-In Labor		12,900.00	70%	9,030.00	70%	3,870.00		30%	12,900.00	100%	645.00				645.00
67	Plumbing Fixtures Material		20,100.00	100%	20,100.00	100%				20,100.00	100%					1,005.00
68	Piping Material		13,500.00	100%	13,500.00	100%				13,500.00	100%					675.00
69	Insulation		8,200.00	50%	4,100.00	50%	820.00		10%	4,920.00	60%	3,280.00				246.00
70	<b>DIVISION 23</b>															
<b>PAGE TOTALS</b>			<b>\$744,900.00</b>	<b>72%</b>	<b>\$537,274.00</b>	<b>72%</b>	<b>\$89,355.00</b>		<b>12%</b>	<b>\$626,629.00</b>	<b>84%</b>	<b>\$118,271.00</b>				<b>\$31,331.45</b>
<b>REGULAR ITEM TOTALS</b>			<b>\$2,923,000.00</b>	<b>80%</b>	<b>\$2,336,249.43</b>	<b>80%</b>	<b>\$37,228.97</b>		<b>11%</b>	<b>\$2,663,478.40</b>	<b>91%</b>	<b>\$259,521.60</b>				<b>\$133,173.92</b>
<b>CHANGE ORDERS</b>			<b>\$28,483.18</b>	<b>50%</b>	<b>\$14,117.13</b>	<b>50%</b>	<b>\$14,366.05</b>		<b>50%</b>	<b>\$28,483.18</b>	<b>100%</b>	<b>\$1,424.16</b>				<b>\$1,424.16</b>
<b>GRAND TOTALS</b>			<b>\$2,951,483.18</b>	<b>80%</b>	<b>\$2,350,366.56</b>	<b>80%</b>	<b>\$341,595.02</b>		<b>12%</b>	<b>\$2,691,961.58</b>	<b>91%</b>	<b>\$259,521.60</b>				<b>\$134,598.08</b>

MODIFIED AIA G703 - CONTINUATION SHEET FOR G702



AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing  
 Contractor's signed Certification is attached.  
 In tabulations below, amounts are stated to the nearest doll  
 Use Column L on Contracts where variable retainage for lin

CONTRACT DATE: 12/11/2023  
 FROM: 10/1/2024  
 TO: 10/31/2024

APPLICATION NO.: 10  
 INVOICE NO.: 003330  
 PROJECT NO.: 54240  
 ARCHITECT PROJECT NO.:

ITEM NO	DESCRIPTION OF WORK	BILLING CODES	D SCHEDULED VALUE		E PREVIOUS APPLICATION		F PERCENT COMPLETE	G COMPLETED THIS MONTH		H STORED MATERIALS	I PERCENT COMPLETE	J TOTAL COMPLETE AND STORED TO DATE		K COMPLETE	L BALANCE TO FINISH		M RETAINAGE
			AMOUNT	PERCENT	AMOUNT	PERCENT		WORK IN PLACE	AMOUNT			PERCENT	AMOUNT		PERCENT	BALANCE	
71	Shop Drawings		5,700.00	100%	5,700.00	100%						5,700.00	100%				285.00
72	Ductwork/Insulation		23,000.00	80%	18,400.00	80%						18,400.00	80%			4,600.00	920.00
73	Equipment		85,900.00	100%	85,900.00	100%						85,900.00	100%				4,295.00
74	Gas Piping		8,600.00	80%	6,880.00	80%		1,720.00				8,600.00	100%			8,220.00	430.00
75	Controls		27,400.00	50%	13,700.00	50%		5,480.00				19,180.00	70%			6,400.00	959.00
76	TAB		6,400.00														
77	<b>DIVISION 26-27-28</b>																
78	Distribution Material		19,600.00	100%	19,600.00	100%						19,600.00	100%				980.00
79	Lighting Material		104,500.00	70%	73,150.00	70%		31,350.00				104,500.00	100%				5,225.00
80	Comm Material		40,900.00	90%	36,810.00	90%		4,090.00				40,900.00	100%				2,045.00
81	Rough-In Material		31,600.00	100%	31,600.00	100%						31,600.00	100%				1,580.00
82	Misc Material		8,100.00	60%	4,860.00	60%		2,430.00				7,290.00	90%				364.50
83	Labor		79,500.00	75%	59,625.00	75%		7,950.00				67,575.00	85%				3,378.75
84																	
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<b>PAGE TOTALS</b>					\$441,200.00		\$356,225.00	81%	\$53,020.00			\$409,245.00	93%		\$31,955.00	\$20,462.25	
<b>REGULAR ITEM TOTALS</b>					\$2,923,000.00		\$2,336,249.43	80%	\$37,228.97			\$2,663,478.40	91%		\$259,521.60	\$133,173.92	
<b>CHANGE ORDERS</b>					\$28,483.18		\$14,117.13	50%	\$14,366.05			\$28,483.18	100%		\$1,424.16	\$1,424.16	
<b>GRAND TOTALS</b>					\$2,951,483.18		\$2,350,366.56	80%	\$341,595.02			\$2,691,961.58	91%		\$259,521.60	\$134,598.08	

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing CONTRACT DATE: 12/11/2023  
 Contractor's signed Certification is attached. FROM: 10/1/2024  
 In tabulations below, amounts are stated to the nearest dollar. TO: 10/31/2024  
 Use Column L on Contracts where variable retainage for line items may apply ARCHITECT PROJECT NO:

ITEM NO	DESCRIPTION OF WORK	CHANGE ORDER NUMBER	BILLING CODES	SCHEDULED VALUE		PREVIOUS APPLICATION		COMPLETED THIS MONTH		TOTAL COMPLETE AND TO DATE		BALANCE TO FINISH	
				AMOUNT	PERCENT COMPLETE	AMOUNT	PERCENT COMPLETE	WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	COMPLETE	BALANCE
<b>Change Orders</b>													
1	COR 002R- REF 1,2 Existing Storm an	0001		9,328.44	100%	9,328.44	100%	14,366.05		9,328.44	100%		466.42
2	Contingency COR 1.3,4,6,7R,8R,9,10	0002											
3	AIA 2 COR 1.3 and 1.4	0003		19,154.74	25%	4,788.69	75%			19,154.74	100%		957.74
4	Contingency COR 5R, 12, 15	0004											
5	Contingency COR 16,17,18	0005											
6	Contingency COR 019- Added Line S	0006											
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<b>PAGE TOTALS</b>				\$28,483.18	\$14,117.13	\$14,117.13	50%	\$14,366.05		9,328.44	100%		\$1,424.16
<b>CHANGE ORDER TOTAL</b>				\$28,483.18	\$14,117.13	\$14,117.13	50%	\$14,366.05		\$28,483.18	100%		\$1,424.16
<b>REGULAR ITEMS TOTALS</b>				\$2,923,000.00	\$2,336,249.43	\$2,336,249.43	80%	\$327,228.97		\$2,663,478.40	91%		\$133,173.92
<b>GRAND TOTALS</b>				\$2,951,483.18	\$2,350,366.56	\$2,350,366.56	80%	\$341,595.02		\$2,691,961.58	91%		\$134,598.08



**UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT**


The undersigned has been paid and has received a progress payment  
in the sum of:           \$17052.50  
for labor, services, equipment or material  
furnished to:           Garling Construction, Inc.  
on the job of:           Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced  
job to the following extent. This release covers a progress payment for labor, services, equipment, or material  
furnished to:           Garling Construction, Inc.  
Through  
Subcontractor Pay    0003  
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date  
for which payment has not been received; extras or items furnished after the release date. Rights based upon work  
performed or items furnished under written change order which has been fully executed by the parties prior to the  
release date are covered by this release unless specifically reserved by the claimant in the release. This release of any  
mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties  
to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to  
recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished  
labor, services, equipment, or material was not compensated by the progress payment.

Dated:                   November 07, 2024

Company:               \_\_\_\_\_  
Evergreen Plumbing LLC

Signature:             \_\_\_\_\_  


By:                     \_\_\_\_\_  
  
(Name & Title)

**UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT**

The undersigned has been paid and has received a progress payment

in the sum of:       \$10814.05

for labor, services, equipment or material

furnished to:       Garling Construction, Inc.

on the job of:       Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material

furnished to:       Garling Construction, Inc.

Through

Subcontractor Pay   0002

Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

Dated:               November 07, 2024

Company:           Woodcrafters Inc

Signature:         *Faith Jamszak*

By:

*Faith Jamszak, accountant*

(Name & Title)

## UNCONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

The undersigned has been paid and has received a progress payment

in the sum of:       \$1493.78

for labor, services, equipment or material

furnished to:       Garling Construction, Inc.

on the job of:       Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material

furnished to:       Garling Construction, Inc.

Through

Subcontractor Pay   0007

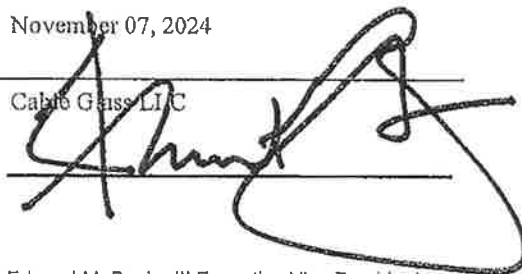
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

Dated:               November 07, 2024

Company:           Cable Glass LLC

Signature:

A large, stylized handwritten signature in black ink, appearing to read 'E. Boyle, III', is written over a horizontal line. The signature is bold and somewhat cursive.

By:                 Edward M. Boyle, III Executive Vice President

(Name & Title)

**UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT**

The undersigned has been paid and has received a progress payment  
in the sum of:           \$40660.00  
for labor, services, equipment or material  
furnished to:           Garling Construction, Inc.  
on the job of:           Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to:           Garling Construction, Inc.  
Through  
Subcontractor Pay    0006  
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

Dated:                   November 07, 2024

Company:               Roger's Concrete Constru

Signature:             Tanya Rogers - Rogers Concrete Const.

By:                     Tanya Rogers - Treasurer

(Name & Title)

**UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT**

The undersigned has been paid and has received a progress payment  
in the sum of:           \$11818.00  
for labor, services, equipment or material  
furnished to:           Garling Construction, Inc.  
on the job of:           Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material

furnished to:           Garling Construction, Inc.


Through  
Subcontractor Pay   0001  
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

Dated:                   November 07, 2024

Company:               \_\_\_\_\_  
                          Artisan Ceiling Systems & Acoustical  
                          Specialties LLC

Signature:             \_\_\_\_\_  
                          

By:                     \_\_\_\_\_  
                            
(Name & Title)

## UNCONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

The undersigned has been paid and has received a progress payment

in the sum of:       \$54760.00

for labor, services, equipment or material

furnished to:       Garling Construction, Inc.

on the job of:       Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material

furnished to:       Garling Construction, Inc.

Through  
Subcontractor Pay   0001  
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.


Dated:               November 07, 2024

Company:           Wood Components & Technologies Inc

Signature:         



By:                 

  
(Name & Title)   Acct. Mng.

**UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT**

The undersigned has been paid and has received a progress payment  
in the sum of:           \$14663.45  
for labor, services, equipment or material  
furnished to:             Garling Construction, Inc.  
on the job of:             Cascade Public Library

and does hereby release any mechanic's lien, stop notice, or bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress payment for labor, services, equipment, or material  
furnished to:             Garling Construction, Inc  
Through  
Subcontractor Pay       0003  
Request number:

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

Dated:                     November 07, 2024

Company:                 Cummer Masonry Inc.

Signature:               *[Handwritten Signature]*

By:                       *[Handwritten Signature]*

(Name & Title)



**ORDINANCE NO. 24-24**

**AN ORDINANCE AMENDING TITLE III COMMUNITY PROTECTION OF THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA**

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA** as follows:

**SECTION 1. TITLE III COMMUNITY PROTECTION CHAPTER 16 SNOW REMOVAL.** Title III Chapter 16 Snow Removal of the City Code is hereby amended as follows.

**3-16-2 SNOW EMERGENCY DECLARATION.**

A snow emergency is defined as a snowfall event of any amount of snow combined with ice, rain, sleet, freezing rain and/or wind or just wind that creates blowing and drifting of the newly accumulated snow which the City deems appropriate to declare a snow emergency. The Mayor, the City Administrator and/or his/her designee may declare a snow emergency. A snow emergency may be declared in advance of an anticipated storm, during a storm, or after a storm. A snow emergency will normally not last more than 24 hours past the end of the last snowfall or the end of the snow event; but may be extended or shortened when conditions warrant. The public will be informed of a snow emergency through mass media outlets as deemed necessary by the Mayor or City Administrator.

**3-16-5 REMOVAL OF SNOW AND ICE ACCUMULATIONS ON SIDEWALKS.**

It is the responsibility of the abutting property owners to remove snow and ice accumulations promptly from sidewalks. Sidewalks include any ADA accessible ramps. If a property owner does not remove snow and ice accumulations within twenty-four (24) hours after deposit of accumulation following the conclusion of a snow event, the City may do so and assess the actual costs, in addition to a \$50 administrative fee, against the property owner, for collection in the same manner as a property tax. The City will first attempt to make contact with the property owner.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Steve Knepper, Mayor

ATTEST:

\_\_\_\_\_  
Samie Simon, City Clerk

First Reading  
Second Reading  
Third Reading  
Publication  
Sent to American Legal

10/12/2024

**ORDINANCE #23-24**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CASCADE,  
IOWA BY AMENDING  
TITLE VI PHYSICAL ENVIRONMENT, CHAPTER 5 UTILITIES – BILLING CHARGES,  
SECTION 9 REFUSE COLLECTION RATES**

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Cascade, Iowa, as follows:

Section I. SECTION MODIFIED. Title VI Physical Environment, Chapter 5, Section 9 “Refuse Collection Rates” of the Ordinances of the City of Cascade, Iowa is repealed and the following adopted in lieu thereof:

**106.7.1 Refuse Collection Rates.** The City shall charge the following fees for solid waste collection and disposal service, used or available:

**6-5-9 REFUSE COLLECTION RATES.**

The City shall charge the following fees for solid waste collection and disposal service, used or available:

1. One or two family houses \$11.20 ~~10.75~~/month
2. Apartments with separate water meters \$11.20 ~~10.75~~/month
3. Apartments when water is furnished by owner \$11.20 ~~10.75~~/month

4. Commercial ~~Toters~~ (without dumpsters) \$15.60 ~~15.00~~/month

Commercial Dumpster Rates:

- ~~1 yard dumpster \$20.00/month~~
- ~~1 ½ yard dumpster \$30.00/month~~
- 2 yard dumpster \$50.00/month
- 3 yard dumpster \$75.00/month
- 4 yard dumpster \$ 100.00/month
- ~~5 yard dumpster \$100.00/month~~
- 6 yard dumpster \$150.00/ month
- 8 yard dumpster \$200.00/month

5. Garbage Tote and Fees. The city shall charge \$10.00 per extra tote or replacement tote for customer pick up. The city shall charge an additional \$10.00 per tote delivered by the city.

6. Garbage Collection Limits.

The City shall limit garbage collection as follows: Residential units are limited to garbage that fits in the City provided container that is not overflowing or unable to close the lid nearly flat. Additional garbage shall be placed in garbage bags and tagged with a sticker purchased from the city at a cost of \$2.00 per tag for each additional bag. If toters or dumpsters are overfilled, and the hauler bills the City, those fees will be billed to the customer on their utility bill.

7. Extra Containers or Extra Pick-ups

Residential customers may request additional garbage toters and will be billed separately for each one. Commercial customers that have toters may request additional garbage toters and will be billed separately for each one. Commercial Dumpster rates are based on one pick-up per week. Commercial dumpsters customers requesting 2 or 3 pick-ups per week will have the fees doubled or tripled.

6-5-10 RECYCLING MATERIALS.

The City shall charge the following fees for curbside collection of comingled recyclable materials.

1. Residential \$7.50/month
2. Commercial \$9.50/month

These fees will be ceased if water is shutoff at the curb box or at the meter and has a lockable tag installed by the City employees.

5. Recycling Tote and Fees. The City shall charge \$10.00 per extra recycling tote or replacement tote for customer pick up. The City shall charge an additional \$10.00 per tote delivered by the city.

Section II. Severability Clause. If any section, provision or part of the ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section III. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED, ADOPTED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024

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Steven Knepper, Mayor

ATTEST:

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Samie Simon, City Clerk

First Reading: 10/28/24  
Second Reading: 11/12/2024  
Third Reading:  
Publication Date:  
Sent to American Legal:

## CITY ADMINISTRATOR REPORT

### 11/25/24 City Council Meeting

- Brad Boffeli is preparing the deed for the parcel next to the Coohy trail that we are getting from Steve Sauser. The deed should be done soon.
- Clay Gavin, Board of Adjustment board member, submitted his resignation letter. We will start advertising for the vacant position.
- In December we will be doing a mass mailer to the residents of Cascade on how we communicate important information to the public. This will include Facebook and how to sign up for the website notifier.
- Our A/P, G/L, Payroll, Bank Reconciliation and Receipts Management Software renewal rates were received and the annual cost has increased 60% from \$4,634 in 2024 to \$7,440 in 2025. There is an “Ask Me Anything” session on December 4<sup>th</sup> with leadership from Gworks. The reason behind the large increase is because by December 30, 2025, everyone using Gworks must be on the cloud. So the price increase is reflective of the cost to be on the cloud. There was no notice prior to receiving the invoice with the large increase. Gworks is not effective or efficient. Customer service is horrible. During our audit, the examiners, stated that our software is very outdated. We are going to demo the options for software for city governments in December so we have pricing to discuss during budget workshops.
- The sewer jetting did not get completed due to a breakdown of equipment but will finish Monday, November 25.
- Reminder that City Hall will be closed on Thursday and Friday, November 28 and 29 for the Thanksgiving holiday. Happy Thanksgiving everyone!
- Samie and I attended a budget workshop on Tuesday, November 19<sup>th</sup> in Cedar Falls. Nothing is changing in the process. We still have to have a Max Levy hearing and then a hearing adopting the budget. I will be putting together a preliminary budget calendar for all the important dates and will have that ready for you at the December 9<sup>th</sup> meeting.
- The snowplows are ready to go for the first snowfall.
- The trees were removed from the detention pond off of Industrial Street.