CITY OF CASCADE, IOWA
CITY COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, July 27, 2026, 6:00 P.M.
CITY HALL, 320 1ST AVE WEST

NOTICE: Notice is hereby given that the Cascade City Council will hold a meeting at *6:00 PM on Monday, July 27, 2026 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 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**
    2. **Cascade Economic Development Corporation minutes 6/17/26**
    3. **Jones County Economic Development Board Meeting minutes 5/26/26**
    4. **Street & Alley Committee minutes 7/23/26**
    5. **Planning & Zoning minutes 7/23/26**
    6. **Liquor License Renewal for Moski's**
    7. **Liquor License For American Legion Post #528 for Cascade Hometown Days**
    8. **July 27, 2026 Claims**
7. **Consideration to Approve Resolution #64-26 – Resolution Approving a Quote From Kluesner Construction, Inc for Thomas and DeLong Street Drainage For Cascade, Iowa (tabled)**
8. **Consideration to Approve Resolution#67-26 – Resolution Scheduling Public Hearing on Proposed Sale of City Owned Real Estate**
9. **Consideration to Approve Resolution #66-26 – Resolution Authorizing the City Clerk to Transfer Funds From the General Fund to the Police Reserve Fund for the City of Cascade, Iowa**
10. **Consideration to Approve Resolution #73-26 – Resolution Proposing Conveyance of Real Property**
11. **Consideration to Approve Resolution #70-26 – Resolution Establishing an Advisory Committee to Prepare a Data Center Ordinance**
12. **Consideration to Approve Resolution #71-26 – Resolution Imposing a Temporary Moratorium on Second Water Meters (Irrigation Meters)**

13. **Consideration to Approve Resolution #68-26 – Resolution Authorizing Execution of a Quit Claim Deed and Compensation Payment For 206 Grant Street SW**
14. **Consideration to Approve Resolution #69-26 – Resolution Authorizing Execution of a Quit Claim Deed and Compensation Payment For 205 Hayes Street SW**
15. **Consideration to Approve Resolution #72-26 – Resolution Approving an Economic Development Loan in the Amount of $50,000 to Fidelity Bank & Trust on Behalf of TMB Properties, LLC**
16. **Consideration to Approve Ordinance #03-26 – 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 8 Water Rates of Service (First Reading)**
17. **Consideration to Approve Ordinance #04-26 – 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 11 Rate of Sewer Rent and Manner of Payment (First Reading)**
18. **Reports – Police Chief and City Administrator**
19. **Adjournment**

July 13, 2026
City Council Meeting Minutes

The July 13th City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Hosch, Recker, Weber, Delaney and Gehl answered roll call.

Motion Hosch, second Weber to approve the agenda. All Ayes. Motion carried.

Public comments: a few people representing the concerned citizens group addressed the council. They are asking when an open forum will be held or a Q&A session regarding the data centers. A petition has been circulated, and 600 people have registered to sign the petition. The main concerns are electric usage, water consumption, traffic, and noise. They are requesting that Council listen to the constituents and respect their time spent doing research. Ken McDermott, CEDC President was also present and again stressed that the CEDC will not approve anything that is negative for the community or Oak Hill subdivision.

Motion Delaney, second Recker to approve the consent agenda items: City Council Minutes 06/22/26, Park Board minutes 07/6/26, Cascade Public Library minutes 7/7/26, Personnel Committee minutes 6/22/26, City/CEDC meeting minutes 6/23/26 and July 13, 2026 Claims. All Ayes. Motion carried.

Marty Gadient submitted an agenda request. A nuisance letter was drafted and sent to Marty via certified mail in May. In June when the property owner did not contact the City, the City hired MJR Mulching to abate the nuisance. Marty addressed the council stating he did not receive notification of the nuisance, and the company should not have been on his private property. Council received a packet of letters sent over several years for the same nuisance, copy of the certified letter, and an envelope which clearly shows the 3 times the Post Office attempted to deliver the certified letter.

Motion Gehl, second Weber to approve **Resolution #63-26** – A Resolution Approving Payment to the Joint County Emergency Response Team for FY27 for $2,000. Roll Call vote. All Ayes. Motion carried.

Motion Hosch, second Recker to approve **Resolution #61-26** –Resolution Approving the Final Payment in the Amount of $40,000 to Three B Properties, LLC From the Community Catalyst Remediation Grant Program. Roll Call vote. All Ayes. Motion carried.

Motion Weber, second Gehl to approve **Resolution #62-26** – Resolution Approving FY27 Social Service Agreements Between the City of Cascade, Iowa and Eleven Non-Profit Organizations Receiving Public Funding. Roll Call vote. All Ayes. Motion carried.

Motion Hosch, second Weber to table **Resolution #64-26** – Resolution Approving a Quote From Kluesner Construction, Inc for Thomas and DeLong Street Drainage for Cascade, Iowa. Motion carried.

Motion Gehl, second Weber to approve **Resolution #65-26** – Resolution Authorizing a Façade Grant for McAllister Real Estate for 244 1st Avenue West in the amount of $11,212.08. Roll call vote. All Ayes. Motion carried.

Motion Gehl, second Delaney to adjourn into closed session at 7:19 p.m. Iowa Code Section 21.5(1)(j) allows governmental bodies to hold closed sessions to discuss the purchase or sale of real estate. This is only permitted when premature disclosure could reasonably be expected to increase the price the governmental body would have to pay for the property – Old Library. Roll call vote. All Ayes. Motion carried.

Motion Gehl, second Recker to reconvene into open session at 7:29 p.m. Roll call vote. All Ayes. Motion carried.

Motion Delaney, second Recker to move forward with the Intent to Purchase offer. Roll call vote. All Ayes. Motion carried.

Police Chief and City Administrator provided updates to council and staff. Included in the City Administrator report included information about a data center built similarly to the possibly proposed one for Cascade located at 2995 W. Hickman Rd Waukee, Iowa.

Motion Hosch, second Delaney to adjourn at 7:32pm. All Ayes. Motion carried.

Deanna McCusker, City Administrator — Steven J. Knepper, Mayor

MINUTES – CASCADE ECONOMIC DEVELOPMENT CORPORATION

DATE:	June 17, 2026
TIME:	12:00 P.M.
PLACE:	Cascade Library
MEMBERS PRESENT:	Ken McDermott, Nicki Leytem, Brad Ludwig, Chris Summerall, Jim Conlin, Tara Williams, Nick Callahan, Pat Recker, Jesse Meyer, Bill Hosch
STAFF PRESENT:	Holly McPherson, Matt Specht
OTHERS PRESENT:	Nic Hockenberry

CALL TO ORDER
President McDermott called the meeting to order at 12:03 P.M.

APPROVAL OF MINUTES
Motion by Recker, second by Leytem to approve the Minutes of the May 20, 2026, meeting. The motion passed unanimously.

REVIEW/APPROVAL OF TREASURER'S REPORT/APPROVAL OF 2026 BUDGET
Recker discussed the treasurer's report.
Outstanding bills:

- ECIA Contract payment in the amount of $1,666
- Locher and Davis for tax prep of $500

Motion by Conlin, second by Summerall to approve the financial report. The motion passed unanimously.

GDDC UPDATE
Nic Hockenberry gave some legislative updates and discussed Talent Dubuque.

JONES COUNTY ED UPDATE
No update

CHAMBER UPDATE/REPORT
Chamber golf outing is August 6. Chamber renewals start 7/1

MAQUOKETA VALLEY REC
No update

SCHOOL UPDATE/REPORT
No update.

CITY UPDATE/REPORT.
3rd and Hayes Street construction starting.

WEBSITE DISCUSSION
Discussion on updating the website with the current directors.

ECIA UPDATE/REPORT
McPherson discussed the business calls that staff have been making to local employers. She also discussed the timeline for the DRA grant award announcement.

AVAILABLE LAND & BUILDINGS
Nothing to report.

OTHER BUSINESS
McDermott updated the group on the Simple Mining project. They are working on the power requirements and building size. The company plans a community meeting in late July.

MOVE INTO CLOSED SESSION TO DISCUSS ADDITIONAL LAND SALE PER IOWA CODE SECTION 21.5(1)(J)
Motion by Meyer, second by Ludwig to move into closed session. The motion passed.

MOVE TO OPEN SESSION REVIEW/ACTION
McDermott brought the meeting back to open session. No further discussion.

ADJOURNMENT
Motion by Conlin, second by Meyer to adjourn. The motion passed unanimously.
The meeting was adjourned at 1:18pm

Respectfully submitted,

Nick Callahan, Secretary

Jones County Economic Development Board Meeting
Monticello City Council Chambers
May 26, 2026

President Jon Zirkelbach called the meeting to order at 12pm with Rod Smith, Kelly Dodge, Candy Langerman, Eric Briesemeister, and Matt Behrends present. Doug Wortman attended via Zoom.

Absent: Deanna McCusker, Nels Petersen, Craig Stadtmueller, and Emily Kaiser.

A motion to approve the April board meeting minutes was made by Langerman, second by Dodge. Motion carried unanimously.

A motion to approve the Treasurer's report, May Financials, May Credit Card Report, May Reimbursement Report, Final Monticello Water Bill for $99.73, and Next Generation Plumbing & Heating bill for $129.78 was made by Dodge, second by Smith. Motion carried unanimously.

The Director's report was reviewed. Derek noted that he had met with representatives from Martelle to discuss grant applications. A few had been submitted, but no responses yet on whether they were funded or not. Derek informed the Board that the legislative session had closed with some changes to TIF and that he had sat in on a meeting regarding some of the changes. Main changes impacted: LMI Set Aside, School Foundation Levy, and TIF length. More would be known in the coming months. Derek also told the Board that he, along with Jon Zirkelbach and Jeremiah Hoyt, had met the new ECICOG Director.
Wortman asked about the CVN event. Derek said there were 12 good businesses there and he had identified some and followed up with them. He is setting up meetings over the next few weeks to learn more about what they need, etc.
Smith asked about potential investor visits and what could be done by JCED to help. Derek mentioned that some items (Tariffs/Inflation/Gas prices) JCED could not impact at all. Others, such as workforce, Derek works with the schools, businesses, and regional organizations to see what might work, but none are overnight solutions. And some businesses had no concerns or needs at all.
Behrends asked about dark fiber and Derek explained that it was extra fiber buried when new fiber goes in so expansion can occur in the future without having to dig again.
Smith asked about a local business looking for funding and asked if Derek had sent him to the local banks. Derek said that he had as well as a couple of small funding grants and both of ECICOG's Revolving Loan Funds.
Smith and Wortman asked about grants funded and keeping a "box score." Derek stated that since the Board had requested that last year he had been keeping track as he filed more grants. He currently had several grants submitted, but had not heard back from them yet. Derek did say that the smaller communities tend to be where the misses happen, but that is more for their lack of match than the lack of a good project.
Smith asked about the Citizens State Bank visit with Joel Ahrendsen. Derek reported that they had talked about the project a little, but that Joel had just submitted the paperwork, so Derek could not give much more detail at that meeting. Derek did inform Joel on what JCED does and how TIF works, noting that some things are in flux due to legislative changes.
Smith expressed concern that Derek was not doing enough or being proactive enough to promote development and incentives like TIF. It was discussed for several minutes, but nothing more was decided. Derek said he could add it as an agenda item to a future meeting for the Board to discuss more.

Old Business:

- Derek related the following for the HUD money to date:
  1. $81,026.78 paid out so far.
  2. $355,716.37 obligated to projects as of now.
  3. $44,283.62 still available to grant.

  ECICOG feels that JCED is well on track and should be obligated easily by the end of the year. Dodge asked about having people apply still and Derek said they should just so they were on the list and qualified.
- Committee Reports: Langerman and Dodge reported on the Event Committee meeting. The Fall Banquet will be on Wednesday, October 28th starting at 5:30pm at the Calkins Barn in Wyoming. Melissa Oberbreckling of RISE Counseling will be the speaker and the Cruises out of Olin will be the caterer. Briesemeister reminded everyone that they had received a calendar invite for the event.
- Conflict of Interest/Confidentiality Forms: Smith and Zirklebach turned theirs in at the meeting. Only Kaiser is still left, but Derek had not heard anything from her in months.

New Business

- Derek handed out the Homes for Iowa Final Tally spreadsheet. After all bills were paid, JCED would have a net gain of $3,212.17. This was helped by the City of Monticello having their LMI Set Aside money going to some of the project costs since the homeowner qualified. Derek answered questions concerning the LMI Set Aside and recommended approval of the motion to pay the Monticello Development Corporation back for their contribution in the amount of $10,620. Doge made the motion, second by Briesemeister. Motion passed unanimously.
- Derek asked the Board what they would like to do regarding fundraising companies. He had submitted the Convergent file again for everyone to reread and determine next steps. Derek followed up with some of the information he had learned in Lee County regarding their experience and they were similar in size and scope to JCED. After some discussion, it was decided to have Derek reach out and see if Convergent could be at the June meeting to discuss the proposal and answer questions.
- Derek told everyone he was on the NE Stem Festival Planning Committee and that the next STEM night would be on Thursday, October 8th from 4-7pm at the Monticello Youth Development Center. Anyone that might want to volunteer should let him know.
- Board Member Reports/Other Information
  1. Briesemeister said the hospital was looking at a September or October for an Open House showcasing their new Da Vinci Robot. Potentially pairing it with a career fair earlier in the day. Will let everyone know more closer to time.

Next Board meeting will be on Tuesday, June 23rd at 12pm. Location is TBD.

Smith moved and Langerman seconded to adjourn the meeting. Motion passed unanimously. Zirkelbach adjourned the meeting at 12:48pm.

Street & Alley Committee Minutes
July 23, 2026

The meeting was called to order at 2:00 p.m. with Bill Hosch and Mark Weber present. Deanna McCusker, Phil Gehl, Jake Deaver from MSA, Allen and Gary Knepper were also present.

The committee met onsite at Thomas Street and DeLong Ave to visually look at what is being proposed to divert stormwater down Thomas. After a good discussion, all parties agreed that we should move forward with this project.

Motion by Weber, second by Hosch to move the meeting to City Hall @ 2:30pm.

Mayor Steve Knepper joined the meeting at city hall. Also present were Bill Hosch, Mark Weber, Deanna McCusker and Phil Gehl. We discussed alleys that need to be repaired. We also discussed the garbage trucks running down the alleys and how we can eliminate some alleys being used and how to reduce the number of times the trucks go down the alleys. We will do some research on the alleys, conditions of them and the amount of people affected by garbage/recycling on the alleys and reconvene.

We also discussed the next big project which is on Grant Street NW from 1st Ave W to 3rd Ave NW. This project will eliminate the last double water main and fix a problem street. This will be budgeted for FY28.

With nothing further, the meeting was adjourned at 3:35p.m.

Deanna McCusker
City Administrator

PLANNING & ZONING COMMISSION MEETING
July 23, 2026

The Cascade Planning & Zoning Commission met on July 23, 2026, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033.

Present: Moriarity, Steffen, Mehrl, Conlin, Kerper and Moran. Walter was excused.

Motion by Moran, second by Conlin to approve the agenda with moving Other Business to before #4 approving meeting minutes. Motion carried, all Ayes.

Alice Rogers, from the Concerned Citizen group introduced herself to the Commission. Included an information sheet with the groups concerns and gave information about a meeting being held Tuesday, July 28th 6:30-8pm at the library. Michael Rogers also addressed the commission with his concern that planning & zoning wasn't involved with the sale of the ground to Simple Mining.

Motion by Steffen, second Moran to approve the March 19, 2026 meeting minutes. Motion carried, all Ayes.

Mike Beck was present to discuss with the commission about vacating a portion of Pat Street that is between two lots along 1st Ave E. He has an interested business who wants to construct a 20,000 SF building and employee 10 people. There are no utilities that run in this platted portion of Pat Street. Motion by Kerper, second Conlin to recommend to City Council to approve the vacation of this section of Pat Street, Motion carried, all Ayes.

Motion by Steffen, second by Moran to adjourn at 6:23pm. Motion carried.

Deanna McCusker
City Administrator

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: MOSKIS BBQ LLC

FEIN: XX-XXX8973

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 719323

Premises Information

Premises DBA: MOSKI'S BBQ LLC

Premises Address: 329 1ST AVE W CASCADE IA 52033-7721

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

License Information

Effective Date: 04-Aug-2026

Length of License Requested: 12MONTH

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

gated patio

Endorsements

Local Authority: City of Cascade

Dramshop Company: FARM BUREAU FINANCIAL SERVICES

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	MORRIS, SHAWNA	SSN	***-**-2874	11-Jul-1979		28425 STEGER RD CASCADE IA 52033-9762	50.00
Individual	MORRIS, BRICE	SSN	***-**-9770	02-Jul-1977		28425 STEGER RD CASCADE IA 52033-9762	50.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: SHAWNA MORRIS

Phone Number: 5635995298

Email Address: moskisbbq@gmail.com

Address: 329 1ST AVE W CASCADE IA 52033-7721

Attestation Information

Attestation Name: SHAWNA MORRIS

Attestation Date: 10-Jul-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: CASCADE POST #528, OF CASCADE IOWA

FEIN: XX-XXX5051

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 55449

Premises Information

Premises DBA: CASCADE HOMETOWN DAYS

Premises Address: 105 PIERCE ST SW CASCADE IA 52033

Premises Type: Concession Stand

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 14-Aug-2026

Length of License Requested: 5 days

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Concession stand will be located in the River View Park in Cascade during the Cascade Hometown Days celebration

Endorsements

Local Authority: City of Cascade

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	WEBER, MICHAEL	SSN	***-**-4577	19-Aug-1964		26789 46TH AVE BERNARD IA 52032-9343	0.00
Individual	OTTING, GREG	SSN	***-**-5882	06-Mar-1953		819 4TH AVE. SW CASCADE IA 52033	0.00
Individual	DONOVAN, WILLIAM	SSN	***-**-6951	24-Oct-1952		9176TH AVE. SE CASCADE IA 52033	0.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MICHAEL WEBER

Phone Number: 5635904993

Email Address: mjweber1@bernardtel.com

Address: PO BOX 6 CASCADE IA 52033-0006

Attestation Information

Attestation Name: MICHAEL WEBER

Attestation Date: 01-Jul-2026

Payable Register

Payable Detail by Vendor Name

CASCADE
A Place We Call Home

Cascade, IA

Packet: APPKT00119 - 72826 CLAIMS

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total

Vendor: 0000000319 - 3E ELECTRICAL ENGINEERING — **Vendor Total:** 1,285.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
1677-1001734	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	1,285.00	0.00	0.00	0.00	1,285.00
SEWER GENERATOR MAINTENCE	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SEWER GENERATOR MAINTENCE	General	0.00	0.00	1,285.00	0.00	0.00	0.00	1,285.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-8150-6310	BUILDING REPAIR/MAINT		1,285.00	100.00%

Vendor: 0000000087 - ACCESS SYSTEMS — **Vendor Total:** 143.95

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
5039410982	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	143.95	0.00	0.00	0.00	143.95
LIBRARY COPIER FEES	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIBRARY COPIER FEES	General	0.00	0.00	143.95	0.00	0.00	0.00	143.95

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6490	PROFESSIONAL FEES		143.95	100.00%

Vendor: 0000000166 - ACCO — **Vendor Total:** 1,026.40

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
0264975-IN	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	1,026.40	0.00	0.00	0.00	1,026.40
POOL CHLORINE	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL CHLORINE	General	0.00	0.00	1,026.40	0.00	0.00	0.00	1,026.40

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6507	MISC OPERATING SUPPLIES		1,026.40	100.00%

Vendor: 0000000019 - AT&T Mobility — **Vendor Total:** 50.15

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
287362502982X07082026	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	50.15	0.00	0.00	0.00	50.15
LIBRARY HOTSPOTS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIBRARY HOTSPOTS	General	0.00	0.00	50.15	0.00	0.00	0.00	50.15

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6373	TELEPHONE/INTERNET		50.15	100.00%

Vendor: 0000000037 - BARD MATERIALS — **Vendor Total:** 1,405.09

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
1734072	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	1,405.09	0.00	0.00	0.00	1,405.09
ROCK PARKING LOT COMMUNITY PARK	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ROCK PARKING LOT COMMUNITY PARK	General	0.00	0.00	1,405.09	0.00	0.00	0.00	1,405.09

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2100-6507	STREET SUPPLIES		1,405.09	100.00%

Vendor: 0000000470 - BFI WASTE SERVICES LLC — **Vendor Total:** 27,844.07

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
0897-001092097	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	27,844.07	0.00	0.00	0.00	27,844.07
GARBAGE/RECYCLING		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
GARBAGE/RECYCLING	General	0.00	0.00	27,844.07	0.00	0.00	0.00	27,844.07

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-2900-6499	GARBAGE/RECYCLING FEES		27,844.07	100.00%

Vendor: 0000000536 - BIG RIVER SIGN CO — **Vendor Total: 866.79**

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
17908	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	866.79	0.00	0.00	0.00	866.79
PARK SIGN		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PARK SIGN	General	0.00	0.00	866.79	0.00	0.00	0.00	866.79

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6500-6507	OPER SUPPLIES/MATERIALS MISC.		866.79	100.00%

Vendor: 0000000015 - BOUND TREE MEDICAL LLC — **Vendor Total: 171.74**

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
86269965	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	171.74	0.00	0.00	0.00	171.74
AMBULANCE SUPPLIES		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE SUPPLIES	General	0.00	0.00	171.74	0.00	0.00	0.00	171.74

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		171.74	100.00%

Vendor: 0000000771 - BROTHERS MARKET INC — **Vendor Total: 94.52**

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
071326	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	32.45	0.00	0.00	0.00	32.45
POOL CONCESSIONS		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL CONCESSIONS	General	0.00	0.00	32.45	0.00	0.00	0.00	32.45

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		32.45	100.00%

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
071626	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	18.36	0.00	0.00	0.00	18.36
BROTHERS MARKET		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BROTHERS MARKET	General	0.00	0.00	18.36	0.00	0.00	0.00	18.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		18.36	100.00%

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
071726	Invoice	7/23/2026	7/23/2026	7/23/2026	7/23/2026	20.76	0.00	0.00	0.00	20.76
00146006514		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
00146006514	General	0.00	0.00	20.76	0.00	0.00	0.00	20.76

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		20.76	100.00%

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
71226	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	22.95	0.00	0.00	0.00	22.95
POOL CONCESSIONS		AP Bank - Checking - Business Public Funds Che...			No					

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL CONCESSIONS	General	0.00	0.00	22.95	0.00	0.00	0.00	22.95

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		22.95	100.00%

Vendor: T0258 - CASCADE AUTO WASH — **Vendor Total:** 20.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
1055	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	20.00	0.00	0.00	0.00	20.00
CAR WASH TOKENS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CAR WASH TOKENS	General	0.00	0.00	20.00	0.00	0.00	0.00	20.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6507	OPER SUPPLIES/MATERIALS MISC.		20.00	100.00%

Vendor: 0000000133 - CASCADE FIRE DEPARTMENT — **Vendor Total:** 74.92

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
072826	Invoice	7/23/2026	7/23/2026	7/23/2026	7/23/2026	74.92	0.00	0.00	0.00	74.92
FAGAN/FELTON	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FAGAN/FELTON	General	0.00	0.00	74.92	0.00	0.00	0.00	74.92

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1500-6350	REPAIR & MAINT EQUIPMENT		21.40	28.56%
001-1500-6350	REPAIR & MAINT EQUIPMENT		53.52	71.44%

Vendor: 0000000805 - CASCADE STORAGE LLC — **Vendor Total:** 1,500.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
AUGUST 2026	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	1,500.00	0.00	0.00	0.00	1,500.00
AMBULANCE RENT	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE RENT	General	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6416	BUILDING RENT/LEASE		1,500.00	100.00%

Vendor: 0000000230 - CJ COOPER & ASSOCIATES — **Vendor Total:** 55.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
315011	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	55.00	0.00	0.00	0.00	55.00
LAB/MRO FEE	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LAB/MRO FEE	General	0.00	0.00	55.00	0.00	0.00	0.00	55.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-2100-6490	PROFESSIONAL FEES		55.00	100.00%

Vendor: 0053 - DRIVE LINE & COMPANY INC — **Vendor Total:** 5,186.20

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
28605	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	5,186.20	0.00	0.00	0.00	5,186.20
ambulance repair	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ambulance repair	General	0.00	0.00	5,186.20	0.00	0.00	0.00	5,186.20

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6350	REPAIR & MAINT EQUIPMENT		5,186.20	100.00%

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total

Vendor: T0401 - DVORSKY, LIZZY — **Vendor Total:** 325.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
070126	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	325.00	0.00	0.00	0.00	325.00

CRIME NIGHT OUT FACE PAINTER — AP Bank - Checking - Business Public Funds Che... No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CRIME NIGHT OUT FACE PAINTER	General	0.00	0.00	325.00	0.00	0.00	0.00	325.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6526	CRIME NIGHT OUT		325.00	100.00%

Vendor: 0000000632 - ELECTRIC PUMP — **Vendor Total:** 500.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
040044	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	500.00	0.00	0.00	0.00	500.00

ANNUAL MAITENCE PUMPS — AP Bank - Checking - Business Public Funds Che... No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ANNUAL MAITENCE PUMPS	General	0.00	0.00	500.00	0.00	0.00	0.00	500.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-8150-6350	REPAIR & MAINT EQUIPMENT		500.00	100.00%

Vendor: 0000000068 - GEHL LAWN SERVICE — **Vendor Total:** 450.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
JULYLAWN	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	450.00	0.00	0.00	0.00	450.00

SPRAYING OF CRACKS IN STREETS — AP Bank - Checking - Business Public Funds Che... No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SPRAYING OF CRACKS IN STREETS	General	0.00	0.00	450.00	0.00	0.00	0.00	450.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-2100-6490	PROFESSIONAL FEES		450.00	100.00%

Vendor: 0000000474 - GORDON FLESCH COMPANY INC — **Vendor Total:** 200.71

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
I592639	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	200.71	0.00	0.00	0.00	200.71

COPIER FEES — AP Bank - Checking - Business Public Funds Che... No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
COPIER FEES	General	0.00	0.00	200.71	0.00	0.00	0.00	200.71

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6490	PROFESSIONAL FEES		53.54	26.68%
001-6500-6490	PROFESSIONAL FEES		147.17	73.32%

Vendor: 0000000155 - HAWKINS INC — **Vendor Total:** 40.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
7493773	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	20.00	0.00	0.00	0.00	20.00

CHLORINE CYLINDER RENTAL — AP Bank - Checking - Business Public Funds Che... No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CHLORINE CYLINDER RENTAL	General	0.00	0.00	20.00	0.00	0.00	0.00	20.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.		20.00	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
7494397	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	20.00	0.00	0.00	0.00	20.00

CHLORINE CYLINDER RENTAL — AP Bank - Checking - Business Public Funds Che... No

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CHLORINE CYLINDER RENTAL	General	0.00	0.00	20.00	0.00	0.00	0.00	20.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.		20.00	100.00%

Vendor: 0000000717 - HOMETOWN PEST SOLUTIONS — **Vendor Total:** 120.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
11102	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	120.00	0.00	0.00	0.00	120.00
PEST CONTROL FOR LIBRARY	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PEST CONTROL FOR LIBRARY	General	0.00	0.00	120.00	0.00	0.00	0.00	120.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6310	BUILDING REPAIR/MAINT		120.00	100.00%

Vendor: 0000000043 - IAMU — **Vendor Total:** 764.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
35552	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	764.00	0.00	0.00	0.00	764.00
ISEP Q3 SAFETY TRAINING	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ISEP Q3 SAFETY TRAINING	General	0.00	0.00	764.00	0.00	0.00	0.00	764.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6423	SCHOOL TRAINING SUPPLIES		382.00	50.00%
610-8150-6423	SCHOOL TRAINING SUPPLIES		382.00	50.00%

Vendor: 0000000721 - INQUIREHIRE — **Vendor Total:** 63.30

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
137287	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	63.30	0.00	0.00	0.00	63.30
AMBULANCE BACKGROUND CHECK FEE	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE BACKGROUND CHECK FEE	General	0.00	0.00	63.30	0.00	0.00	0.00	63.30

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6490	PROFESSIONAL FEES		63.30	100.00%

Vendor: 0000000266 - INSURANCE ASSOCIATES INC — **Vendor Total:** 1,508.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
353	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	1,508.00	0.00	0.00	0.00	1,508.00
FIRE ANNUAL RENEWAL LIFE INSURANCE	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE ANNUAL RENEWAL LIFE INSURANCE	General	0.00	0.00	1,508.00	0.00	0.00	0.00	1,508.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1500-6408	INSURANCE-GENERAL		1,508.00	100.00%

Vendor: 0000000849 - IOWA DECORATIVE CONCRETE — **Vendor Total:** 300.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
1084	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	300.00	0.00	0.00	0.00	300.00
SEAL JOINT FRONT ENTRYWAY	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SEAL JOINT FRONT ENTRYWAY	General	0.00	0.00	300.00	0.00	0.00	0.00	300.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6500-6310	REPAIR & MAINT. OF BUILDINGS		300.00	100.00%

Payable # / Payable Description	Payable Type	Post Date / Bank Code	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total

Vendor: 0000000275 - KLUESNER CONSTRUCTION INC — Vendor Total: **2,919.06**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
44126	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	2,919.06	0.00	0.00	0.00	2,919.06

MILLING FOR PARKING LOT OAK HILL — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
MILLING FOR PARKING LOT OAK HILL	General	0.00	0.00	2,919.06	0.00	0.00	0.00	2,919.06

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-6701	PARK IMPROVEMENTS		2,919.06	100.00%

Vendor: 0050 - Library Journal, LLC — Vendor Total: **157.99**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
000096618	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	157.99	0.00	0.00	0.00	157.99

MAGAZINE SUBSCRIPTION — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
MAGAZINE SUBSCRIPTION	General	0.00	0.00	157.99	0.00	0.00	0.00	157.99

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6490	PROFESSIONAL FEES		157.99	100.00%

Vendor: 0000000198 - LIME ROCK SPRINGS CO — Vendor Total: **346.18**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
20452273	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	210.30	0.00	0.00	0.00	210.30

POOL POP — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL POP	General	0.00	0.00	210.30	0.00	0.00	0.00	210.30

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		210.30	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
20453004	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	135.88	0.00	0.00	0.00	135.88

POOL POP — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL POP	General	0.00	0.00	135.88	0.00	0.00	0.00	135.88

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		135.88	100.00%

Vendor: 0000000384 - LYNCH DALLAS P.C. — Vendor Total: **500.00**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
229307	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	500.00	0.00	0.00	0.00	500.00

MISC/LEGAL QUESTIONS — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
MISC/LEGAL QUESTIONS	General	0.00	0.00	500.00	0.00	0.00	0.00	500.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6400-6411	LEGAL FEES		500.00	100.00%

Vendor: 0000000179 - MAQUOKETA VALLEY COOP — Vendor Total: **269.87**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
32591002N	Invoice	7/23/2026	7/23/2026	7/23/2026	7/23/2026	170.17	0.00	0.00	0.00	170.17

OAK HILL STREET LIGHTS — AP Bank - Checking - Business Public Funds Che... — On Hold: No

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
OAK HILL STREET LIGHTS	General	0.00	0.00	170.17	0.00	0.00	0.00	170.17

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2300-6376	STREET LIGHTING		170.17	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
32591003	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	54.61	0.00	0.00	0.00	54.61
OAK HILL PARK LIGHTS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
OAK HILL PARK LIGHTS	General	0.00	0.00	54.61	0.00	0.00	0.00	54.61

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-6371	UTILITIES		54.61	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
44015001	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	45.09	0.00	0.00	0.00	45.09
SIGN LIGHTS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SIGN LIGHTS	General	0.00	0.00	45.09	0.00	0.00	0.00	45.09

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2300-6376	STREET LIGHTING		45.09	100.00%

Vendor: 0000000044 - MARTIN EQUIPMENT **Vendor Total:** **98,500.00**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
988697	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	98,500.00	0.00	0.00	0.00	98,500.00
RUT/WATER/SEWER	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
RUT/WATER/SEWER	General	0.00	0.00	98,500.00	0.00	0.00	0.00	98,500.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2100-6727	CAPITAL EQUIPMENT		32,833.34	33.33%
600-8100-6727	CAPITAL EQUIPMENT		32,833.33	33.33%
610-8150-6727	CAPITAL EQUIPMENT		32,833.33	33.33%

Vendor: 0000000246 - MERCY FAMILY PHARMACY **Vendor Total:** **12.51**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
070726	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	12.51	0.00	0.00	0.00	12.51
AMBULANCE SUPPLIES	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE SUPPLIES	General	0.00	0.00	12.51	0.00	0.00	0.00	12.51

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		12.51	100.00%

Vendor: 0000000496 - MICHAEL DELANEY **Vendor Total:** **695.55**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
4013	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	695.55	0.00	0.00	0.00	695.55
IT WORK	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
IT WORK	General	0.00	0.00	695.55	0.00	0.00	0.00	695.55

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6490	PROFESSIONAL FEES		399.09	57.38%
001-6500-6490	PROFESSIONAL FEES		296.46	42.62%

Vendor: 0000000739 - MM MECHANICAL **Vendor Total:** **948.58**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code			On Hold					
i10514	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	948.58	0.00	0.00	0.00	948.58
WATER WELL 6 BACKFLOW REPAIR		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WATER WELL 6 BACKFLOW REPAIR	General	0.00	0.00	948.58	0.00	0.00	0.00	948.58

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6310	BUILDING REPAIR/MAINT		948.58	100.00%

Vendor: 0000000425 - MSA PROFESSIONAL SERVICES — **Vendor Total:** 11,544.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
031043	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	11,544.00	0.00	0.00	0.00	11,544.00
JOHNSON STREET FINAL ENGINEERING		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JOHNSON STREET FINAL ENGINEERING	General	0.00	0.00	11,544.00	0.00	0.00	0.00	11,544.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
323-2100-6490	PROFESSIONAL FEES		11,544.00	100.00%

Vendor: 0000000141 - MYERS-COX — **Vendor Total:** 842.95

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
629414	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	842.95	0.00	0.00	0.00	842.95
POOL CONCESSIONS		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
POOL CONCESSIONS	General	0.00	0.00	842.95	0.00	0.00	0.00	842.95

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4600-6514	POOL CONCESSIONS		842.95	100.00%

Vendor: 0000000052 - OVERHEAD DOOR CO OF DBQ — **Vendor Total:** 2,967.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
279785	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	2,967.00	0.00	0.00	0.00	2,967.00
SHOP OVERHEAD DOOR		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SHOP OVERHEAD DOOR	General	0.00	0.00	2,967.00	0.00	0.00	0.00	2,967.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2100-6310	REPAIR & MAINT. OF BUILDINGS		2,967.00	100.00%

Vendor: 0000000183 - TYLER TECHNOLOGIES — **Vendor Total:** 180.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
025-560028	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	180.00	0.00	0.00	0.00	180.00
CITY HALL PAYROLL CONFIGURATION		AP Bank - Checking - Business Public Funds Che...			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CITY HALL PAYROLL CONFIGURATION	General	0.00	0.00	180.00	0.00	0.00	0.00	180.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6200-6419	SOFTWARE		180.00	100.00%

Vendor: 0000000742 - UNITYPOINT HEALTH — **Vendor Total:** 55.00

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
2020IN7449	Invoice	7/28/2026	7/28/2026	7/28/2026	7/28/2026	55.00	0.00	0.00	0.00	55.00
AMBULANCE 2ND QTR BILLING		AP Bank - Checking - Business Public Funds Che...			No					

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE 2ND QTR BILLING	General	0.00	0.00	55.00	0.00	0.00	0.00	55.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		55.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	45	163,933.53	0.00	0.00	0.00	163,933.53	0.00	163,933.53
	Grand Total:	**163,933.53**	**0.00**	**0.00**	**0.00**	**163,933.53**	**0.00**	**163,933.53**

Account Summary

Account	Name		Amount
001-1100-6507	OPER SUPPLIES/MATERIALS MISC.		20.00
001-1100-6526	CRIME NIGHT OUT		325.00
001-1500-6350	REPAIR & MAINT EQUIPMENT		74.92
001-1500-6408	INSURANCE-GENERAL		1,508.00
001-1600-6350	REPAIR & MAINT EQUIPMENT		5,186.20
001-1600-6416	BUILDING RENT/LEASE		1,500.00
001-1600-6490	PROFESSIONAL FEES		116.84
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		239.25
001-2100-6490	PROFESSIONAL FEES		505.00
001-2900-6499	GARBAGE/RECYCLING FEES		27,844.07
001-4100-6310	BUILDING REPAIR/MAINT		120.00
001-4100-6373	TELEPHONE/INTERNET		50.15
001-4100-6490	PROFESSIONAL FEES		701.03
001-4300-6371	UTILITIES		54.61
001-4300-6701	PARK IMPROVEMENTS		2,919.06
001-4600-6507	MISC OPERATING SUPPLIES		1,026.40
001-4600-6514	POOL CONCESSIONS		1,283.65
001-6200-6419	SOFTWARE		180.00
001-6400-6411	LEGAL FEES		500.00
001-6500-6310	REPAIR & MAINT. OF BUILDINGS		300.00
001-6500-6490	PROFESSIONAL FEES		443.63
001-6500-6507	OPER SUPPLIES/MATERIALS MISC.		866.79
		Total:	**45,764.60**

Account	Name		Amount
110-2100-6310	REPAIR & MAINT. OF BUILDINGS		2,967.00
110-2100-6507	STREET SUPPLIES		1,405.09
110-2100-6727	CAPITAL EQUIPMENT		32,833.34
110-2300-6376	STREET LIGHTING		215.26
		Total:	**37,420.69**

Account	Name		Amount
323-2100-6490	PROFESSIONAL FEES		11,544.00
		Total:	**11,544.00**

Account	Name		Amount
600-8100-6310	BUILDING REPAIR/MAINT		948.58
600-8100-6423	SCHOOL TRAINING SUPPLIES		382.00
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.		40.00
600-8100-6727	CAPITAL EQUIPMENT		32,833.33
		Total:	**34,203.91**

Account	Name		Amount
610-8150-6310	BUILDING REPAIR/MAINT		1,285.00
610-8150-6350	REPAIR & MAINT EQUIPMENT		500.00
610-8150-6423	SCHOOL TRAINING SUPPLIES		382.00
610-8150-6727	CAPITAL EQUIPMENT		32,833.33
		Total:	**35,000.33**

RESOLUTION #64-26

A RESOLUTION APPROVING A QUOTE FROM KLUESNER CONSTRUCTION, INC FOR THOMAS AND DELONG STREET DRAINAGE FOR THE CITY OF CASCADE, IOWA

WHEREAS, there has been continual stormwater drainage issues near Thomas and DeLong Street, which increased due to development; and,

WHEREAS, a more permanent solution needs to be done to alleviate this constant problem; and,

WHEREAS, Jake Deaver, MSA Professional Services looked at elevation and the area and offered this as a step to handle the stormwater running down Thomas Street and to stop water from running onto DeLong Avenue and other properties; and,

WHEREAS, a quote for the project was obtained from Kluesner Construction, Inc in the amount of $11,170; and,

WHEREAS, we are requesting approval for the quote from Kluesner Construction, Inc.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cascade, Iowa, approves a quote from Kluesner Construction, Inc. for $11,170 for Thomas and Delong Street drainage.

PASSED, APPROVED AND ADOPTED this 13th day of July, 2026.

____
Steven Knepper, Mayor

ATTEST:

____
Adam Schuster, City Clerk

KLUESNER CONSTRUCTION, INC
1-800-ASPHALT
1007 1st Ave. NW • PO Box 355
Farley, IA 52046
(563) 744-3422 Fax (563) 744-3146
Fed ID # 42-1463491
office@kluesnerconstruction.com

PROPOSAL

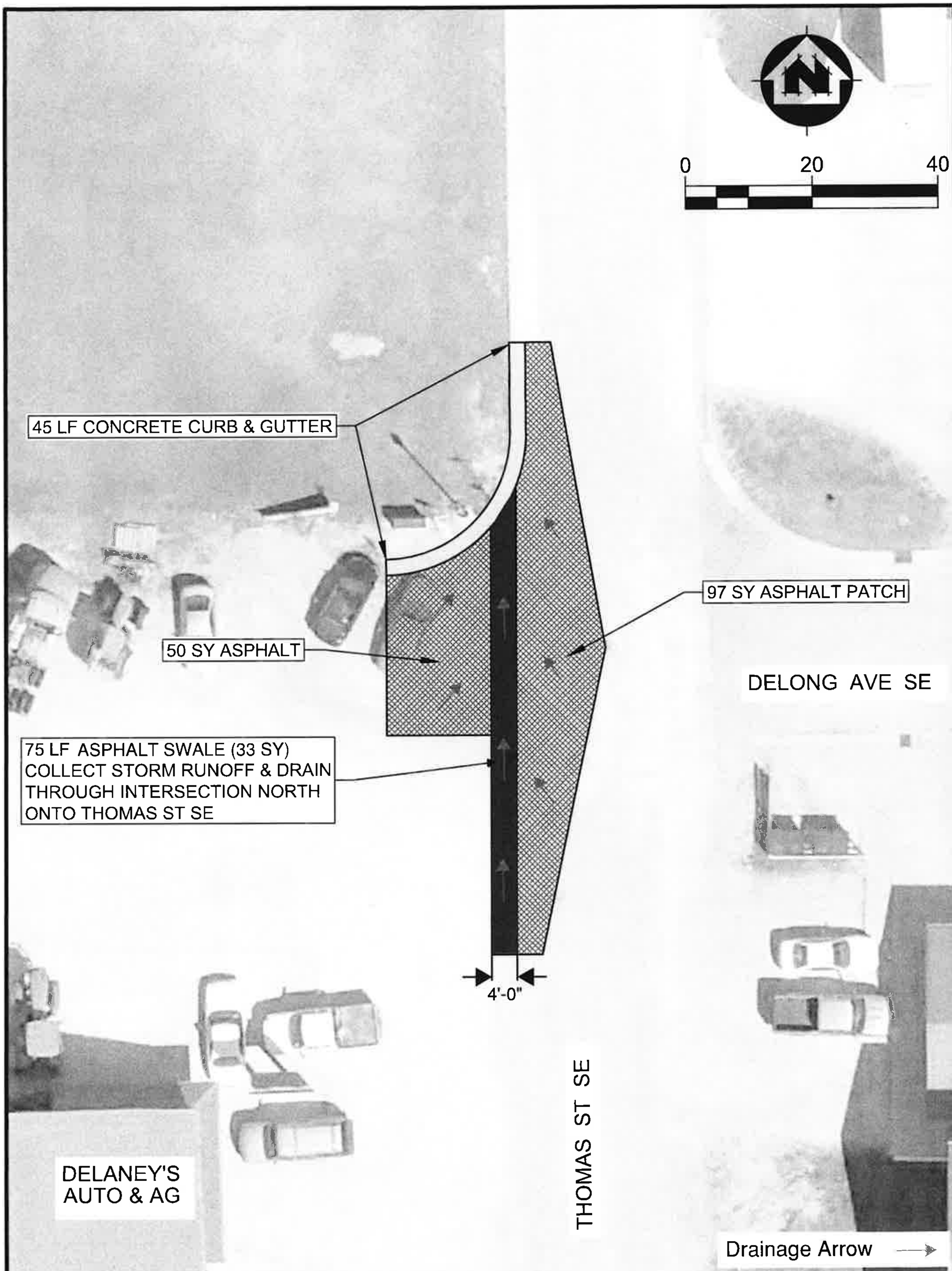
DATE	ESTIMATE #
7/7/2026	27121

NAME / ADDRESS	EMAIL	PHONE NUMBER
CITY OF CASCADE 320 1ST AVE W PO BOX 400 CASCADE, IA 52033	admin@citycascade.com	563-852-3114
	LOCATION	

DESCRIPTION	TOTAL
THOMAS AND DELONG ST DRAINAGE	
• PREPARE AREA FOR 45' OF CURB AND GUTTER	2,970.00
• REMOVE EXISTING CURB	
• GRADE AND POUR NEW CURB	
• GRADE INTERSECTION FOR 4" OF ASPHALT	8,200.00
• FURNISH AND PLACE 4" OF ASPHALT OVER 1,620 SQ FT	
IF BASE STONE IS NEEDED FOR FINE GRADING, IT WILL BE FURNISHED AND PLACED AT $32.00 PER TON. FINAL BILLING WILL BE BASED ON ACTUAL QUANTITIES USED.	
FINAL BILLING WILL BE BASED ON FINAL MEASUREMENTS PER SQUARE FOOT OF ASPHALT AND PER LINEAL FOOT OF CURB.	
WE PROPOSE TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. SIGN: Mark Weber JW	TOTAL $11,170.00

PAYMENT DUE UPON COMPLETION OF THE WORK.
PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

SIGNATURE ______________________



MSA	DELONG AVE SE & THOMAS ST SE IMPROVEMENTS CITY OF CASCADE, DUBUQUE COUNTY, IOWA	CONCEPTUAL DESIGN	PROJECT NO 00447061 SHEET E1

RESOLUTION #67-26

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED SALE OF CITY OWNED REAL ESTATE

WHEREAS, the City of Cascade, Iowa owns the following described real estate:

Parcel #: 1836485011 legally described as E 2/3 Lot 1 Block 3 West Cascade

WHEREAS, the City Council finds that the City does not have a continuing use for the above property, returning the property to the tax rolls would be of benefit to the City, and that the sale of said property would, therefore, be in the best interest of the City, and

WHEREAS, Iowa Code Section 364.7 requires that a public hearing be held prior to the sale of municipal owned real estate.

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

1. The City Council of the City of Cascade shall hold a public hearing on the proposal to sell the above-described real estate on the 10th day of August, 2026 at 6:00 pm at the regular City Council meeting held in the City Council Chambers, Cascade City Hall, 320 1st Ave W, Cascade, Iowa, at which time the City Council shall receive written and oral comments concerning the proposed disposition and sale of the above-described real estate.

2. Written comments may be submitted to the City Clerk prior to the public hearing, not later than 5:00 P.M. on the 7th day of August 2026 at City Hall at 320 1st Ave W, Cascade, Iowa. Thereafter, written or oral comments may be delivered at the public hearing.

3. The City Council proposes to sell and transfer the property to Tyler McQuillen for the sum of $110,500.00, subject to a purchase agreement wherein Tyler McQuillen agrees to deposit five thousand dollars and zero cents ($5,000.00) in the Q4 Real Estate trust account by no later than the end of the week following formal approval of the purchase agreement. Tyler McQuillen shall have forty-five (45) days from the date of the formal Purchase Agreement which is signed by both parties to complete all due diligence. Closing on the Property will occur on the earlier of (i) on or before thirty (30) days following the end of the due diligence period, (ii) within fifteen (15) days following notice from Purchaser to Seller that is desires to close the transaction, or (iii) some other time as agreed upon by the Parties. Failure to perform as required under the purchase agreement providing for the reversion of the real estate to the City.

4. After closing the Public Hearing, the City Council will consider all comments, written and oral, before taking action to sell the property. In deciding to sell the property, the Council is considering the purchase price, the intended use, and the Council's determination as to what is best for the City and the citizens of the City of Cascade, Iowa.

5. The City Clerk shall cause notice of said public hearing, in the form attached hereto marked Exhibit "A", to be published at least once, not less than four (4) nor more than twenty (20) days prior to the date set for said hearing, in a newspaper of general circulation in the City of Cascade, Iowa.

PASSED and **APPROVED** this 27th day of July 2026.

Steve Knepper, Mayor

ATTEST:

Adam Schuster, City Clerk

Exhibit "A"

CITY OF CASCADE

NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY OWNED REAL ESTATE

Notice is hereby given that the City of Cascade, Dubuque County, Iowa, proposes to sell and convey by Warranty Deed, the following described real estate situated in the City of Cascade:

Parcel #: 1836485011 legally described as E 2/3 Lot 1 Block 3 West Cascade

The City Council will hold a Public Hearing on August 10, 2026, at 6:00p.m. during the regular Council meeting of the City of Cascade City Council held at Cascade City Hall 320 1st Ave W, Cascade, IA 52033 at which time the Council will accept public comment on the Council's proposal to sell the property described herein to Tyler McQuillen for the sum of $110,500.00, subject to a purchase agreement wherein Tyler McQuillen agrees to deposit five thousand dollars and zero cents ($5,000.00) in the Q4 Real Estate trust account by no later than the end of the week following formal approval of the purchase agreement. Tyler McQuillen shall have forty-five (45) days from the date of the formal Purchase Agreement which is signed by both parties to complete all due diligence. Closing on the Property will occur on the earlier of (i) on or before thirty (30) days following the end of the due diligence period, (ii) within fifteen (15) days following notice from Purchaser to Seller that is desires to close the transaction, or (iii) some other time as agreed upon by the Parties. Failure to perform as required under the purchase agreement providing for the reversion of the real estate to the City. After acceptance of public comment, if any, and closing the public hearing, the City Council may act upon the proposal to sell and transfer said property.

Any person may appear at the Public Hearing to comment on the proposed sale and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Cascade City Hall, during regular business hours, or by mailing to the City of Cascade, PO Box 400, Cascade, Iowa, 52033, or by email to clerk@citycascade.com, on or before the date and time of the Public Hearing.

Adam Schuster, City Clerk
City of Cascade, Iowa
Cascade, Iowa, 52033

July 27, 2026 Agenda

Date: July 20, 2026
To: Mayor, City Council and Staff
RE: Transfer resolution
From: Deanna McCusker, City Administrator

After reviewing the department's following fiscal year end, it was found that the police department had remaining funds. The Police Department budget was not amended during the budget amendment so extra funds could be transferred to their reserves to be used for squad cars or capital equipment.

$30,000 is a reasonable amount of funds to transfer since this will provide half of what will be needed in FY27 for the new squad car.

Approval of Resolution #66-26 is needed to complete the transfer.

RESOLUTION #66-26

A RESOLUTION AUTHORIZING THE CITY CLERK TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE POLICE RESERVE FUND FOR THE CITY OF CASCADE, IOWA

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cascade, Iowa, that:

Section I. That the City Council approves the transfer of funds from the General Fund 001 to the Police Reserve Fund 011 in the amount to $30,000 that were excess funds remaining at the end of the FY26 fiscal year.

Section II. That the City Clerk is hereby authorized and directed to execute these transfers on behalf of the City of Cascade, Iowa.

PASSED AND APPROVED this 27th day of July, 2026.

____
Steve Knepper, Mayor

ATTEST:

____
Adam Schuster, City Clerk

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Vacating a portion of Pat Street
From: Deanna McCusker, City Administrator

Planning & Zoning addressed the request from Mike Beck to close the north part of Pat Street SE between parcels 1932151014 and 1932152001, as shown on Exhibit C. He would then combine the two parcels for a business who wants to build a 20,000 SF building and employee 10 employees.

From Exhibit A & B, there are no utilities in this section of Pat Street. Pat Street on the south end, closest to 2nd Ave SE has already been vacated.

Planning & Zoning recommended to City Council to move forward with the vacation. If council is agreeable, we need to schedule a public hearing, which is done by approving Resolution #73-26.

The cost to Mike Beck to vacate and purchase this area will be determined by using the Price Policy that was approved by City Council. That price will be discussed during the public hearing also and with Mike Beck prior to the meeting.

RESOLUTION #73-26

RESOLUTION PROPOSING CONVEYANCE OF REAL PROPERTY

WHEREAS, the City of Cascade, Iowa, is the owner of the following described real property ("Property") in the City of Cascade, Dubuque County, Iowa:

The North section of platted Pat Street SE between lots 1932151014 and 1932152001

WHEREAS, the City Council of and for the City of Cascade, Iowa, has determined it may be in the interest of the public to convey the Property to Mike Beck for a cost to be considered based on the price policy for the City of Cascade plus any additional costs, including and not limited to legal and recording fees and other valuable consideration.

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

SECTION I. *Public Hearing:* City Council will hold a public hearing as part of its regular meeting at 6:00 P.M. the 10th day of August 2026, at City Hall, 320 1st Ave W, Cascade, Iowa 52033 for purposes of obtaining public input on the proposed conveyance of the Property.

SECTION II. *Publication of Notice:* The City Administrator is directed to publish notice of said public hearing, which publication shall be not less than four (4) nor more than twenty (20) days prior to the date set for said public hearing pursuant to the requirements of Iowa Code Section 364.7.

SECTION III. *When Effective*. This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 27th day of July, 2026.

CITY OF CASCADE, IOWA

____

Steve Knepper, Mayor

ATTEST:

____

Adam Schuster, City Clerk

Exhibit C

ArcGIS Web Map

7/23/2026, 2:08:20 PM

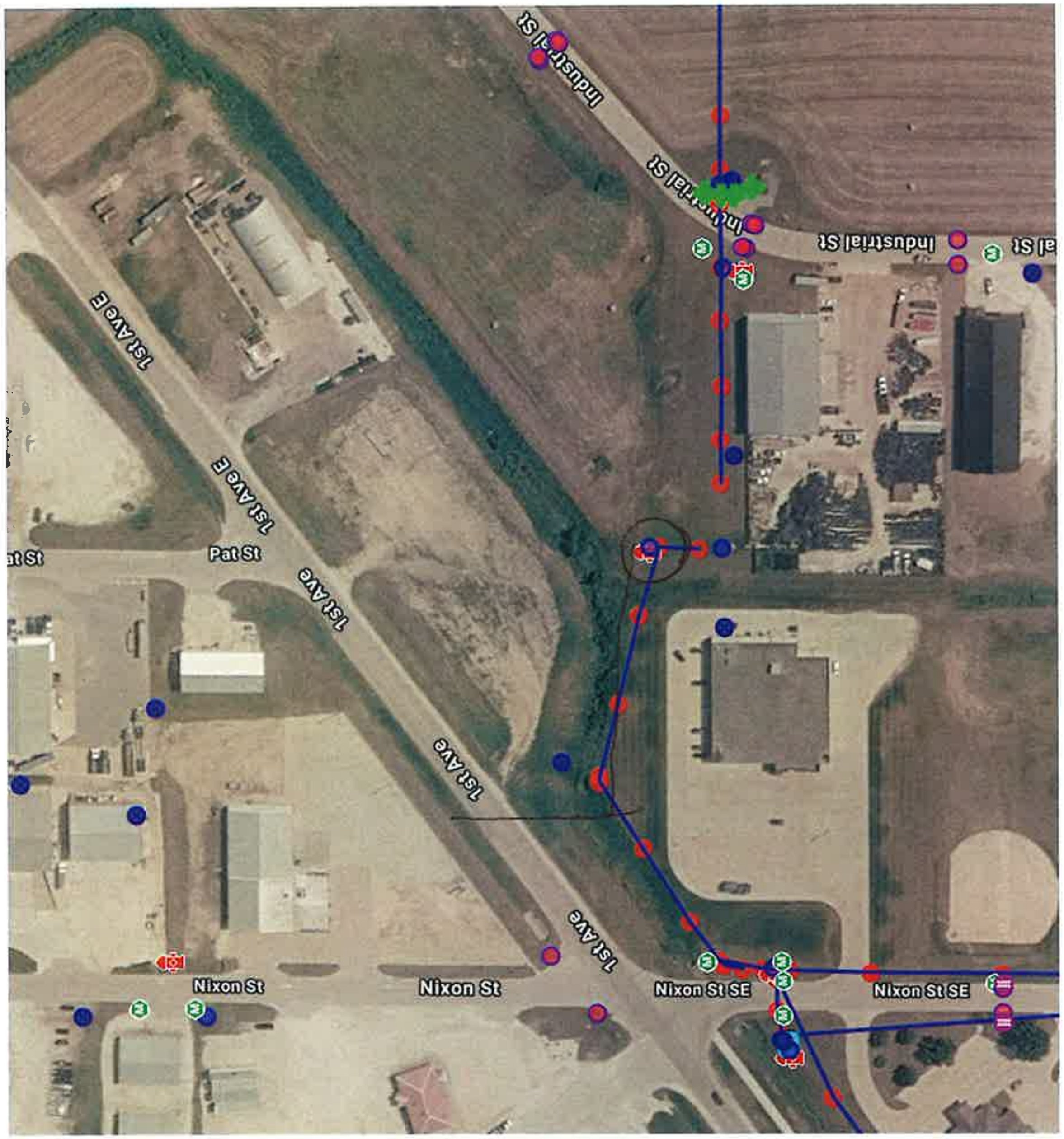
1:3,388

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Dubuque County GIS

Exhibit A



Water
Sewer

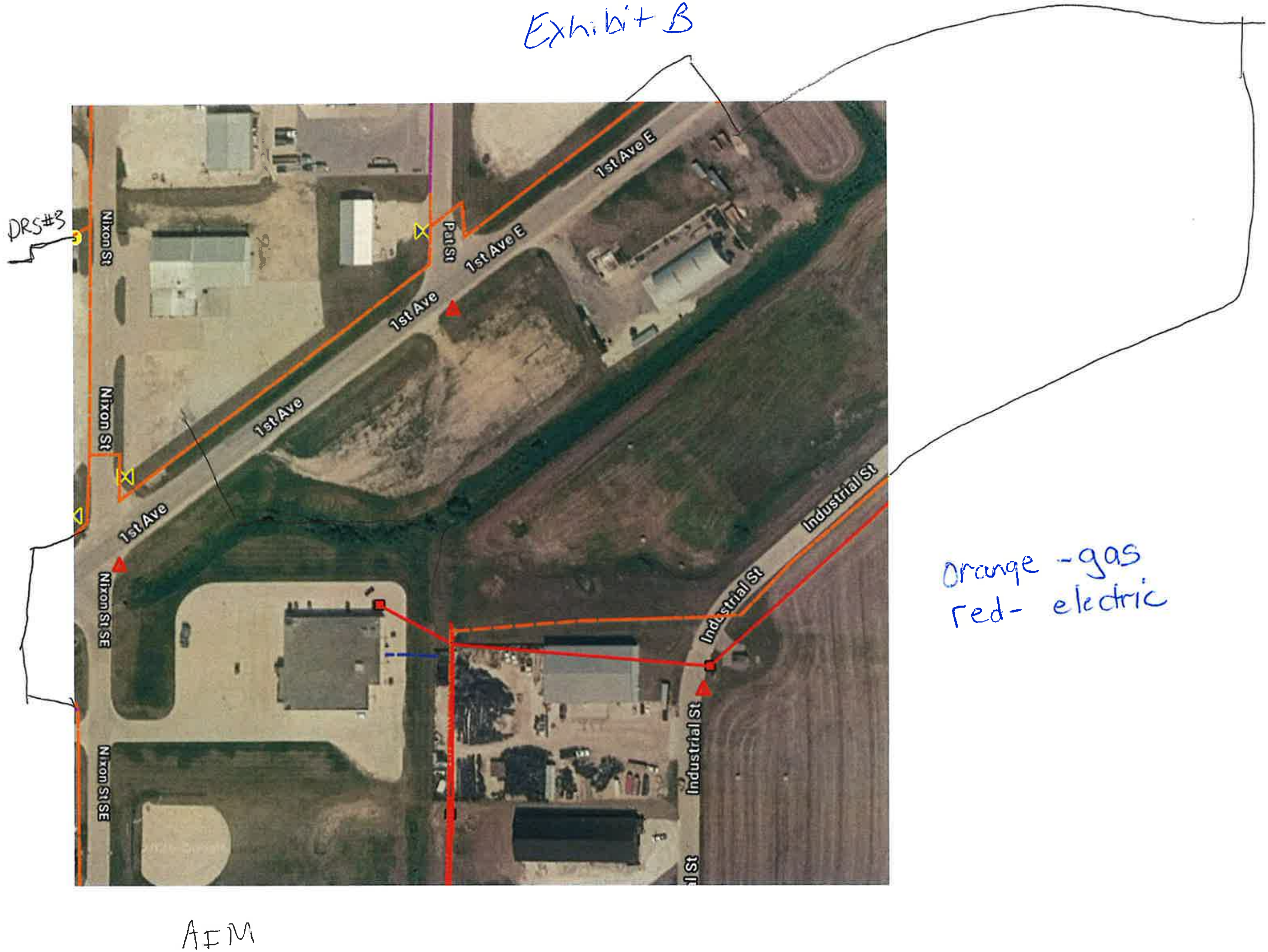


Exhibit B
DRS#3
Nixon St
Nixon St
Nixon St SE
Nixon St SE
1st Ave
1st Ave
1st Ave
1st Ave E
1st Ave E
Pat St
Industrial St
Industrial St
Industrial St
AIM
Orange -gas
red- electric

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Advisory Committee
From: Deanna McCusker, City Administrator

Since we currently do not have anything in our Code of Ordinances allowing or prohibiting a data center, it is in the best interest of the City of Cascade to adopt one. To move forward with the research, review and drafting of such ordinance, forming an advisory committee would be the best method. Since we want opinions and assistance from all groups involved, it is advantageous to have two members from the city council, CEDC, concerned citizens group and the Planning & Zoning.

We will look at the questions and concerns everyone has, review other ordinances that have been drafted already and make sure the ordinance draft checks all the boxes.

Resolution #70-26 will approve the formation of such an advisory committee.

RESOLUTION #70-26

A RESOLUTION ESTABLISHING AN ADVISORY COMMITTEE TO PREPARE A DATA CENTER ORDINANCE

WHEREAS, the City of Cascade desires to establish an advisory committee to conduct research, gather information, and present recommendations concerning a data center ordinance for consideration by the full City Council; and,

WHEREAS, the advisory committee shall consist of the Mayor and City Administrator, along with two (2) members of the City Council, two (2) members of the Cascade Economic Development Corporation (CEDC), two (2) representatives from the concerned citizens group, and two (2) members of the Planning & Zoning Commission to be appointed by the Mayor; and,

WHEREAS, the purpose of the advisory committee is to review and evaluate information related to Data Centers, draft an ordinance related to a data center and provide recommendations for the full city council to consider; and,

WHEREAS, the advisory committee shall serve in an advisory capacity only and shall have no authority to bind the City of Cascade or take official action on behalf of the City of Cascade.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cascade, Iowa, that:

Section I. That the City Council does hereby establish a Data Center Advisory Committee with two representatives from the City Council, CEDC, Concerned Citizens group, and Planning & Zoning Commission, along with the Mayor and City Administrator.

Section II. The Data Center Advisory Committee shall report its findings and recommendations to the Board at regular or special meetings as requested.

Section III. The Data Center Advisory committee shall remain in existence until its work is completed or dissolved by action of the Cascade City Council.

PASSED AND APPROVED this 27th day of July, 2026.

Steve Knepper, Mayor

ATTEST:

Adam Schuster, City Clerk

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Second Water Meter Moratorium
From: Deanna McCusker, City Administrator

We recently received information from the DNR pertaining to the installation of second water meters. This may also affect primary water meters, but we are awaiting information regarding this. We have reviewed the Uniform Plumbing Code regarding the installation of second water meters or irrigation meters and find that updates to the city code pertaining to the installation of meters need to be addressed.

The changes are regarding cross-contamination risks and issues that it could have for the entire water system. The changes will likely involve a larger reduced pressure principal backflow prevention assembly. It will also include an annual city inspection and annual testing by a certified tester of each meter installation.

So until we work through the entire process and get all our information, a 6-month moratorium is necessary to cease any new second water meter installations. We will ask that the water and sewer committee members assist with the ordinance development.

RESOLUTION #71-26

RESOLUTION APPROVING A MORATORIUM ON SECOND WATER METERS (IRRIGATION METERS) WITHIN THE CITY LIMITS OF THE CITY OF CASCADE, IOWA

WHEREAS, the City of Cascade, Iowa, is a municipal corporation duly organized and existing under the laws of the State of Iowa; and,

WHEREAS, the City Council is charged with protecting the public health, safety, and welfare of the residents of the City; and,

WHEREAS, the City has received updated information regarding the installation, operation, administration, and potential impacts of second water meters (irrigation meters); and

WHEREAS, the finds that additional time is necessary to review this information, evaluate existing policies, and determine whether changes to current regulations, fees, or procedures are warranted; and

WHEREAS, the City of Cascade finds that it is in the best interest of the public and the utility system to temporarily suspend the approval and installation of second water meters (irrigation meters) while this review is conducted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cascade, Iowa, that:

1. A temporary moratorium is hereby imposed on the approval, and installation of all new second water meters (irrigation meters), effective immediately upon adoption of this Resolution.
2. The purpose of this moratorium is to allow the City of Cascade sufficient time to review updated information, evaluate the impact of second water meters on the municipal water system, and consider any necessary amendments to applicable policies, ordinances, rates, fees, or procedures.
3. This moratorium shall remain in effect for **6 months** or until rescinded by action of the Cascade City Council whichever occurs first.
4. The City Administrator/Public Works Department is directed to implement this Resolution and notify applicants of the temporary suspension.

PASSED AND APPROVED this 27th day of July, 2026.

Steve Knepper, Mayor

ATTEST:

Adam Schster, City Clerk

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Quit Claim Deed and compensation Frey
From: Deanna McCusker, City Administrator

The reason we need to acquire some land from this property owner is because the ROW stops at the back of the curb. We are asking for 6' to build back the street and sidewalk to match existing conditions. being on private property. For Frey's it is 741 sq. ft. The sidewalk will be removed and replaced as part of the project.

Based on what was paid to the other property owner, the fair price to Frey's is $8,000.

There is money in the project for unexpected expenses such as this. The project did come in under the engineer's estimate.

RESOLUTION #68-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A QUIT CLAIM DEED AND PAYMENT OF COMPENSATION

WHEREAS, it has been determined to be in the best interest of the City of Cascade, Iowa for the 3rd Ave SW & Hayes Street SW Reconstruction Project to obtain a Quit Claim Deed conveying all right, title, and interest of Douglas G. Frey and Janet Elizabeth Frey, in the following described real estate in Dubuque County, Iowa:

(See Exhibit A: Acquisition Plat and legal description appended hereto)

WHEREAS, the parties have agreed that compensation in the amount of **Eight Thousand Dollars ($8,000.00)** shall be paid in consideration for the execution and delivery of the Quit Claim Deed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cascade, Iowa, that:

Section I. The Mayor and City Clerk is authorized to execute and accept all necessary documents to complete the acquisition of the Quit Claim Deed.

Section II. That the compensation in the amount of Eight Thousand Dollars ($8,000.00) is hereby approved and authorized to be paid to Douglas G. Frey and Janet Elizabeth Frey, upon execution and delivery of the Quit Claim Deed and satisfaction of any other conditions required by the parties.

PASSED AND APPROVED this 27th day of July, 2026.

Steve Knepper, Mayor

ATTEST:

Adam Schuster, City Clerk

Exhibit A

FREY LEGAL DESCRIPTION AND ACQUISITION PLAT

PART OF LOT 1-10 OF THE PLAT OF SURVEY OF LOT 10 OF BLOCK 30 OF THE PLAT OF WEST CASCADE AND PART OF LOTS 11 AND 12 OF BLOCK 30 OF WEST CASCADE, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF CASCADE, DUBUQUE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 87 NORTH, RANGE 02 WEST OF THE 5TH P.M.; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N88°25'06"E, 417.47 FEET TO THE NORTH LINE OF BLOCK 31 OF SAID PLAT OF WEST CASCADE ALSO BEING THE SOUTHERLY RIGHT OF WAY OF 3RD AVENUE SOUTHWEST; THENCE ALONG SAID NORTH LINE AND SOUTHERLY RIGHT OF WAY, N60°19'17"E, 80.93 FEET; THENCE N29°40'43"W, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-10 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 1-10, N29°51'04"W, 6.28 FEET, THENCE N61°10'12"E, 134.18 FEET, THENCE N37°46'15"E, 6.32 FEET TO THE EXISTING WESTERLY RIGHT OF WAY OF GRANT STREET SOUTHWEST; THENCE ALONG SAID WESTERLY RIGHT OF WAY S29°51'04"E, 6.71 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY OF 3RD AVENUE SOUTHWEST ALSO BEING THE SOUTH LINE OF SAID BLOCK 30; THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY AND SOUTH LINE, S60°19'17"W, 140.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 741 SQUARE FEET (0.02 ACRES) MORE OR LESS.

Exhibit A

INDEX LEGEND

LOCATION: LOTS 11 &12, BLOCK 30 OF THE PLAT OF WEST CASCADE & LOT 1-10 OF THE PLAT OF SURVEY OF LOT 10, BLOCK 30 OF THE PLAT OF WEST CASCADE, IN THE CITY OF CASCADE, DUBUQUE COUNTY, IA

REQUESTOR: CITY OF CASCADE, IOWA

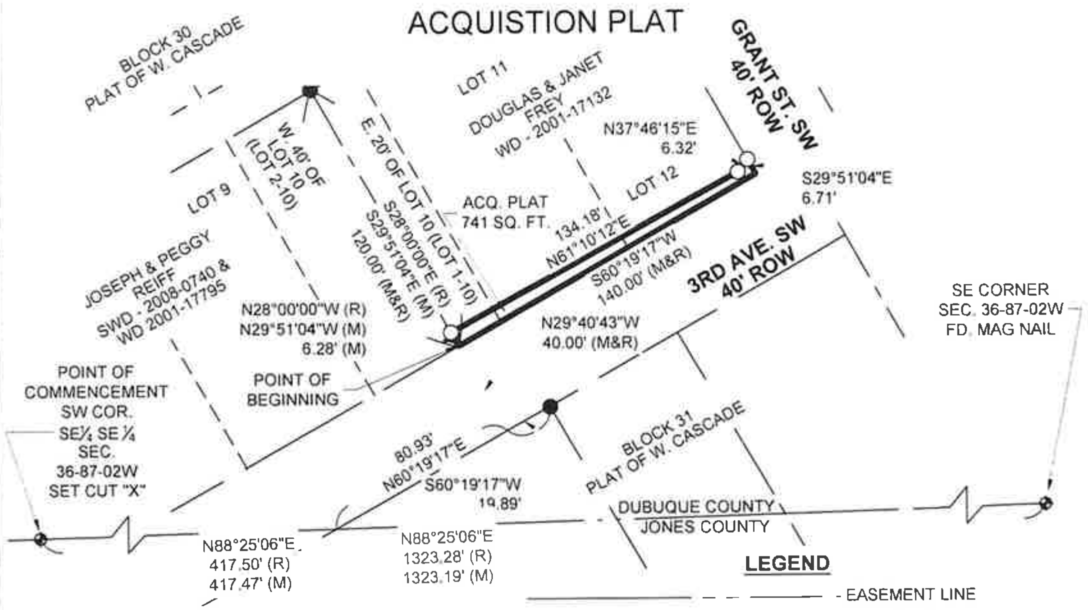
PROPRIETOR: JOSEPH CHARLES AND PEGGY ANN REIFF, 205 HAYES STREET SW, CASCADE, IA 52033

SURVEYOR COMPANY: MSA PROFESSIONAL SERVICES INC., 601 E. LOCUST ST., SUITE 105, DES MOINES, IA 50309

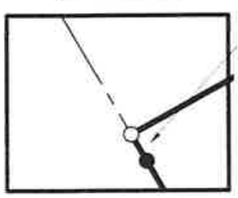
RETURN TO: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 601 E. LOCUST ST., SUITE 105, DES MOINES, IA 50309

FOR RECORDER USE

ACQUISTION PLAT



DETAIL "A"



FD. ½" REBAR YELLOW CAP 12642 1.04' S. OF CORNER ON LINE

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- SECTION CORNER
- FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
- SET ¾" REBAR ORANGE CAP 23252

BEARING BASED ON IOWA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.

GRAPHIC SCALE

0 60 120

1 INCH = 60 US FEET

LEGAL DESCRIPTION:

PART OF LOT 1-10 OF THE PLAT OF SURVEY OF LOT 10 OF BLOCK 30 OF THE PLAT OF WEST CASCADE AND PART OF LOTS 11 AND 12 OF BLOCK 30 OF WEST CASCADE, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF CASCADE, DUBUQUE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 87 NORTH, RANGE 02 WEST OF THE 5TH P.M.; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N88°25'06"E, 417.47 FEET TO THE NORTH LINE OF BLOCK 31 OF SAID PLAT OF WEST CASCADE ALSO BEING THE SOUTHERLY RIGHT OF WAY OF 3RD AVENUE SOUTHWEST; THENCE ALONG SAID NORTH LINE AND SOUTHERLY RIGHT OF WAY, N60°19'17"E, 80.93 FEET; THENCE N29°40'43"W, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-10 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 1-10, N29°51'04"W, 6.28 FEET, THENCE N61°10'12"E, 134.18 FEET, THENCE N37°46'15"E, 6.32 FEET TO THE EXISTING WESTERLY RIGHT OF WAY OF GRANT STREET SOUTHWEST; THENCE ALONG SAID WESTERLY RIGHT OF WAY S29°51'04"E, 6.71 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY OF 3RD AVENUE SOUTHWEST ALSO BEING THE SOUTH LINE OF SAID BLOCK 30; THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY AND SOUTH LINE, S60°19'17"W, 140.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 741 SQUARE FEET (0.02 ACRES) MORE OR LESS.

3rd AVE SW & HAYES ST SW ACQUISITION PLAT

3rd AVE SW & HAYES ST SW RECONSTRUCTION CASCADE, IOWA

1 OF 1	PROJECT NO	00447060	F.B.	FILE
	PROJECT DATE	03/03/2026	PLOT DATE	10/03/2026
	DRAWN BY	JGD	CHECKED BY	JGD

MSA

LICENSED LAND SURVEYOR JOHN DEWEY 23252 IOWA

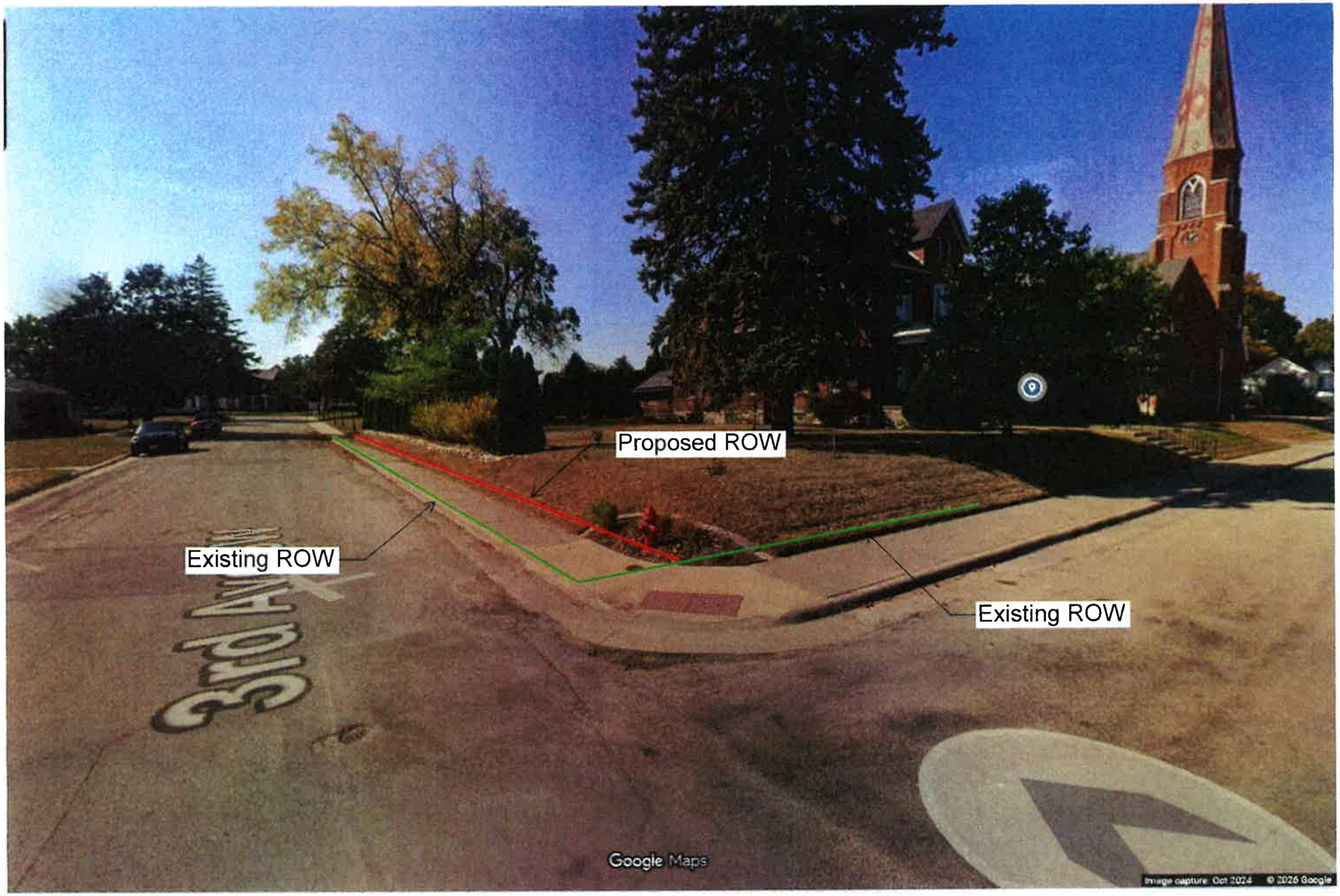
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY DATE

LICENSE NO. 23252

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1


Proposed ROW
Existing ROW
Existing ROW
Google Maps
Image capture: Oct 2024 © 2026 Google

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Quit Claim Deed and compensation Reiff
From: Deanna McCusker, City Administrator

The reason we need to acquire some land from this property owner is because the ROW stops at the back of the curb. We are asking for 6'+ to build back the street and sidewalk to match existing conditions. being on private property. For Reiff's it is 1,317 sq. ft. The sidewalk will be removed and replaced as part of the project.

The compensation amount was discussed with their attorney. They reviewed what the City paid for the property to construct the new library. They initially requested $15,000 but they will not accept anything less than $14,000. I tried negotiating with them on a lower amount to no avail.

There is money in the project for unexpected expenses such as this. The project did come in under the engineer's estimate.

RESOLUTION #69-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A QUIT CLAIM DEED AND PAYMENT OF COMPENSATION

WHEREAS, it has been determined to be in the best interest of the City of Cascade, Iowa for the 3rd Ave SW & Hayes Street SW Reconstruction Project to obtain a Quit Claim Deed conveying all right, title, and interest of Joseph C. Reiff and Peggy A. Reiff, in the following described real estate in Dubuque County, Iowa:

(See Exhibit A: Acquisition Plat and legal description appended hereto)

WHEREAS, the parties have agreed that compensation in the amount of **Fourteen Thousand Dollars ($14,000.00)** shall be paid in consideration for the execution and delivery of the Quit Claim Deed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cascade, Iowa, that:

Section I. The Mayor and City Clerk is authorized to execute and accept all necessary documents to complete the acquisition of the Quit Claim Deed.

Section II. That the compensation in the amount of Fourteen Thousand Dollars ($14,000.00) is hereby approved and authorized to be paid to Joseph C. Reiff and Peggy A. Reiff, upon execution and delivery of the Quit Claim Deed and satisfaction of any other conditions required by the parties.

PASSED AND APPROVED this 27th day of July, 2026.

____
Steve Knepper, Mayor

ATTEST:

____
Adam Schuster, City Clerk

Exhibit A

REIFF LEGAL DESCRIPTION AND ACQUISITION PLAT

PART OF LOTS 7, 8, 9, AND THE WEST 40.00 FEET OF LOT 10 OF BLOCK 30 OF THE PLAT OF WEST CASCADE AN OFFICIAL PLAT IN AND PART OF THE CITY OF CASCADE, DUBUQUE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, RANGE 87 TOWNSHIP, RANGE 2 WEST OF THE 5TH P.M.; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, N88°25'06"E, 311.55 FEET TO THE POINT OF BEGINNING; THENCE N61°30'18"E, 174.38 FEET TO THE EAST LINE OF SAID WEST 40.00 FEET OF LOT 10 ALSO KNOWS AS LOT 2-10 OF THE PLAT OF SURVEY OF LOT 10 OF BLOCK 30 OF THE PLAT OF WEST CASCADE; THENCE ALONG SAID EAST LINE, S29°51'04"E, 6.28 FEET TO THE SOUTH LINE OF SAID BLOCK 30 ALSO BEING THE NORTHERLY RIGHT OF WAY OF 3RD AVENUE SOUTHWEST; THENCE ALONG SAID SOUTH LINE AND NORTHERLY RIGHT OF WAY, S60°19'17"W, 155.85 FEET TO THE SOUTH LINE OF SAID BLOCK 30 ALSO BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG SAID SOUTH LINES, S88°25'06"W, 20.98 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 1,317 SQUARE FEET MORE OR LESS.

Exhibit A

INDEX LEGEND

LOCATION: LOT 7 & THE WEST 40 OF LOT 8 OF BLOCK 30 IN WEST CASCADE, IN THE CITY OF CASCADE, DUBUQUE COUNTY, IOWA

REQUESTOR: CITY OF CASCADE, IOWA

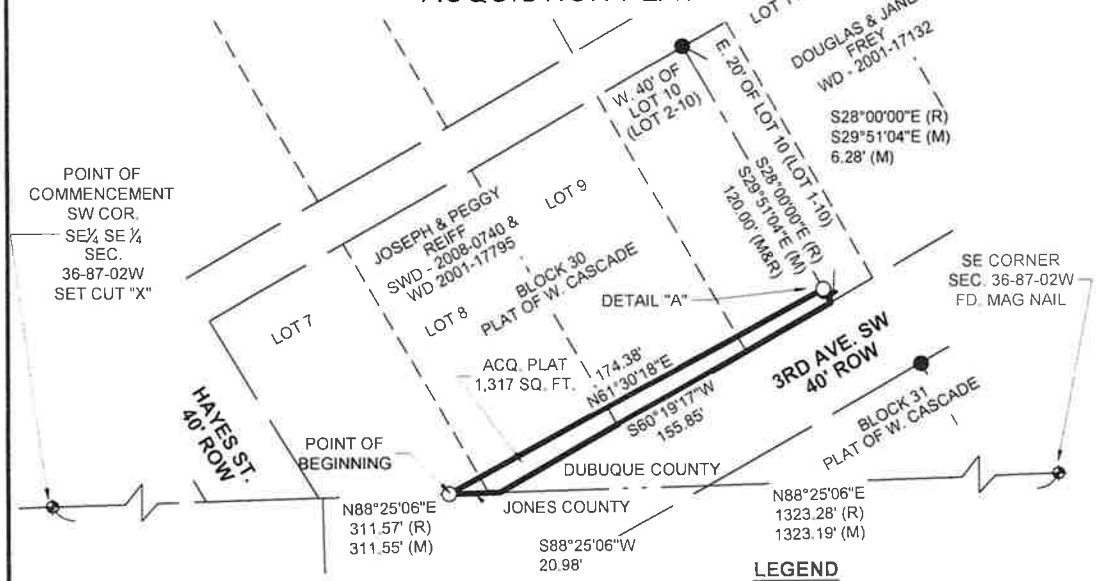
PROPRIETOR: JOSEPH CHARLES AND PEGGY ANN REIFF, 205 HAYES STREET SW, CASCADE, IA 52033

SURVEYOR COMPANY: MSA PROFESSIONAL SERVICES INC., 601 E. LOCUST ST., SUITE. 105, DES MOINES, IA 50309

RETURN TO: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 601 E. LOCUST ST., SUITE. 105, DES MOINES, IA 50309

FOR RECORDER USE

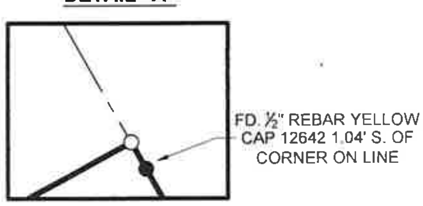
ACQUISTION PLAT



LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- SECTION CORNER
- FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
- SET ¾" REBAR ORANGE CAP 23252

DETAIL "A"



N

MSA

S

BEARING BASED ON IOWA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.

GRAPHIC SCALE

0 60 120

1 INCH = 60 US FEET

LEGAL DESCRIPTION:
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3rd AVE SW & HAYES ST SW ACQUISITION PLAT

3rd AVE SW & HAYES ST SW RECONSTRUCTION CASCADE, IOWA

PROJECT NO	00447050	F.B.	FILE
PROJECT DATE	03/03/2026	PLOT DATE	10/03/2026
DRAWN BY	JGD	CHECKED BY	JGD

1 OF 1

MSA

LICENSED LAND SURVEYOR JOHN DEWEY 23252 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY DATE

LICENSE NO. 23252

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 20, 2026
To: Mayor, City Council and Staff
RE: TIF Refinancing Loan
From: Deanna McCusker, City Administrator

Todd Boeckenstedt, owner of TMB Properties, LLC located at 307 1st Ave W in Cascade. He has done a lot of renovations to his building and is asking for some economic development assistance with what he has spent. He borrowed $71,332 from Fidelity Bank & Trust and used $76,223 of his own funds for the renovations. The total project cost was $147,555.

The post rehabilitation property value is estimated at $300,000 and is now $233,100 since he plans on doing some additional work. By using the $233,100 the increase in property value is $65,300 but will increase when the assessed value increases in January 2027. The eligible amount to refinance is $50,000.

If council approves this economic development loan, a promissory note and mortgage will be drafted. Once that has been approved and signed, a check for $50,000 will be sent to Fidelity Bank & Trust. The following month loan payments will begin in the amount of $417 per month for 10 years. The pay is calculated with 0% interest.

We have done these in the past with Cheryl's Flour Garden and AHECO.

RESOLUTION #72-26

RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT LOAN IN THE AMOUNT OF $50,000 FOR TMB PROPERTIES, LLC.

WHEREAS, TMB Properties, LLC at 307 1st Ave W. has completed some renovations to the building; and,

WHEREAS, the TIF Refinancing Loan Program application has been submitted demonstrating that there has been an estimated increase of value to the property of $132,200; and,

WHEREAS, he has provided a copy of the promissory note where he shows what was borrowed for the project at Fidelity Bank & Trust; and,

WHEREAS, once this is approved a promissory note and mortgage will be drafted detailing the amount owed of $50,000 and will show the payment of $50,000 will go to Fidelity Bank & Trust; and,

WHEREAS, monthly loan payments will begin the following month after the promissory note and mortgage have been signed.

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

Section I. That the City Council does hereby approve the economic development loan of $50,000 to TMB Properties, LLC..and to proceed drafting the promissory note and mortgage paperwork.

PASSED AND APPROVED this 27th day of July, 2026.

____

Steve Knepper, Mayor

ATTEST:

____

Adam Schuster, City Clerk

City of Cascade
TIF Refinancing Loan Program

320 1st Avenue W., P.O. Box 400
Cascade, IA 52033

Loan Program: The City of Cascade has developed a local loan program to assist property owners in the Cascade Urban Renewal District to improve, rehabilitate, and renovate existing commercial buildings. The loan program is funded by revenues from the Cascade Tax Increment Financing (TIF) program. The goal of the loan program is to encourage and facilitate major renovation and rehabilitation of existing commercial buildings in the Urban Renewal District and improve the appearance, use, and taxable valve of dilapidated properties.

Use of Loan Funds: Funds from the loan program shall be used to refinance commercial bank loans that were issued to make major building renovations and improvements that substantially improved the building's taxable value and appearance.

Eligible Applicants: Owners of existing commercial buildings in the Cascade Urban Renewal Area who have secured bank loans for building improvements are eligible to apply for the TIF Loan Program. See the attached urban renewal area map.

Loan Amount: The maximum loan is limited to 50% of the increase in assessed value of the property after renovations up to $50,000. For example if a building's assessed value is $100,000 before renovations and $175,000 after renovation, the eligible loan amount would be $37,500 (($175,00 - $100,000) x 50%). Loan proceeds will be paid directly to a bank or lending institution on behalf of the approved applicant to payoff existing renovation loans made on a building.

Loan Terms: The loan will be interest free and have a maximum term of 10-years. Payments are will be monthly. Payment dates falling on Saturday, Sunday, or an observed holiday shall be due and payable the following business day. Compounding interest of 1.5% will be assessed to delinquent payments. A late payment penalty of $100 shall also be applied to the loan payment not received by close of business on the due date.

Loan Security & Collateral: The loan shall be secured with a loan agreement, promissory note, and a mortgage on the building and real estate. The loan agreement shall contain the repayment schedule.

Loan Default: After the third missed or late payment on a loan per the repayment schedule, the borrower shall be considered in default and the unpaid balance of the loan shall be due and payable immediately. If full repayment is not made in 30-days, the City shall initiate proceedings to recover the unpaid balance of the defaulted loan including but not limited to foreclosure, lawsuit, and the Iowa Offset Program.

Application: Loan application forms are available at the Cascade City Hall. Applications will be reviewed by the Cascade City Council at a regular city council meeting. Applicants will need to demonstrate how their proposed renovation or improvement project will improve the appearance of the building and/or increase the value of their building.

APPLICATION

City of Cascade – TIF Refinancing Loan Program

Part I. **Identification** Todd Boeckenstedt

Applicant Name(s): TMB Properties LLC

Home Phone: 563-543-7862

Residents Address: 24567 63rd Ave

Po Box 188

Cascade, IA 52033

Work Phone: 852-7121

Fax Number: ______

Building Address: 307 1st Ave W

Cascade, IA 52033

Email: tmboeckenstedt@gmail.com

Federal ID or SS #: 46-4237242

Part II. **Project Description**

A. Describe the building rehabilitation project you have completed.

Replaced all windows and exterior doors in the building. Also replaced all siding and steel on the exterior. Inside I refinished to original hardwood floors and remodelled the reception area.

B. Explain how the rehabilitation has improved the appearance and value of your property.

The remodel has really brought the building up to date from a 1980's look to a 2020's style. It has also made the building more energy efficient, while maintaining a historic downtown appearance.

Part III. Assessed Value (Available from County Assessor)

A. Post Rehabilitation Building/Property Value: $ 300,000

B. Pre-Rehabilitation Building/Property Value: $ 167,800

C. Increase in Building/Property Value (Line A – Line B): $ 132,200

D. Eligible Amount to Refinance: $ 50,000
(Line C divided by 2, or $50,000 which every is less):

Part IV. Current Bank Loan Information

A. Amount Borrowed from Bank on Building/Property Rehabilitation: $ 71,332
(Please attach a copy of the Loan as verification)

B. Applicant's Contribution to Building/Property Rehabilitation: $ 76,223

C. Total Project Cost: $ 147,555

Part V. Current Bank Loan Security

Please list all security granted for the above Bank Loan (mortgage, loan guarantee, promissory note, etc.)

Mortgage : Fidelity Bank + Trust

Part VI. Applicants Signature

Todd M Burkhart — 7-16-26
Applicant Signature — Date

Co-Applicant Signature — Date

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Water rate ordinance
From: Deanna McCusker, City Administrator

After reviewing the water fund following the end of the fiscal year, we will need to only increase the water rates 1% this fiscal year. We will then review in a year and see what the next increase will be. Remember it is included in the water rate ordinance for an annual 3% increase, but only if needed and council still needs to approve.

If council is ok with this, the first reading of Ordinance 03-26 can be approved.

ORDINANCE #03-26

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 8 WATER RATES OF SERVICE

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

Section 1. **TITLE VI PHYSICAL ENVIRONMENT CHAPTER 5 UTILITIES – BILLING CHARGES**. Title VI Physical Environment Chapter 5 Utilities – Billing Charges of the City Code is hereby amended as follows.

6-5-8 WATER RATES OF SERVICE.

Each customer shall pay for water service provided by the City based upon use of water as determined by meters provided for in Section 6-3. Each location, building, premises or connection shall be considered a separate and distinct customer whether owned or controlled by the same person or not. Water shall be furnished at the following monthly rates per property serviced within the City.

1. Monthly Meter Charge. There is imposed for each billing period regardless of actual metered usage during such billing period, a meter charge to each separately metered residential, commercial, industrial premise, directly or indirectly served by a connection to the water system, unless water connection is shutoff by city employees at the curb box. If curb box is defective or inoperable, monthly meter charge will be billed until such time the curb box can be shutoff. This monthly charge shall be ~~$17.00~~ ~~$17.51~~ $17.69.

2. Water Use Rates. In addition to the monthly meter charge, there shall be imposed the following water rate charges based on actual metered usage during the billing period, unless water has been shutoff at the curb box or a lockable tag added to the meter or water shutoff in the basement by city employees:

a. ~~$3.50~~ ~~$3.61~~ $3.65 per 1,000 gallons of usage

b. ~~$37.50~~ $50.00 per 1,000 gallons of usage for occasional or bulk water sales

3. Annual increase to the above rates is built into this water rate ordinance at three percent if needed. Council will approve the rate increase prior to the beginning of the upcoming fiscal year.

Section 2. 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 3. 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 ______________, 2026.

____
Steve Knepper, Mayor

ATTEST:

____
Adam Schuster, City Clerk

First Reading
Second Reading
Third Reading
Publication
Sent to American Legal

City of Cascade

Water Enterprise Fund [600]
Cash Basis Cash Flow Analysis

Assumptions		*Potential Rate Adjustments*				FY 26 Effective Date
Water Sales Growth	0.00%	Date	7/1/2028	7/1/2029	7/1/2030	10/1/2026
Meter Growth	0.00%	Flow Rate ($)	$0.00	$0.11	$0.11	$0.04
Operating Expenses	3.00%	Flow Rate (%)	0.00%	3.00%	3.00%	1.00%
Gallons in Base Rate	-	Base Rate ($)	$0.00	$0.53	$0.55	$0.18
		Base Rate (%)	0.00%	3.00%	3.00%	1.00%

	Audited FY 2025	*Projection* FY 2026	*Projection* FY 2027	*Projection* FY 2028	*Projection* FY 2029
Rate and Usage Information					
Number of Meters	1,176	1,176	1,176	1,176	1,176
Rate per 1,000 Gallons	3.61	3.61	3.64	3.75	3.86
Minimum Bill per 0 Gallons	17.51	17.51	17.64	18.17	18.72
Operating Information					
Total Operating Receipts	391,125	516,739	520,644	536,263	552,351
Total Operating Disbursements	523,770	444,028	457,349	471,069	485,201
Net Operating Income	(132,645)	72,711	63,295	65,194	67,150
Total Non-Operating Items	144,711	-	-	-	-
Revenue Available for Debt Service	**12,069**	**72,711**	**63,295**	**65,194**	**67,150**
Debt					
2020 Water Revenue [Int 1.89%]	56,220	56,220	56,220	56,220	56,220
Total (Combined) Debt Paid by Water	**56,220**	**56,220**	**56,220**	**56,220**	**56,220**
D/S COVERAGE (Parity Water Rev. Debt)	0.215 X	1.293 X	1.126 X	1.160 X	1.194 X
D/S COVERAGE (AlL Debt Paid by Water)	0.215 X	1.293 X	1.126 X	1.160 X	1.194 X
Capital Expenses and Transfers					
Capital Outlays	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Transfers (to) / from General Fund	200,714	-	-	-	
Transfers (to) / from LOST	-	-	-	-	-
Transfers(to) / from Other Funds	(5,000)	-	-	-	
Other Sources / (Uses) of Cash	-	-	-	-	-
Adjustment for Financial Reporting Methodolog	-	-	-	-	-
Annual Surplus / (Deficit)	**151,563**	**16,491**	**7,075**	**8,974**	**10,930**
Fund Balances					
Unrestricted Beginning Cash Balance	56,880	208,443	224,934	232,009	240,983
Unrestricted Ending Cash Balance	208,443	224,934	232,009	240,983	251,913

Source(s):

(1) Number of Meters from June 2025 Billing Register

(2) Rate per 1,000 gallons and Minimum Bill per 0 Gallons from City of Cascade Website & City Ordinance #06-25

(3) FY2026 Receipts and Disbursements from City Budget report as of 5/31/26, annualized through 6/30/26

(4) Projections assume gallons of water sold amount of 74,700,000, estimated based on FY2026 Receipts and Rates. Forecasts are rounded estimates subject to change based on actuals.

Preliminary, Subject to Change

CASCADE

A Place We Call Home

July 27, 2026 Agenda

Date: July 23, 2026
To: Mayor, City Council and Staff
RE: Sewer rate ordinance
From: Deanna McCusker, City Administrator

At the June 8th city council meeting, Council approved Resolution #41-26 to authorize Northland Securities to do a rate study on our sewer rates that is mandated by the terms of our SRF loan for our wastewater plant. From the analysis, it is determined that we need to increase our rates 3% this fiscal year and also transfer $50,000 from sewer reserves and 3.5% in FY28 and a transfer of $25,000 from sewer reserves and then we will be on track with just our normal annual 3% increase.

If council is ok with this, the first reading of Ordinance 04-26 can be approved.

ORDINANCE #04-26

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 11 RATE OF SEWER RENT AND MANNER OF PAYMENT

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

Section 1**. TITLE VI PHYSICAL ENVIRONMENT CHAPTER 5 UTILITIES – BILLING CHARGES**. Title VI Physical Environment Chapter 5 Utilities – Billing Charges of the City Code is hereby amended as follows.

6-5-11 RATE OF SEWER RENT AND MANNER OF PAYMENT.

Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

1. Monthly Meter Charge. There is imposed for each billing period regardless of actual metered usage during such billing period, a meter charge to each separately metered residential, commercial, industrial premise, directly or indirectly served by a connection to the sewer system, unless water connection is shutoff by city employees at the curb box. If curb box is defective or inoperable, monthly meter charge will be billed until such time the curb box can be shut off. This monthly charge shall be ~~19.00~~ ~~22.00~~ $22.66. If water connection cannot be shut off at the curb box due to the water connection providing water to multi-units, the monthly meter charge will be waived. The waiving of this monthly meter charge only applies if the property owner shuts the water off in the basement or at the meter and has a lockable tag added by the city employees.

2. Sewer Use Rates. In addition to the monthly meter charge, there shall be imposed the following sewer rate charges based on actual metered usage during the billing period, unless water has been shutoff at the curb box or a lockable tag added to the meter or water shutoff in the basement by city employees:

   a. ~~$11.83~~ ~~$12.33~~ $12.70 per 1,000 gallons of usage

3. Annual increase to the above rates is built into this sewer rate ordinance at three percent if needed. Council will approve the rate increase prior to the beginning of the upcoming fiscal year.

Section 2. 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 3. 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 ______________, 2026.

____
Steve Knepper, Mayor

ATTEST:

____
Adam Schuster, City Clerk

First Reading
Second Reading
Third Reading
Publication
Sent to American Legal

City of Cascade
Sewer Enterprise Fund [610]
Cash Basis Cash Flow Analysis

Assumptions	
Sewer Sales Growth	0.00%
Meter Growth	0.00%
Operating Expenses	3.00%
Gallons in Base Rate	-

Potential Rate Adjustments				FY 26 Effective Date
Date	7/1/2026	7/1/2027	7/1/2028	10/1/2026
Flow Rate ($)	$0.00	$0.44	$0.46	$0.37
Flow Rate (%)	0.00%	3.50%	3.50%	3.00%
Base Rate ($)	$0.00	$0.79	$0.82	$0.66
Base Rate (%)	0.00%	3.50%	3.50%	3.00%

	Audited	*Annualized*	*Projection*	*Projection*	*Projection*
	FY 2025	*FY 2026*	*FY 2027*	*FY 2028*	*FY 2029*
Rate and Usage Information					
Number of Meters	1,162	1,162	1,162	1,162	1,162
Rate per 1,000 Gallons	12.33	12.33	12.70	13.14	13.60
Minimum Bill per 0 Gallons	22.00	22.00	22.66	23.45	24.27
Operating Information					
Total Operating Receipts	884,378	946,447	967,996	1,009,224	1,044,547
Total Operating Disbursements	415,894	427,119	439,933	453,131	466,724
Net Operating Income	468,484	519,328	528,063	556,094	577,823
Non-Operating Items					
Miscellaneous	18,637	-	-	-	-
Unrestricted Cash Applied to Debt Service	-	-	50,000	25,000	-
Revenue Available for Debt Service	487,121	519,328	578,063	581,094	577,823
Debt					
2016 Sewer Revenue [Int 1.75%]	525,360	525,360	525,360	525,360	525,360
Total (Combined) Debt Paid by Sewer	525,360	525,360	525,360	525,360	525,360
D/S COVERAGE (Parity Sewer Rev. Debt)	0.927 X	0.989 X	1.100 X	1.106 X	1.100 X
D/S COVERAGE (ALL Debt Paid by Sewer)	0.927 X	0.989 X	1.100 X	1.106 X	1.100 X
Capital Expenses and Transfers					
Capital Outlays	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Transfers (to) / from General Fund	20,000	-	(50,000)	(25,000)	-
Transfers (to) / from LOST	-	-	-	-	-
Transfers(to) / from Other Funds	(5,000)	-	-	-	-
Other Sources / (Uses) of Cash	-	-	-	-	-
Adjustment for Financial Reporting Methodology	-	-	-	-	-
Annual Surplus / (Deficit)	(23,239)	(6,032)	(47,297)	5,734	52,463
Fund Balances					
Unrestricted Beginning Cash Balance	462,801	439,562	433,530	386,233	391,967
Unrestricted Ending Cash Balance	439,562	433,530	386,233	391,967	444,429

Source(s):
(1) Number of Meters from June 2025 Billing Register
(2) Rate per 1,000 gallons and Minimum Bill per 0 Gallons from City of Cascade Website & City Ordinance #06-25
(3) FY26 Receipts and Disbursements from City Budget report as of 5/31/26, annualized through 6/30/26
(4) Projections assume sewer consumption of 51,900,000 gallons, est. based on FY26 Receipts & Rates. Forecasts are rounded estimates subject to change based on actuals.
(5) FY27 Rates reflect 3% increase. FY27 Operating Receipts reflect blend of current and increased rates, increase going into effect 10/1/26.

Preliminary, Subject to Change

CITY ADMINISTRATOR REPORT
7/27/26 City Council Meeting

- The parking lot at the Community Park has started. Public works has installed the geo grid. The parking lot will get asphalted by River City Paving when they are in the area.

- Crime Night Out is Tuesday, August 4th at Riverview Park 6-8pm. Reminder that City Council provides hot dogs and chips to the public.

- We have used millings to construct a parking lot near the pickleball courts in Oak Hill Park.

- We are planning on holding interviews for the police officer position the first or second week in August. We have received 4 additional applications.