CITY OF CASCADE, IOWA
CITY COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, November 23, 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, November 23, 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 11/9/26**
    2. **City Council Work Session Minutes 11/18/26**
    3. **Jones County Economic Development Board Minutes 10/27/26**
    4. **Cascade Economic Development Corporation Minutes 10/21/26**
    5. **Data Center Advisory Committee Meeting Minutes 11/11/26 & 11/18/26**
    6. **3rd Ave SW & Hayes Street SW Project Update #15 & #16**
    7. **Fidelity Bank – 2020 Water Revenue Refunding Bond – Interest Payment $2,986.98**
    8. **UMB Bank – 2025 Bond (3rd Ave SW Project) – Interest Payment $52,224.45**
    9. **UMB Bank – 2024 Bond (Library, Hwy 136 South) – Interest Payment $22,235**
    10. **UMB Bank – 2109A Bond (Pool) – Interest $17,325**
    11. **Iowa Finance Authority SRF Bond (Sewer Plant) – Interest Payment $45,036.25 and Service Fees $6,433.75**
    12. **November 23, 2026 Claims**
7. **Public Hearing: Proposed Amendment to the Urban Renewal Plan For the Cascade Urban Renewal Area**
8. **Consideration to Approve Resolution #112-26 – Resolution to Approve Urban Renewal Plan Amendment For the Cascade Urban Renewal Area**
9. **Consideration to Approve Resolution #113-26 – Resolution Authorizing Economic Development Loan Agreement to ROSO Properties, LLC (Retail Redevelopment Project)**

10. **Consideration to Approve Resolution #114-26 – Resolution Approving Amended Development Agreement with ROSO Properties, LLC (Multi-Use Redevelopment Project)**
11. **Consideration to Approve Resolution #115-26 – Resolution Authorizing Economic Development Loan Agreement to TMB Properties, LLC**
12. **Consideration to Approve Resolution #116-26 – Resolution Authorizing Internal Advance For Funding of Urban Renewal Project**
13. **Consideration to Approve Resolution #117-26 – Resolution Authorizing the Renaming of a City Financial Fund to the Public Safety Project Fund**
14. **Consideration to Approve Resolution #118-26 – Resolution Approving the Hiring of an Architectural Firm for the City's Public Safety Building Project**
15. **Consideration to Approve Resolution #119-26 – Resolution Approving Crack Sealing Streets**
16. **Consideration to Approve and Submit the Annual Financial Report for FY26**
17. **Consideration to Approve Resolution #111-26 – Obligating and Appropriating Urban Renewal Tax Revenue Funds For the Reimbursement of Incremental Property Taxes and Business Incentives, Which Shall Come Due in the 2028 Fiscal Year and Submitting All the Indebtedness Forms and Annual Urban Renewal Report**
18. **Consideration to Approve Ordinance #10-26 – 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 9 Refuse Collection Rates (Third Reading)**
19. **Consideration to Approve Ordinance #11-26 – An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa By Amending Chapter 6-3 Utilities-Water Systems Specifically 6-2-23 Second Water Meters (Second Reading)**
20. **Reports – Police Chief and City Administrator**
21. **Adjournment**

November 9, 2026
City Council Meeting Minutes

The November 9th City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Hosch, Weber, Delaney, Recker, and Gehl answered roll.

Motion Gehl, second Delaney to approve the agenda. All Ayes. Motion carried.

Motion Hosch, second Recker to approve the consent agenda items: City Council Minutes 10/26/26, City Council Work Session Minutes 11/5/26, City Personnel Committee Minutes 10/29/26, Data Center Advisory Committee Meeting Minutes 10/28/26, Jones County Economic Development Board Meeting Minutes 9/22/26, Cascade Public Library Minutes 11/5/26, Visa Invoice $3,450.61, 3rd Ave SW & Hayes Street SW Project Update #13 & #14, & November 9, 2026 Claims.. All Ayes. Motion carried.

Motion Hosch, Second Gehl, To Untable: Consideration to Discuss Sewer Forgiveness at 127 1st Ave W Up Apartment (Tabled). Roll Call Vote. All Ayes, Motion Carried.

Motion Gehl, Second Hosch, To approve Consideration to Discuss Sewer Forgiveness at 127 1st Ave W Up Apartment. Roll Call Vote. Recker, Hosch, Gehl, & Delaney Aye, Weber Nay. Motion Carried.

Motion Delaney, second Hosch to approve Consideration to Approve Resolution #109-26 – Resolution Approving Pay Application #4 For The 3rd Ave SW & Hayes St SW Reconstruction Project. Roll Call vote. All Ayes, Motion Carried

Motion Weber, second Gehl to approve Consideration to Approve Resolution #110-26 – Resolution Approving Change Order #2 to the Connolly Construction Contract For 3rd Ave SW & Hayes St SW Reconstruction Project. Roll Call Vote. All Ayes, Motion Carried.

Motion Delaney, second Recker to approve Consideration to Approve Resolution #107-26 – A Resolution Approving the Health Insurance Renewal For January 1, 2027 with Wellmark BC/BS With a 6.68% Increase. Roll Call vote. All Ayes, Motion Carried.

Motion Gehl, second Weber, Consideration to Approve Resolution #106-26 – Resolution To Cancel December 28, 2026 City Council Meeting. Roll Call vote. All Ayes, Motion Carried.

Motion Delaney, second Weber, Consideration to Approve Resolution #108-26 – Resolution Approving the Repair of a Manhole at the Wastewater Plant. Roll Call vote. All Ayes, Motion Carried.

Motion Hosch, second Recker. Consideration to Approve Ordinance #10-26 – 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 9 Refuse Collection Rates (Second Reading). Roll Call vote. All Ayes. Motion carried.

Motion Delaney, second Gehl. Consideration to Approve Ordinance #11-26 – An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa By Amending Chapter 6-3 Utilities-Water Systems Specifically 6-2-23 Second Water Meters (First Reading). Roll Call vote. All Ayes. Motion carried.

Police Chief Fred Heim thanked the Veterans. Heim also informed Council that Miley will be attending a class on November 20th and possibly an active shooter class in the near future. Fred mentioned that Miley has been doing great job with reporting.

City Administrator Deanna McCusker reminded the council & the public to complete the survey from CMU that came in the mail. McCusker reminded the public we will be continuing to flush hydrants through November 20th. Deanna updated the council that she attended the Jones County Economic Development meeting and will be attending a budget workshop virtually in the office on November 17th. McCusker updated council that she attended the IAMU Risk Management workshop and the safety dividend should be the biggest one to date. The fire comp rate is increasing by 6.5% and building valuations by 4%. Deanna also stated there was discussion on AI and cyber security which we have a policy for but will review the amount of coverage.

Motion Hosch, second Gehl to adjourn at 6:36pm. All Ayes. Motion carried.

Adam Schuster, City Clerk

Steven J. Knepper, Mayor

November 18, 2026
City Council Work Session Minutes

The November 18, 2026 City Council Work Session was called to order at 4:00PM by City Administrator McCusker. Delaney, Hosch, Weber and Gehl answered roll call. Recker was excused. Also present: Fire Chief, Nic Kremer; EMS Director, Kim Lynch; Police Chief, Fred Heim and Police Officer, Tyler Hunt.

Motion Gehl, second Delaney to approve the agenda. Four Ayes. Motion carried.

The main purpose of this work session was to have a final review of the 5 RFPs for architect firms that had been selected at the previous meeting for the public safety building. The spreadsheet was updated with information including if the firm has on-staff engineering, fundraising and referendum experience and success rate. After discussion on the 5 firms, motion Delaney, second Gehl to move forward with hiring Bray Architects. Four Ayes. Motion carried. EMS, Fire and Police were on board with hiring this firm also.

Motion Gehl, second Delaney to adjourn at 4:16pm. Four Ayes. Motion carried.

Jones County Economic Development Board Meeting
Monticello City Council Chambers
October 27, 2026

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

Absent: Craig Stadtmueller and Emily Kaiser.

A motion to approve the September 2026 board meeting minutes was made by Langerman, second by Wortman. Motion carried unanimously.

A motion to approve the Treasurer's report, October Financials, October Credit Card Report, and October Reimbursement Report was made by Smith, second by Dodge. Petersen explained that the next report would show the first payment to Convergent. Motion carried unanimously.

The Director's report was reviewed. Derek highlighted that he had worked with the City of Onslow to submit a WTFAP grant; wrote and submitted a grant for the City of Martelle; assisted in setting up and hosting the STEM Festival in Monticello with a second festival planned for 2027; discussed preparing to go out to bid for the asbestos abatement project at 107 N. Garnavillo; and related how the Community Career Tours went for the 9th grade students. Wortman asked about TAP funding for things like the Dillon Military Bridge and Derek said he was not sure if the newly formed dam group would qualify. Smith asked about outreach for Manufacturing 4.0 grants and Derek related that he always sends out the information a few times before applications would be due and offers to help anyone that needs it. Wortman followed up by asking about the Industrial Efficiency Grant and Derek said that he had sent it out and would continue following up with businesses. Petersen asked if the cities not currently investing should be approached about investing with the 501 c 3 arm and recommended Derek reach out to those cities not currently investing about the possibility, especially for in-kind services.

Old Business:

- Derek noted that one property had ultimately not qualified, but that ECICOG pulled directly from the waiting list and no time was lost. Project still projected to be allocated by December 31st.
- Derek said that only 20 people had signed up for the banquet, but that he had been asked multiple times if it would be rescheduled. The Board suggested it was a good idea to try and Derek said the Event Committee would discuss it.

New Business

- Behrends related that Eric Briesemeister and Sharon Minger had been approved by the Nomination Committee to go on the ballot for Director elections. A motion to approve that slate was made by Petersen, second by Wortman. Motion carried unanimously.
- Briesemeister, Wortman, and Petersen related their impressions of the meeting with Convergent and expressed that they felt it would be good to hear from businesses to see what they thought and see what might be possible from a fundraising perspective. Derek said that outreach letters would be going out and that each Board member was being asked

to sign up. Derek said the final report should be done in time for the Board meeting in December. It was suggested that Derek send out the brainstorming list to see if other people should be added.

- Derek asked if the Board felt they needed to move the December Board meeting due to the Christmas holiday. After discussion, it was decided to leave it on December 22nd.
- Board Member Reports/Other Information
  A. Briesemeister discussed the upcoming Open House for the da Vinci robot on Friday, October 30th from 4:30pm-6pm. He said it would follow the healthcare job fair that would be from 12:30pm-2:30pm.
  B. Briesemeister was asked about the Purdue Global expansion and related that the hope is to get a permanent structure for the facility. The hospital has raised $2 million and needs $3.2 million to complete the project.
- Langerman announced that Shannon Poe had been appointed the new mayor of Monticello.

Next Board meeting will be on Tuesday, November 24th at 12pm. Location is TBD.

. Zirkelbach adjourned the meeting at 12:22pm

MINUTES – CASCADE ECONOMIC DEVELOPMENT CORPORATION

DATE:	October 21, 2026
TIME:	12:00 P.M.
PLACE:	Cascade Library
MEMBERS PRESENT:	Chris Summerall, Ken McDermott, Nicki Leytem, Brad Ludwig, Pat Recker, Bill Hosch, Ben McCarthy
STAFF PRESENT:	Holly McPherson
OTHERS PRESENT:	Christie Remley, Nic Hockenberry

CALL TO ORDER
President McDermott called the meeting to order at 12:02 P.M.

APPROVAL OF MINUTES
Motion by Leytem, second by McCarthy to approve the Minutes of the September 16, 2026, meeting. The motion passed unanimously.

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

- ECIA Contract payment in the amount of $1,666
- Payment for property taxes, chamber dues, liability insurance, digital and print ads for advertisement and KC Hall rental for the community forum.
- Renewal of Fidelity Bank CD.

Motion by McCarthy, second by Summerall to approve the treasurer's report as presented by treasurer, Recker. The motion passed unanimously.

Motion by Ludwig, second by Leytem to pay the bills as presented by treasurer, Recker. The motion passed unanimously.

Motion by Summerall, second by Callahan to solicit bids for a $100,000 CD from both local banks and then invest accordingly. The motion passed unanimously.

GDDC UPDATE
Hockenberry discussed the International Student event that was recently held at the Mississippi River Museum. He stated that over 160 students participated. He also discussed the accessdubuquejobs career fair being held. Hockenberry also discussed how the state is relaunching the certified site program and tearing the program. There will be more info. to come.

JONES COUNTY ED UPDATE

No update

CHAMBER UPDATE/REPORT
No Update.

MAQUOKETA VALLEY REC
Remley discussed the upcoming activities being held for co-op month. She mentioned a food drive, safety day at schools and stem activities.

SCHOOL UPDATE/REPORT
No update

CITY UPDATE/REPORT.
Hosch mentioned how the construction season is coming to a close and projects will be wrapping up.

WEBSITE DISCUSSION
No update

ECIA UPDATE/REPORT
McPherson discussed the backend work she did for the data center forum. She indicated that over 70 questions were submitted for the forum. In addition, the group went over Simple Mining's presentation before the forum to make sure questions were addressed in general.

AVAILABLE LAND & BUILDINGS
Jason McDermott purchased Gasser's and may want to add the building for rent to Locationone. He will contact McPherson.

OTHER BUSINESS
McDermott discussed the outcome of the community forum on the proposed data center. He was pleased with the outcome. He indicated that the next steps will be driven by a meeting with planning and zoning to develop an ordinance to present to the council.

Sommerall asked about the payment from Simple Mining. McDermott indicated that CEDC has not received anything, but will check into the process now that the project scope has changed.

ADJOURNMENT
Motion by Ludwig, second by Recker to adjourn. The motion passed unanimously.
The meeting was adjourned at 12:52.

Respectfully submitted,

Nick Callahan, Secretary

Data Center Advisory Committee Meeting Minutes
November 11, 2026

The November 11th Data Center Advisory Committee meeting was called to order at 7:00PM by Chairman McNally. Delaney, Weber, Mehrl, Saunders, Rogers, Walter, McNally and Frey answered roll.

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

Motion Saunders, second Mehrl to approve the minutes from October 28, 2026. Seven Ayes, Walter abstained since she was not in attendance. Motion carried.

The committee reviewed definitions for updating the M-2 zoning district including Data Center, Data Center Business, Sustainable Design and Hyperscale Data Center.

Data Center: means a structure or building rehabilitated or constructed to house a group of networked server computers in one physical location in order to centralize the storage, management, and dissemination of data and information pertaining to a particular business, taxonomy, or body of knowledge. A data center business's facility typically includes the mechanical and electrical systems, redundant or backup power supplies, redundant data communications connections, environmental controls, and fire suppression systems.

Data Center Business: An entity whose business among other businesses, is to operate or lease a data center in the city of Cascade.

Sustainable Design: Construction design that reduces negative environmental effects and improves occupant health and comfort through resource conservation, waste minimization, and healthier environments.

Hyperscale Data Center: A data center meeting both of the following criteria:
A facility of 100,000 square feet or larger.
Electrical demand exceeding 60 megawatts.

Due to technical issues, the recording of the meeting stopped at 8:00pm. Anything that happened after that was not recorded. At the November 18th meeting, the above 4 definitions will be again voted on by the advisory committee.

Next meeting will be held Wednesday, November 18th at 7pm.

Motion Saunders, second Weber to adjourn at 9:30pm. All Ayes. Motion carried.

Data Center Advisory Committee Meeting Minutes
November 18, 2026

The November 18th Data Center Advisory Committee meeting was called to order at 7:00PM by Chairman McNally. Delaney, Weber, Mehrl, Rogers, Walter, McNally and Frey answered roll. Saunders was excused.

Chairman McNally provided an introductory statement including following meeting decorum, acting in a professional and respectful manner.

Motion Delaney, second Walter to approve the agenda. All Ayes. Motion carried.

Motion Delaney, second Frey to approve the minutes from November 11, 2026. Seven Ayes. Motion carried.

Due to the technical issues with the recording at the meeting, the committee is revoting on the four definitions that were approved at the November 11th meeting.

Motion Delaney, second Walter to approve the definition of a Data Center. Four Ayes, two Nays. Motion carried.

Motion Delaney, second Weber to approve the definition of a Data Center Business. All Ayes. Motion carried.

Motion Frey, second Mehrl to approve the definition of Sustainable Design. All Ayes. Motion carried.

Motion Delaney, second Walter to approve the definition of a Hyperscale Data Center. Three Ayes, four Nays. Motion fails. After some discussion, motion Frey, second Delaney to approve the definition to say must meet one of the following criteria. Five Ayes, two Nays. Motion passes.

The committee started discussing acceptable noise levels for day hours and night hours. It was also discussed to have a noise evaluation completed prior to the project and then every five years after construction. We will also consult a licensed noise professional to get their recommendations.

The committee also decided to follow an ordinance that is in the process, and we can amend any section, but it provides a template to follow. Motion Delaney, second Frey to follow Jackson County's ordinance. All Ayes. Motion carried.

Next meeting will be held Tuesday, December 1st at 6:30pm.

Motion Weber, second Frey to adjourn at 8:24pm. All Ayes. Motion carried.

3RD AVE SW & HAYES ST SW RECONSTRUCTION

DATE: November 9, 2026

PROJECT UPDATE #15



Due to inclement weather, Connolly Construction was unable to work on Monday or Tuesday.

On Wednesday, Connolly completed the remaining water service connections. Additionally, stringline was set for the upcoming concrete paving. The two final water main connections, located at the 5th Ave SW intersection, were completed on Thursday morning. Later that afternoon Connolly removed old water valves, hydrants, and concrete driveways.

To wrap up the week, crews excavated and graded the roadway subgrade between 4th Ave SW and 5th Ave SW. Subdrain was also installed in this area.

During the upcoming week, Connolly is expected to continue roadway construction and complete the subbase installation between 4th Ave SW and 5th Ave SW. Furthermore, on Monday, Central States Concrete will be on site to begin paving operations. Work will start at Highway 136 and progress southwest. Further information regarding paving was shared in a notice posted on doors and on the City Facebook page.

Residents can expect intermittent traffic delays within the project area as construction equipment moves and work is performed. Residents are urged to please use caution around the ongoing construction. Access to driveways will be temporarily restricted during paving operations. Continue parking in alternate locations until further notice.

If you have questions throughout construction, please do not hesitate to contact Hunter Nix with MSA.

Hunter Nix, PE – Project Engineer
(563) 584 - 2882
hnix@msa-ps.com

3RD AVE SW & HAYES ST SW RECONSTRUCTION

DATE: November 16, 2026

PROJECT UPDATE #16



On Monday, Central States Concrete paved the first section of roadway from HWY 136 to the intersection of 3rd Ave SW and Hayes St SW, while Connolly Construction excavated subgrade and installed subbase at the 5th Ave SW intersection. On Tuesday, Connolly Construction completed the subbase installation.

On Wednesday, no work was completed due to inclement weather.

On Thursday and Friday, Central States Concrete returned to the project site to install stringline along 3rd Ave SW and perform final subbase trimming in preparation for upcoming paving operations.

During the upcoming week, Central States Concrete is expected to complete roadway paving along 3rd Ave SW and at the remaining intersections throughout the project. Further information regarding paving was shared in a notice posted on doors and on the City Facebook page. Connolly Construction will be grading sidewalks and driveways on 3rd Ave SW. The asphalt roadway tie-ins are tentatively planned to be paved on Friday.

Residents can expect intermittent traffic delays within the project area as construction equipment moves and work is performed. Residents are urged to please use caution around the ongoing construction. Access to driveways will be temporarily restricted during paving operations. Continue parking in alternate locations until further notice.

If you have questions throughout construction, please do not hesitate to contact Hunter Nix with MSA.

Hunter Nix, PE – Project Engineer
(563) 584 - 2882
hnix@msa-ps.com

BOND DEBT SERVICE

City of Cascade, Iowa
Water Revenue Refunding Bonds, Series 2020
[Current Refunding Series 2012A]
Assumes Non-Rated | Tax Exempt | BQ
Par Call: Any Time
"FINAL - Offer from Fidelity Bank & Trust, Cascade, Iowa"

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021	49,068.14	1.890%	7,151.51	56,219.65	56,219.65
12/01/2021	-	-	5,232.20	5,232.20	-
06/01/2022	45,755.25	1.890%	5,232.20	50,987.45	56,219.65
12/01/2022	-	-	4,799.81	4,799.81	-
06/01/2023	46,620.03	1.890%	4,799.81	51,419.84	56,219.65
12/01/2023	-	-	4,359.25	4,359.25	-
06/01/2024	47,501.15	1.890%	4,359.25	51,860.40	56,219.65
12/01/2024	-	-	3,910.37	3,910.37	-
06/01/2025	48,398.92	1.890%	3,910.37	52,309.29	56,219.66
12/01/2025	-	-	3,453.00	3,453.00	-
06/01/2026	49,313.66	1.890%	3,453.00	52,766.66	56,219.66
12/01/2026	-	-	2,986.98	2,986.98	-
06/01/2027	50,245.68	1.890%	2,986.98	53,232.66	56,219.64
12/01/2027	-	-	2,512.16	2,512.16	-
06/01/2028	51,195.33	1.890%	2,512.16	53,707.49	56,219.65
12/01/2028	-	-	2,028.37	2,028.37	-
06/01/2029	52,162.92	1.890%	2,028.37	54,191.29	56,219.66
12/01/2029	-	-	1,535.43	1,535.43	-
06/01/2030	53,148.80	1.890%	1,535.43	54,684.23	56,219.66
12/01/2030	-	-	1,033.17	1,033.17	-
06/01/2031	54,153.31	1.890%	1,033.17	55,186.48	56,219.65
12/01/2031	-	-	521.42	521.42	-
06/01/2032	55,176.81	1.890%	521.42	55,698.23	56,219.65
	602,740.00		71,895.83	674,635.83	674,635.83

UMB

Invoice Date
10/03/2026

Issue Payment Date	12/01/2026

CITY OF CASCADE
ATTN: CITY CLERK
320 1ST AVE W
PO BOX 400
CASCADE IA 52033-7721

Issue ID: **I2228**
CITY OF CASCADE GENERAL OBLIGATION
CORPORATE PURPOSE BONDS SERIES 2025

Interest Payment:		$52,224.45
Principal Payment:		$0.00
(Includes Maturities, Calls, & Principal Reduction)		
Cash on Hand:	(	$0.00)
Escrow Funds:	(	$0.00)
Third Party Remittance:	(	$0.00)

Total Amount Due:	**$52,224.45**

Unless otherwise specified in bond documents:
Payments by Fed Funds Wire are due by 11:00am CT on the Issue Payment Date.
Payments by ACH are due 2 business days prior to the Issue Payment Date.
Payments by check are due 3 business days prior to Issue Payment Date.
Please return a copy of this notice with your check payment.

Beware of fraud attempts. UMB Bank does not change its instructions for wires or ACH payments. If you receive any communication that indicates a change, please contact your Relationship Manager.

Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9800006823
OBI/ATTN: DIANA L. VAN VLEET
149453.1

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9801018981
OBI/ATTN: DIANA L. VAN VLEET
149453.1

Check Instructions:

Please contact your Relationship Manager for check remittance instructions.

Relationship Manager: DIANA L. VAN VLEET
Phone: 5153686063
Email: Diana.VanVleet@umb.com

UMB

Invoice Date
10/03/2026

Issue Payment Date	12/01/2026

CITY OF CASCADE
ATTN CITY ADMINISTRATOR
320 1ST AVENUE WEST
PO BOX 400
CASCADE IA 52033

Issue ID: **I1748**
CITY OF CASCADE GENERAL OBLIGATION
BONDS SERIES 2024

Interest Payment:		$22,235.00
Principal Payment:		$0.00
(Includes Maturities, Calls, & Principal Reduction)		
Cash on Hand:	(	$0.00)
Escrow Funds:	(	$0.00)
Third Party Remittance:	(	$0.00)

Total Amount Due:	**$22,235.00**

Unless otherwise specified in bond documents:
Payments by Fed Funds Wire are due by 11:00am CT on the Issue Payment Date.
Payments by ACH are due 2 business days prior to the Issue Payment Date.
Payments by check are due 3 business days prior to Issue Payment Date.
Please return a copy of this notice with your check payment.

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Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9800006823
OBI/ATTN: DIANA L. VAN VLEET
149453.1

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9801018981
OBI/ATTN: DIANA L. VAN VLEET
149453.1

Check Instructions:

Please contact your Relationship Manager for check remittance instructions.

Relationship Manager: DIANA L. VAN VLEET
Phone: 5153686063
Email: Diana.VanVleet@umb.com

UMB

Invoice Date
10/03/2026

Issue Payment Date	12/01/2026

CITY OF CASCADE
ATTN: CITY CLERK
320 1ST AVE W
PO BOX 400
CASCADE IA 52033

Issue ID: **I053**

CITY OF CASCADE GENERAL OBLIGATION
SWIMMING POOL BONDS
SERIES 2019A

Interest Payment:		$17,325.00
Principal Payment:		$0.00
(Includes Maturities, Calls, & Principal Reduction)		
Cash on Hand:	(	$0.00)
Escrow Funds:	(	$0.00)
Third Party Remittance:	(	$0.00)

Total Amount Due:	**$17,325.00**

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Payments by Fed Funds Wire are due by 11:00am CT on the Issue Payment Date.
Payments by ACH are due 2 business days prior to the Issue Payment Date.
Payments by check are due 3 business days prior to Issue Payment Date.
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Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9800006823
OBI/ATTN: DIANA L. VAN VLEET
149453.1

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATION
ABA: 101 000 695
BNF A/C: 9801018981
OBI/ATTN: DIANA L. VAN VLEET
149453.1

Check Instructions:

Please contact your Relationship Manager for check remittance instructions.

Relationship Manager: DIANA L. VAN VLEET
Phone: 5153686063
Email: Diana.VanVleet@umb.com

Iowa Finance Authority
1963 Bell Avenue, Suite 200
Des Moines, IA 50315

Telephone: 515.452.0400
Fax: 877.461.0904

LOAN STATEMENT

Statement Date	11/2/2026
Loan Number:	C0743R
Original Loan Amount	$9,121,000.00
Current Loan Balance:	$5,147,000.00
Interest Rate:	1.75%
Annual Service Fee Rate	0.25%

City of Cascade
Attn: City Clerk
PO Box 400
Cascade IA 52033

Payment Due Date:	**12/1/2026**
Current Principal Due:	**$0.00**
Prior Principal Due	**$0.00**
Current Interest Due:	**$45,036.25**
Prior Interest Due	**$0.00**
Service Fee Due:	**$6,433.75**
Total Amount Due:	**$51,470.00**

Do not pay. The total amount due will be automatically deducted from your bank account on the payment due date.

If your banking information has changed, please email our SRF team at waterquality@iowafinance.com to request an ACH Authorization form. Complete the ACH Authorization form and email to waterquality@iowafinance.com at least one week before your payment is due and we will process the current amount due as well as future payments automatically.

Questions? Please contact Becky Wu at 800-432-7230 or Becky.Wu@IowaFinance.com

Keep upper portion for your records

C0743R

CASCADE
A Place We Call Home

Cascade, IA

Payable Register

Payable Detail by Vendor Name

Packet: APPKT00202 - 11/24/26 CLAIMS

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 0000000087 - ACCESS SYSTEMS								**Vendor Total:**		**143.95**
5040839725	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	143.95	0.00	0.00	0.00	143.95
Monthly Copy Fees	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Monthly Copy 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: 0000000019 - AT&T Mobility								**Vendor Total:**		**100.30**
11082026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	100.30	0.00	0.00	0.00	100.30
Library Hot Spots	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Library Hot Spots	General	0.00	0.00	100.30	0.00	0.00	0.00	100.30

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6373	TELEPHONE/INTERNET		100.30	100.00%

Vendor: 0000000470 - BFI WASTE SERVICES LLC								**Vendor Total:**		**29,790.88**
0897-001104493	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	29,790.88	0.00	0.00	0.00	29,790.88
October 26 Garbage Fees	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
October 26 Garbage Fees	General	0.00	0.00	29,790.88	0.00	0.00	0.00	29,790.88

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-2900-6499	GARBAGE/RECYCLING FEES		29,790.88	100.00%

Vendor: 0000000015 - BOUND TREE MEDICAL LLC								**Vendor Total:**		**554.31**
600011420	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	66.99	0.00	0.00	0.00	66.99
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	66.99	0.00	0.00	0.00	66.99

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		66.99	100.00%

600011612	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	133.98	0.00	0.00	0.00	133.98
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	133.98	0.00	0.00	0.00	133.98

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		133.98	100.00%

600020153	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	353.34	0.00	0.00	0.00	353.34
Ambulance Supplies	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 Supplies	General	0.00	0.00	353.34	0.00	0.00	0.00	353.34

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		353.34	100.00%

Vendor: 0095 - Brooke Kremer **Vendor Total: 753.00**

AnatomyFall2026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	753.00	0.00	0.00	0.00	753.00
Ambulance Prereq Class	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Ambulance Prereq Class	General	0.00	0.00	753.00	0.00	0.00	0.00	753.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6230	TRAVEL TRAINING & CONFERENCE		753.00	100.00%

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

26December Rent	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	1,500.00	0.00	0.00	0.00	1,500.00
Ambulance Rent December 2026	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Ambulance Rent December 2026	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: 0011 - City of Monticello **Vendor Total: 1,712.73**

08142026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	1,712.73	0.00	0.00	0.00	1,712.73
DATA PILOT SOFTWARE	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DATA PILOT SOFTWARE	General	0.00	0.00	1,712.73	0.00	0.00	0.00	1,712.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6490	PROFESSIONAL FEES		1,712.73	100.00%

Vendor: 0000000230 - CJ COOPER & ASSOCIATES **Vendor Total: 269.13**

320491	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	269.13	0.00	0.00	0.00	269.13
Hoffmann Testing	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Hoffmann Testing	General	0.00	0.00	269.13	0.00	0.00	0.00	269.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-2100-6490	PROFESSIONAL FEES		269.13	100.00%

Vendor: 0000000068 - GEHL LAWN SERVICE **Vendor Total: 350.00**

110126	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	100.00	0.00	0.00	0.00	100.00
LIBRARY FALL FERTILIZER	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIBRARY FALL FERTILIZER	General	0.00	0.00	100.00	0.00	0.00	0.00	100.00

Distributions

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

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
111026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	250.00	0.00	0.00	0.00	250.00
SOCCER FIELD WEED CONTROL	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SOCCER FIELD WEED CONTROL	General	0.00	0.00	250.00	0.00	0.00	0.00	250.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-6507	MISC OPERATING SUPPLIES		250.00	100.00%

Vendor: 0000000474 - GORDON FLESCH COMPANY INC **Vendor Total: 258.84**

I625770	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	200.71	0.00	0.00	0.00	200.71
AMBULANCE & CITY HALL COPIERS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE & CITY HALL COPIERS	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
001-1600-4310	AMB MEETING RM RENT		53.54	26.68%
001-6500-6490	PROFESSIONAL FEES		147.17	73.32%

IN15833804	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	55.86	0.00	0.00	0.00	55.86
Printer Overages	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Printer Overages	General	0.00	0.00	55.86	0.00	0.00	0.00	55.86

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6500-6490	PROFESSIONAL FEES		55.86	100.00%

IN15833805	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	2.27	0.00	0.00	0.00	2.27
EMS PRINTER OVERAGES	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EMS PRINTER OVERAGES	General	0.00	0.00	2.27	0.00	0.00	0.00	2.27

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6490	PROFESSIONAL FEES		2.27	100.00%

Vendor: 0000000155 - HAWKINS INC **Vendor Total: 2,099.57**

7627513	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	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%

7628118	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	40.00	0.00	0.00	0.00	40.00
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	40.00	0.00	0.00	0.00	40.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.		40.00	100.00%

7632756	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	2,039.57	0.00	0.00	0.00	2,039.57
Water Chlorine	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
Water Chlorine	General	0.00	0.00	2,039.57	0.00	0.00	0.00	2,039.57

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.		2,039.57	100.00%

Vendor: 0000000149 - IOWA LEAGUE OF CITIES — **Vendor Total: 1,906.00**

108850	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	1,906.00	0.00	0.00	0.00	1,906.00
ANNUAL DUES	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ANNUAL DUES	General	0.00	0.00	1,906.00	0.00	0.00	0.00	1,906.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6200-6210	DUES/MEMBERSHIPS/MAGAZINE S...		1,906.00	100.00%

Vendor: 0000000208 - IOWA RURAL WATER ASSOC — **Vendor Total: 375.00**

27MEMBERSHIP	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	375.00	0.00	0.00	0.00	375.00
2027 WATER ANNUAL MEMBERSHIP	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
2027 WATER ANNUAL MEMBERSHIP	General	0.00	0.00	375.00	0.00	0.00	0.00	375.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6490	PROFESSIONAL FEES		375.00	100.00%

Vendor: 0000000384 - LYNCH DALLAS P.C. — **Vendor Total: 2,251.00**

231091	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	512.50	0.00	0.00	0.00	512.50
Library Final Items on sale of building	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Library Final Items on sale of building	General	0.00	0.00	512.50	0.00	0.00	0.00	512.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6400-6411	LEGAL FEES		512.50	100.00%

231092	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	1,738.50	0.00	0.00	0.00	1,738.50
Legal Stormwater	AP Bank - Checking - Business Public Funds Che...	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Legal Stormwater	General	0.00	0.00	1,738.50	0.00	0.00	0.00	1,738.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6400-6411	LEGAL FEES		1,738.50	100.00%

Vendor: 0000000571 - MADISON NATL LIFE INS CO, INC — **Vendor Total: 983.72**

December 2026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	552.94	0.00	0.00	0.00	552.94
Life Insurance	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
Life Insurance	General	0.00	0.00	552.94	0.00	0.00	0.00	552.94

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6150	GROUP INSURANCE		61.60	11.14%
001-1100-6150	GROUP INSURANCE		218.84	39.58%
001-6200-6150	GROUP INSURANCE		94.83	17.15%
110-2100-6150	GROUP INSURANCE		59.22	10.71%
600-8100-6150	GROUP INSURANCE		59.22	10.71%
610-8150-6150	GROUP INSURANCE		59.23	10.71%

November 2026	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	430.78	0.00	0.00	0.00	430.78
Life Insurance	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Life Insurance	General	0.00	0.00	430.78	0.00	0.00	0.00	430.78

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6150	GROUP INSURANCE		61.60	14.30%
001-1100-6150	GROUP INSURANCE		96.68	22.44%
001-6200-6150	GROUP INSURANCE		94.83	22.01%
110-2100-6150	GROUP INSURANCE		59.22	13.75%
600-8100-6150	GROUP INSURANCE		59.22	13.75%
610-8150-6150	GROUP INSURANCE		59.23	13.75%

Vendor: 0000000179 - MAQUOKETA VALLEY COOP — **Vendor Total:** 299.64

110626OAKPARK	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	64.64	0.00	0.00	0.00	64.64
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	64.64	0.00	0.00	0.00	64.64

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-6371	UTILITIES		64.64	100.00%

11626HWY151	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	45.29	0.00	0.00	0.00	45.29
SIGN LIGHT HWY 151	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SIGN LIGHT HWY 151	General	0.00	0.00	45.29	0.00	0.00	0.00	45.29

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2300-6376	STREET LIGHTING		45.29	100.00%

11626STREETLIGHTS	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	189.71	0.00	0.00	0.00	189.71
STREET LIGHTS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
STREET LIGHTS	General	0.00	0.00	189.71	0.00	0.00	0.00	189.71

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2300-6376	STREET LIGHTING		189.71	100.00%

Vendor: 0000000675 - MCDERMOTT CUSTOM PUMPING LLC — **Vendor Total:** 2,000.00

815	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	2,000.00	0.00	0.00	0.00	2,000.00
SEWER SLUDGE HAULING	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
SEWER SLUDGE HAULING	General	0.00	0.00	2,000.00	0.00	0.00	0.00	2,000.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-8150-6491	CONTRACT LABOR		2,000.00	100.00%

Vendor: 0000000030 - MCDERMOTT OIL CO — **Vendor Total: 515.38**

NOVEMBER26AMBULANCE	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	515.38	0.00	0.00	0.00	515.38
AMBULANCE FUEL	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
AMBULANCE FUEL	General	0.00	0.00	515.38	0.00	0.00	0.00	515.38

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6331	FUEL		515.38	100.00%

Vendor: 0000000496 - MICHAEL DELANEY — **Vendor Total: 444.16**

4180	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	444.16	0.00	0.00	0.00	444.16
Backups/setup Miley	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Backups/setup Miley	General	0.00	0.00	444.16	0.00	0.00	0.00	444.16

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6507	OPER SUPPLIES/MATERIALS MISC.		130.00	29.27%
001-6500-6491	CONTRACT LABOR		314.16	70.73%

Vendor: 0000000834 - MIDWEST ALARM SERVICES — **Vendor Total: 600.00**

559522	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	600.00	0.00	0.00	0.00	600.00
2027 FIRE ALARM MONITORING	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
2027 FIRE ALARM MONITORING	General	0.00	0.00	600.00	0.00	0.00	0.00	600.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4100-6490	PROFESSIONAL FEES		600.00	100.00%

Vendor: 0000000335 - SCHMITZ JANITORIAL SUPPLY — **Vendor Total: 215.30**

20733	Invoice	11/17/2026	11/17/2026	11/17/2026	11/17/2026	215.30	0.00	0.00	0.00	215.30
HAND TOWELS	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HAND TOWELS	General	0.00	0.00	215.30	0.00	0.00	0.00	215.30

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-2100-6507	STREET SUPPLIES		215.30	100.00%

Vendor: 0094 - SIOUX SALES COMPANY — **Vendor Total: 665.76**

INV01837	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	665.76	0.00	0.00	0.00	665.76
RH Holster Hand Gun Light Turbo	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
RH Holster Hand Gun Light Turbo	General	0.00	0.00	665.76	0.00	0.00	0.00	665.76

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6181	UNIFORM ALLOWANCE		665.76	100.00%

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 0000000504 - STANDARD & ASSOCIATES INC									**Vendor Total:**	**78.00**
SA000065634	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	78.00	0.00	0.00	0.00	78.00
MMPI Testing	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
MMPI Testing	General	0.00	0.00	78.00	0.00	0.00	0.00	78.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1100-6507	OPER SUPPLIES/MATERIALS MISC.		78.00	100.00%

Vendor: 0000000777 - STATE HYGIENIC LABORATORY									**Vendor Total:**	**103.50**
330989	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	103.50	0.00	0.00	0.00	103.50
Water Testing Fees	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Water Testing Fees	General	0.00	0.00	103.50	0.00	0.00	0.00	103.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-8100-6490	PROFESSIONAL FEES		103.50	100.00%

Vendor: 0000000083 - TERRY DURIN CO									**Vendor Total:**	**2,625.00**
225397-00	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	2,625.00	0.00	0.00	0.00	2,625.00
Replacement decorative pole	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Replacement decorative pole	General	0.00	0.00	2,625.00	0.00	0.00	0.00	2,625.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-6500-6507	OPER SUPPLIES/MATERIALS MISC.		2,625.00	100.00%

Vendor: 0000000623 - TRI-STATE SHRED									**Vendor Total:**	**60.45**
67757	Invoice	11/24/2026	11/24/2026	11/24/2026	11/24/2026	60.45	0.00	0.00	0.00	60.45
Onsite Shredding	AP Bank - Checking - Business Public Funds Che...				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Onsite Shredding	General	0.00	0.00	60.45	0.00	0.00	0.00	60.45

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.		60.45	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	37	50,655.62	0.00	0.00	0.00	50,655.62	0.00	50,655.62
	Grand Total:	**50,655.62**	**0.00**	**0.00**	**0.00**	**50,655.62**	**0.00**	**50,655.62**

Account Summary

Account	Name	Amount
001-1100-6150	GROUP INSURANCE	315.52
001-1100-6181	UNIFORM ALLOWANCE	665.76
001-1100-6490	PROFESSIONAL FEES	1,712.73
001-1100-6507	OPER SUPPLIES/MATERIALS MISC.	208.00
001-1600-4310	AMB MEETING RM RENT	53.54
001-1600-6230	TRAVEL TRAINING & CONFERENCE	753.00
001-1600-6331	FUEL	515.38
001-1600-6416	BUILDING RENT/LEASE	1,500.00
001-1600-6490	PROFESSIONAL FEES	2.27
001-1600-6507	OPER SUPPLIES/MATERIALS MISC.	614.76
001-2100-6490	PROFESSIONAL FEES	269.13
001-2900-6499	GARBAGE/RECYCLING FEES	29,790.88
001-4100-6150	GROUP INSURANCE	123.20
001-4100-6373	TELEPHONE/INTERNET	100.30
001-4100-6490	PROFESSIONAL FEES	843.95
001-4300-6371	UTILITIES	64.64
001-4300-6507	MISC OPERATING SUPPLIES	250.00
001-6200-6150	GROUP INSURANCE	189.66
001-6200-6210	DUES/MEMBERSHIPS/MAGAZINE SUB.	1,906.00
001-6400-6411	LEGAL FEES	2,251.00
001-6500-6490	PROFESSIONAL FEES	203.03
001-6500-6491	CONTRACT LABOR	314.16
001-6500-6507	OPER SUPPLIES/MATERIALS MISC.	2,625.00
	Total:	**45,271.91**

Account	Name	Amount
110-2100-6150	GROUP INSURANCE	118.44
110-2100-6507	STREET SUPPLIES	215.30
110-2300-6376	STREET LIGHTING	235.00
	Total:	**568.74**

Account	Name	Amount
600-8100-6150	GROUP INSURANCE	118.44
600-8100-6490	PROFESSIONAL FEES	478.50
600-8100-6507	OPER SUPPLIES/MATERIALS MISC.	2,099.57
	Total:	**2,696.51**

Account	Name	Amount
610-8150-6150	GROUP INSURANCE	118.46
610-8150-6491	CONTRACT LABOR	2,000.00
	Total:	**2,118.46**

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 20, 2026
To: Mayor, City Council and Staff
RE: Urban Renewal Plan Amendment, Economic Development Loans and Internal Advance
From: Deanna McCusker, City Administrator

At the October 26 2026 meeting council approved Resolution #101-26 setting the public hearing date for November 23 2026 for the urban renewal plan amendment. We will hold the public hearing at the city council meeting Monday, November 23.

Following the public hearing, Council will consider the following Resolutions:

- Resolution #112-26 – this resolution approves the urban renewal plan amendment
- Resolution #113-26 – this resolution approves the economic development loan agreement with ROSO Properties for 113 1st Ave W for $26,500
- Resolution #114-26 – this resolution approves an amended development agreement with ROSO Properties for 109 1st Ave W for $23,000
- Resolution #115-26 – this resolution approves the economic development loan agreement with TMB Properties for 307 1st Ave W for $50,000
- Resolution #116-26 – this resolution approves an internal transfer of $25,000 to the General Fund to provide funds for a Downtown Business Incentive Program to assist downtown building owners with funds to renovate their buildings. This will be in addition to the façade grant program.

This is just normal procedures to continue the downtown TIF loans that were previously approved. It also allows to use TIF dollars in the downtown for building renovations. As part of that, it is required to amend the urban renewal plan.

HEARING ON AND APPROVAL OF AMENDMENT TO URBAN RENEWAL PLAN FOR THE CASCADE URBAN RENEWAL AREA

419871-60

Cascade, Iowa

November 23, 2026

The City Council of the City of Cascade, Iowa, met on November 23, 2026, at 6:00 p.m., at the Council Chambers, in the City, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 112-26

Resolution to Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Cascade, Iowa (the "City"), by prior resolution established the Cascade Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) providing economic development assistance to TMB Properties LLC ("TMB") in connection with the renovation of an existing building by TMB to include office space and the completion of exterior improvements; (ii) providing economic development assistance to ROSO Properties, L.L.C. ("ROSO") in connection with the redevelopment of an existing building by ROSO for mixed-use purposes, including commercial and residential apartment units, and the completion of exterior improvements; (iii) providing economic development assistance to ROSO in connection with the redevelopment of the first floor of an existing building by ROSO into commercial retail space and the completion of exterior improvements; and (iv) using tax increment financing the pay the costs of undertaking the Downtown Business Incentive Program; and (the "Project"); and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on November 23, 2026; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to Amendment were mailed to Dubuque County and the Western Dubuque Community School District; the consultation meeting was held on November 5, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Cascade, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Projects proposed under the Amendment conform to the general plan for the development of the City;

B. The Projects and initiatives proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

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

Passed and approved November 23, 2026.

_____
Mayor

Attest:

_____
City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
DUBUQUE COUNTY SS:
CITY OF CASCADE

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Cascade, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Cascade Urban Renewal Area in the City of Cascade, Iowa.

WITNESS MY HAND this ____ day of _____, 2026.

_____
City Clerk

CITY OF CASCADE, IOWA

URBAN RENEWAL PLAN AMENDMENT
CASCADE URBAN RENEWAL AREA

November, 2026

The Urban Renewal Plan (the "Plan") for the Cascade Urban Renewal Area (the "Urban Renewal Area") of the City of Cascade, Iowa (the "City") is being amended for the purpose of identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: TMB Properties LLC Office Space Redevelopment Project

Date of Council Approval of Project: November 23, 2026

Description of the Project: TMB Properties LLC (the "Developer") has undertaken the redevelopment of an existing building situated at 307 1st Avenue West (the "Project"), including the renovation of the building to accommodate office space and the completion of exterior improvements.

The costs incurred by the City in providing economic development assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $7,000.

Description of Use of TIF for the Project: The City intends to enter into an economic development loan agreement with the Developer and to provide an economic development loan (the "Loan") to the Developer thereunder in an amount not to exceed $50,000. The proceeds of the Loan will be used by the Developer to repay a credit facility entered into by the Developer to finance the costs of the Project.

The City intends to fund the Loan through an internal advance of City funds on hand. The Developer will be obligated to repay the Loan in accordance with the terms of the economic development loan agreement. To the extent the Developer fails to repay the Loan, the City may use incremental property tax revenues derived from the Urban Renewal Area to repay the outstanding balance of the internal advance.

It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $50,000, plus the Admin Fees and any interest expense incurred by the City in connection with the internal advance.

B.

Name of Project: Roso Properties, L.L.C. Mixed-Use Redevelopment Project

Date of Council Approval of Project: November 23, 2026

Description of the Project: Roso Properties, L.L.C. (the "Developer") has undertaken the redevelopment of an existing building situated at 109 1st Avenue West (the "109 1st Ave W Project") into a mixed-use building including commercial units and apartment units and the completion of exterior improvements.

The costs incurred by the City in providing economic development assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $7,000.

Description of Use of TIF for the Project: The City intends to enter into an economic development loan agreement with the Developer and to provide an economic development loan (the "Loan") to the Developer thereunder in an amount not to exceed $23,000. The proceeds of the Loan will be used by the Developer to repay a credit facility entered into by the Developer to finance the costs of the 109 1st Ave W Project.

The City intends to fund the Loan through an internal advance of City funds on hand. The Developer will be obligated to repay the Loan in accordance with the terms of the economic development loan agreement. To the extent the Developer fails to repay the Loan, the City may use incremental property tax revenues derived from the Urban Renewal Area to repay the outstanding balance of the internal advance.

It is anticipated that the City's total commitment of incremental property tax revenues with respect to the 109 1st Ave W Project will not exceed $23,000, plus the Admin Fees and any interest expense incurred by the City in connection with the internal advance.

C.

Name of Project: Roso Properties, L.L.C. Retail Redevelopment Project

Date of Council Approval of Project: November 23, 2026

Description of the Project: Roso Properties, L.L.C. (the "Developer") has undertaken the redevelopment of the first floor of an existing building situated at 113 1st Avenue West (the "113 1st Ave W Project") into a commercial retail space and the completion of exterior improvements.

The costs incurred by the City in providing economic development assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $7,000.

Description of Use of TIF for the Project: The City intends to enter into an economic development loan agreement with the Developer and to provide an economic development loan (the "Loan") to the Developer thereunder in an amount not to exceed $26,500. The proceeds of the Loan will be used by the Developer to repay a credit facility entered into by the Developer to finance the costs of the 113 1st Ave W Project.

The City intends to fund the Loan through an internal advance of City funds on hand. The Developer will be obligated to repay the Loan in accordance with the terms of the economic development loan agreement. To the extent the Developer fails to repay the Loan, the City may use incremental property tax revenues derived from the Urban Renewal Area to repay the outstanding balance of the internal advance.

It is anticipated that the City's total commitment of incremental property tax revenues with respect to the 113 1st Ave W Project will not exceed $26,500, plus the Admin Fees and any interest expense incurred by the City in connection with the internal advance.

D.

Name of Program: Downtown Business Incentive Program

Date of Council Approval of Program: November 23, 2026

Description of Program: The City acknowledges the importance of the success of businesses located in the City's downtown district to the promotion of economic development and blight alleviation in the Urban Renewal Area. Under the Downtown Business Incentive Program, the City will provide economic development forgivable loans and/or grants (the "Financial Incentives") to assist local business owners situated in the City's downtown district with (i) façade improvements; (ii) signage improvements; (iii) building or land acquisition costs; (iv) capital improvements; (v) accessibility improvements; (vi) utility upgrades; (vii) site development and (viii) other projects approved by the City Staff. The City staff will develop appropriate materials, including agreements and applications, for the administration of the Downtown Business Incentive Program.

Description of Use of TIF for the Program: It is anticipated that the City will fund the Financial Incentives with borrowed funds and/or with the proceeds of internal advances of City funds on hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Downtown Revitalization Incentive Support Program will not exceed $250,000, plus any interest expense incurred by the City on the Obligations, over the course of the City's 2027 through 2031 fiscal years.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$14,321,950
Outstanding general obligation debt of the City:	$4,116,691
Proposed debt to be incurred in connection with this November, 2026 Amendment*:	$ 370,500

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

MINUTES AUTHORIZING ECONOMIC DEVELOPMENT LOAN

(Roso Properties, L.L.C.)

Cascade, Iowa

419871-60

November 23, 2026

The City Council of the City of Cascade, Iowa, met on August 7, 2026, at 6:00 p.m., at the Council Chambers, Cascade, Iowa.

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

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION 113-26

Resolution Authorizing Economic Development Loan Agreement to Roso Properties, L.L.C. (Retail Redevelopment Project)

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide forgivable loans, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for forgivable loans, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

WHEREAS, a certain economic development loan agreement (the "Agreement") between the City of Cascade, Iowa (the "City") and Roso Properties, L.L.C. (the "Developer") has been prepared pursuant to which the Developer has undertaken the redevelopment of the first floor of an existing building into commercial retail space and the completion of exterior improvements (the "Project"); and

WHEREAS, under the Agreement, the City would provide an interest-free economic development loan (the "Loan") to the Developer in a total amount not exceeding $26,500 in order to pay a portion of the costs of the Project;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Cascade, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Cascade and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of jobs and income, which are warranted in comparison to the amount of the proposed Loan.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and funding the Loan to the Developer.

Section 3. The Agreement, providing for the Loan in an amount not to exceed $26,500 is hereby approved, subject to the terms and conditions set forth therein. The Mayor and the City Administrator, with advice from legal counsel to the City, are hereby authorized and directed to prepare any additional documentation and to make such changes to the Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are authorized to execute such documents as may be necessary to implement the Loan approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

Section 4. The City Administrator shall advance the proceeds of the Loan from the _____ Fund of the City to the Bank (as defined in the Agreement) of the Developer pursuant to the terms and conditions of the Agreement.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved November 23, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
COUNTIES OF DUBUQUE AND JONES SS:
CITY OF CASCADE

I, the undersigned, Clerk of the City of Cascade, Iowa, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an economic development loan.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

APPROVE AMENDED DEVELOPMENT AGREEMENT

(Roso Properties, L.L.C.)

419871-60

Cascade, Iowa

November 23, 2026

A meeting of the City Council of the City of Cascade, Iowa, was held at 6:00 p.m., on November 23, 2026, at the Council Chambers, Cascade, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION 114-26

Resolution Approving Amended Development Agreement with Roso Properties, L.L.C. (Multi-Use Redevelopment Project)

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

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has entered into a certain development agreement (the "Original Agreement") with Roso Properties, L.L.C. (the "Developer") pursuant to which the Developer agreed to undertake the renovation and redevelopment (the "Project") of an existing building in the Urban Renewal Area into a multiuse building including commercial retail units and multiresidential units (the "Project"); and

WHEREAS, under the Original Agreement, the City agreed to provide financial assistance to the Developer in the form of annual appropriation incremental property tax payments (the "Payments") in an amount not to exceed $25,000; and

WHEREAS, an amended agreement (the "Amended Agreement") has been prepared to amend the Original Agreement so that the City may provide an interest-free economic development loan (the "Loan") to the Developer in a total amount not exceeding $23,000 in order to pay a portion of the costs of the Project; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Cascade, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Cascade and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs and the provision of new housing opportunities, which are warranted in comparison to the amount of the Payments.

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Amended Agreement and providing the Payments to the Developer.

Section 3. The Amended Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Amended Agreement on behalf of the City, in substantially the form and content in which the Amended Agreement has been presented to this City Council. The Mayor and the City Administrator are authorized to make such changes, modifications, additions or deletions as they, with the advice of legal counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Amended Agreement. Further, The Mayor and the City Clerk are authorized to execute such documents as may be necessary to implement the Loan approved herein, in substantially the form as has been presented to this City Council.

Section 4. The City Administrator shall advance the proceeds of the Loan from the _____ Fund of the City to the Bank (as defined in the Agreement) of the Developer pursuant to the terms and conditions of the Agreement.

Section 5. All payments by the City under the Amended Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Amended Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Amended Agreement shall be payable solely from the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to incremental property tax revenue derived from the Urban Renewal Area.

Section 6. The City hereby reaffirms the pledge to the payment of the Amended Agreement the Urban Renewal Tax Revenue Fund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Fund, provided, however, that no payment will be made under the Amended Agreement unless and until monies from the Urban Renewal Tax Revenue Fund are appropriated for such purpose by the City Council.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved on November 23, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
COUNTIES OF DUBUQUE AND JONES SS:
CITY OF CASCADE

I, the undersigned, City Clerk of the aforementioned City, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an amended development agreement with Roso Properties, L.L.C..

WITNESS MY HAND hereto affixed this _____ day of _____, 2026.

_____
City Clerk

AMENDED DEVELOPMENT AGREEMENT

This Amended Development Agreement is entered into between the City of Cascade, Iowa (the "City") and ROSO Properties, L.L.C. (the "Developer") as of the _____ day of _____, 2026 (the "Commencement Date").

WHEREAS, the City has established the Cascade Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer owns certain real property which is situated at 109 1st Ave W in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Developer has undertaken the renovation and redevelopment (the "Project") of an existing building on the Property into a multiuse building including commercial retail units (the "Commercial Units") and multiresidential units (the "Multiresidential Units"); and

WHEREAS, the Developer has requested that the City provide tax increment financing assistance for the Project; and

WHEREAS, the City and the Developer entered into a Development Agreement (the "Original Agreement") dated November 27, 2023, pursuant to which the City agreed to provide economic development incremental property tax payments to be used by the Developer in paying the costs of constructing the Project; and

WHEREAS, the Developer has obtained a loan (the "Construction Loan") from Fidelity Bank & Trust, Cascade, Iowa (the "Bank") in order to pay the costs of the Project; and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of an economic development loan (the "Loan") to be used by the Developer in repaying the Construction Loan; and

WHEREAS, it is now necessary to amend the Original Agreement in order to (i) add terms providing for the Loan from the City to the Developer in a total amount not exceeding $23,000; and (ii) make other related changes; and

WHEREAS, this Amended Development Agreement (the "Agreement") has been prepared to set forth the updated, mutual understanding between the City and the Developer and to replace the Original Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. Project Construction and Maintenance. The Developer has completed the Project on the Property.

The Developer agrees to use the completed Project as part of its business operations on the Property throughout the Term, as hereinafter defined, of this Agreement (the "Business Operations Requirement"). For purposes of this Agreement, the Project is being used as part of the Developer's business operations if (a) the Commercial Units are being used as part of the ongoing business operations of one more commercial enterprise(s) or the Commercial Units are actively available for lease in the ongoing business operations of one or more commercial enterprise(s) at a reasonable market rate; and (b) the Multiresidential Units are occupied or are being offered for occupancy at a reasonable market rate.

The Developer further agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions. Further, the Developer agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

2. Business Operations Certifications. Upon request by the City, the Developer agrees to submit documentation to the satisfaction of the City demonstrating that the Business Operations Requirement is being met by the Developer.

3. Economic Development Loan. The Developer agrees that the City will advance the loan proceeds (the "Loan Proceeds") in the principal amount of $23,000 directly to the Bank within thirty (30) days of the Commencement Date. The Loan Proceeds shall be applied by the Bank toward repayment of the Construction Loan.

The Developer's obligation to repay the Loan shall be evidenced by a promissory note (the "Promissory Note") to be executed by the Developer and delivered to the City. The Promissory Note shall be in substantially the form as set forth on Exhibit B hereto.

The Loan shall bear no interest. Principal of the Loan shall be repaid in 119 equal monthly installments in the amount of $192 each, commencing on January 15, 2027, and continuing on the fifteenth (15th) day of each month thereafter (each, a "Principal Payment Date"), with all remaining outstanding principal of the Loan due and payable on December 15, 2036 (the "Maturity Date"). Payment of principal of the Loan shall be made to the City of Cascade at the Office of the City Administrator, City Hall, 320 1st Ave W., PO Box 400, Cascade, Iowa 52033 by 4:00 p.m. on the dates set forth herein. If a Principal Payment Date or the Maturity Date falls on a Saturday, Sunday or a holiday observed by the City, the payment coming due on such date shall be made on the next succeeding business day of the City.

The Developer shall have, and is hereby granted, the option to prepay the Loan, in whole or in part, at any time prior to maturity of the Loan without penalty or restriction.

4. Property Taxes. The Developer agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon

throughout the Term of this Agreement. Upon request by the City, the Developer shall provide reasonable evidence of payment of such taxes.

5. Mortgage. The Developer agrees to secure its obligations under the Loan by executing, delivering and recording, prior to disbursement of the Loan Proceeds, a mortgage (the "Mortgage") in favor of the City granting to the City a [second] priority mortgage lien on the Property and the improvements thereon. The Mortgage shall be substantially in the form presented to the Developer by the City, subject to reasonable negotiation and modification. The Mortgage shall be promptly released by the City upon full repayment of the Loan.

6. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Developer to comply with the Business Operations Requirement.

(ii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.

(iii) Failure by the Developer to comply with the certification requirements set forth in Section A.2 of this Agreement.

(iv) Failure by the Developer to repay when due the principal of the Loan.

(v) Failure by the Developer to execute, deliver and record the Mortgage in favor of the City as required under Section A.5 of this Agreement.

(vi) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Payments provided for under Section B.2 below.

(iii) Accelerate the due date of the outstanding principal amount of the Loan, which amount shall become due and owing in full within thirty (30) days of the provision of a written notice of such acceleration from the City of the Developer.

7. **Legal and Administrative Costs.** The Developer agrees to reimburse the City for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, in an amount not to exceed $7,000. The Developer agrees to remit payment to the City within thirty (30) days following receipt of reasonable documentation from the City evidencing such costs.

B. City's Obligations

1. **Economic Development Loan.** Subject to the Developer's execution and delivery of the Promissory Note and the execution, delivery and recording of the Mortgage, the City agrees to advance the Loan Proceeds in the amount of $23,000 directly to the Bank within thirty (30) days of the Commencement Date.

2. **Payments**. In recognition of the Developer's obligations set out above, the City agrees to make fourteen (14) semiannual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Developer during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided, however, that the aggregate amount of the Payments to be made to the Developer hereunder shall not exceed twenty-five thousand dollars ($25,000) (the "Maximum Payment Total"). Further, the aggregate, total amount of Payments to be made in any fiscal year shall not exceed $3,600. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City but shall be made solely and only from unencumbered Incremental Property Tax Revenues (as hereinafter defined) received by the City from the Dubuque County Treasurer attributable to the taxable valuation of the Property.

Incremental Property Tax Revenues are determined by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the property in the Urban Renewal Area; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the property situated in the Urban Renewal Area, as shown on the property tax rolls of Dubuque County; and (4) deducting any property tax credits which shall be available with respect to the property situated in the Urban Renewal Area.

Assuming all appropriation determinations are approved affirmatively by the City Council under Section B.3 below, then Payments will be made on December 1 and June 1 of each fiscal year, beginning on December 1, 2024, and continuing to, and including, June 1, 2031, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

3. **Annual Appropriation.** The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, commencing in calendar year 2023, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following

fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than $3,600.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, provided, however, that no Payment shall be made after June 1, 2031.

4. **Payment Amounts.** The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2024, and on June 1, 2025, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2023). Furthermore, the amount of each such Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Dubuque County Treasurer attributable to the taxable incremental valuation of the Urban Renewal Area in the six (6) months immediately preceding such Payment due date.

5. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.3 above, then the City Clerk will certify by December 1 of each such year to the Dubuque County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. **Amendment and Assignment.** Neither party may amend, assign or otherwise transfer this Agreement or any of its rights or obligations hereunder without the prior written consent of the other party. However, the City hereby gives its permission the that the Developer's rights to receive the Payments hereunder may be assigned by the Developer to a private lender as security on a credit facility taken with respect to the Project without further action on the part of the City.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and remain in full force and effect until all obligations of the parties set forth herein have been fully performed and satisfied, unless earlier terminated by mutual written agreement of the parties.

4. **Choice of Law**. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF CASCADE, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

ROSO PROPERTIES, L.L.C.

By: _____
Ross Orr

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Cascade, Dubuque County, State of Iowa, bearing Dubuque County Property Tax Parcel Identification Number 1931351006.

EXHIBIT B

FORM OF PROMISSORY NOTE

MAXIMUM PRINCIPAL AMOUNT: $23,000

Interest Rate: 0%
Dated Date: _____, 2026

Roso Properties, L.L.C. (the "Borrower") for value received, promises to pay, to the City of Cascade, Iowa (the "City"), its successors or assigns, the principal sum of Twenty-Three Thousand Dollars ($23,000), in lawful money of the United States of America, without interest.

The City has made an economic development loan to the Borrower in the principal amount of $23,000 (the "Loan") under this Promissory Note (the "Note") and under a certain Development Agreement (the "Agreement") between the City and the Borrower, dated _____, 2026, and reference is hereby made to the Agreement for a more complete description of the rights and obligations of the parties hereof.

Principal of the Loan shall be repaid in 119 equal monthly installments in the amount of $192 each, commencing on January 15, 2027, and continuing on the fifteenth (15th) day of each month thereafter (each, a "Principal Payment Date"), with all remaining outstanding principal of the Loan due and payable on December 15, 2036 (the "Maturity Date"). Payment of principal of the Loan shall be made to the City of Cascade at the Office of the City Administrator, City Hall, 320 1st Ave W., PO Box 400, Cascade, Iowa 52033 by 4:00 p.m. on the dates set forth herein. If a Principal Payment Date or the Maturity Date falls on a Saturday, Sunday or a holiday observed by the City, the payment coming due on such date shall be made on the next succeeding business day of the City.

The Borrower reserves the right to prepay principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which has not been cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they come due under the terms of the Agreement, the Borrower agrees to pay all costs and expenses of collection, including reasonable attorneys' fees. The Borrower waives demand, presentment, notice of non-payment, protest, notice of protest and notice of dishonor.

This Note is secured, and its maturity is subject to acceleration in each case upon the terms provided in the Agreement.

The validity, construction and enforceability of this Note shall be governed by the internal laws of the State of Iowa without giving effect to the conflict of laws principles thereof.

ROSO PROPERTIES, L.L.C.

By:_____
Its:_____

MINUTES AUTHORIZING ECONOMIC DEVELOPMENT LOAN

(TMB Properties LLC)

Cascade, Iowa

419871-60

November 23, 2026

The City Council of the City of Cascade, Iowa, met on November 23, 2026, at 6:00 p.m., at the Council Chambers, Cascade, Iowa.

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

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION 115-26

Resolution Authorizing Economic Development Loan Agreement with TMB Properties LLC

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide forgivable loans, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for forgivable loans, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

WHEREAS, a certain economic development loan agreement (the "Agreement") between the City of Cascade, Iowa (the "City") and TMB Properties LLC (the "Developer") has been prepared pursuant to which the Developer would undertake the renovation of an existing building to include office space and the completion of exterior improvements (the "Project"); and

WHEREAS, under the Agreement, the City would provide an interest-free economic development loan (the "Loan") to the Developer in a total amount not exceeding $50,000 in order to pay a portion of the costs of the Project;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Cascade, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Cascade and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of jobs and income, which are warranted in comparison to the amount of the proposed Loan.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and funding the Loan to the Developer.

Section 3. The Agreement, providing for the Loan in an amount not to exceed $50,000 is hereby approved, subject to the terms and conditions set forth therein. The Mayor and the City Administrator, with advice from legal counsel to the City, are hereby authorized and directed to prepare any additional documentation and to make such changes to the Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are authorized to execute such documents as may be necessary to implement the Loan approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

Section 4. The City Administrator shall advance the proceeds of the Loan from the _____ Fund of the City to Fidelity Bank & Trust, Cascade, Iowa, pursuant to the terms and conditions of the Agreement.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved November 23, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
COUNTIES OF DUBUQUE AND JONES SS:
CITY OF CASCADE

I, the undersigned, Clerk of the City of Cascade, Iowa, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an economic development loan.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

ECONOMIC DEVELOPMENT LOAN AGREEMENT

This Agreement is entered into between the City of Cascade, Iowa (the "City") and TMB Properties LLC (the "Developer") as of the _____ day of _____, 2026 (the "Commencement Date").

WHEREAS, the Developer owns certain real property located at 307 1st Avenue West (the "Property") in the City; and

WHEREAS, the Developer has undertaken the renovation of an existing building on the Property to include office space and the completion of exterior improvements (the "Project"); and

WHEREAS, the Developer has obtained a loan (the "Construction Loan") from Fidelity Bank & Trust, Cascade, Iowa (the "Bank") in order to pay the costs of the Project; and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of an economic development loan (the "Loan") to be used by the Developer in repaying the Construction Loan; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. Project Construction and Operation. The Developer has completed the Project on the Property. The Developer agrees to maintain and use the completed Project as part of the Developer's business operations throughout the Term (as hereinafter defined) of this Agreement, as more specifically described in Section A.3 below.

2. Property Taxes. The Developer agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term (as hereinafter defined) of this Agreement. Upon request by the City, the Developer shall provide reasonable evidence of payment of such taxes.

3. Developer's Certifications. Upon request by the City, the Developer agrees to submit documentation to the satisfaction of the City demonstrating that the completed Project is being maintained and used as part of the Developer's business operations. As used in this Agreement, the Project is being maintained and used as part of the Developer's business operations if the Project: (i) is being used as part of the ongoing business operations of commercial enterprises, or (ii) is actively available for lease and use in the ongoing business operations of commercial enterprises.

4. Economic Development Loan. The Developer agrees that the City will advance the loan proceeds (the "Loan Proceeds") in the principal amount of $50,000 directly to

the Bank within thirty (30) days of the Commencement Date. The Loan Proceeds shall be applied by the Bank toward repayment of the Construction Loan.

The Developer's obligation to repay the Loan shall be evidenced by a promissory note (the "Promissory Note") to be executed by the Developer and delivered to the City. The Promissory Note shall be in substantially the form as set forth on Exhibit A hereto.

The Loan shall bear no interest. Principal of the Loan shall be repaid in 119 equal monthly installments in the amount of $417 each, commencing on January 15, 2027, and continuing on the fifteenth (15th) day of each month thereafter (each, a "Principal Payment Date"), with all remaining outstanding principal of the Loan due and payable on December 15, 2036 (the "Maturity Date"). Payment of principal of the Loan shall be made to the City of Cascade at the Office of the City Administrator, City Hall, 320 1st Ave W., PO Box 400, Cascade, Iowa 52033 by 4:00 p.m. on the dates set forth herein. If a Principal Payment Date or the Maturity Date falls on a Saturday, Sunday or a holiday observed by the City, the payment coming due on such date shall be made on the next succeeding business day of the City.

The Developer shall have, and is hereby granted, the option to prepay the Loan, in whole or in part, at any time prior to maturity of the Loan without penalty or restriction.

5. Mortgage. The Developer agrees to secure its obligations under the Loan by executing, delivering and recording, prior to disbursement of the Loan Proceeds, a mortgage (the "Mortgage") in favor of the City granting to the City a [second] priority mortgage lien on the Property and the improvements thereon. The Mortgage shall be substantially in the form presented to the Developer by the City, subject to reasonable negotiation and modification. The Mortgage shall be promptly released by the City upon full repayment of the Loan.

6. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

i. Failure by the Developer to maintain and use the Project as required under Section A.1 of this Agreement.

ii. Failure by the Developer to fully and timely remit payment of property taxes when due and owing.

iii. Failure by the Developer to comply with Section A.3 of this Agreement.

iv. Failure by the Developer to repay when due the principal of the Loan.

v. Failure by the Developer to execute, deliver and record the Mortgage in favor of the City as required under Section A.5 of this Agreement.

vi. Failure by the Developer to observe or perform any other material covenant on its part to be observed or performed hereunder.

b. Notice and Remedies. Whenever any event of default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of

the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide such assurances, the City shall then have the right to exercise any one or more of the following remedies:

i. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

ii. Accelerate the due date of the outstanding principal amount of the Loan, which amount shall become due and owing in full within thirty (30) days of the provision of a written notice of such acceleration from the City to the Developer.

7. **Legal and Administrative Costs.** The Developer agrees to reimburse the City for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, in an amount not to exceed $7,000. The Developer agrees to remit payment to the City within thirty (30) days following receipt of reasonable documentation from the City evidencing such costs.

B. City's Obligations

1. **Economic Development Loan.** Subject to the Developer's execution and delivery of the Promissory Note and the execution, delivery and recording of the Mortgage, the City agrees to advance the Loan Proceeds in the amount of $50,000 directly to the Bank within thirty (30) days of the Commencement Date.

C. Administrative Provisions

1. **Amendment and Assignment.** Neither party may amend, assign or otherwise transfer this Agreement or any of its rights or obligations hereunder without the prior written consent of the other party.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and remain in full force and effect until all obligations of the parties set forth herein have been fully performed and satisfied, unless earlier terminated by mutual written agreement of the parties.

4. **Choice of Law**. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF CASCADE, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

TMB PROPERTIES LLC

By: _____
Its: _____

EXHIBIT A

FORM OF PROMISSORY NOTE

MAXIMUM PRINCIPAL AMOUNT: $50,000

Interest Rate: 0%
Dated Date: _____, 2026

TMB Properties LLC (the "Borrower") for value received, promises to pay to the City of Cascade, Iowa (the "City"), its successors or assigns, the principal sum of Fifty Thousand Dollars ($50,000), in lawful money of the United States of America, without interest.

The City has made an economic development loan to the Borrower in the principal amount of $50,000 (the "Loan") under this Promissory Note (the "Note") and under a certain Economic Development Loan Agreement (the "Agreement") between the City and the Borrower, dated _____, 2026, and reference is hereby made to the Agreement for a more complete description of the rights and obligations of the parties hereof.

Principal of the Loan shall be repaid in 119 equal monthly installments in the amount of $417 each, commencing on January 15, 2027, and continuing on the fifteenth (15th) day of each month thereafter (each, a "Principal Payment Date"), with all remaining outstanding principal of the Loan due and payable on December 15, 2036 (the "Maturity Date"). Payment of principal of the Loan shall be made to the City of Cascade at the Office of the City Administrator, City Hall, 320 1st Ave W., PO Box 400, Cascade, Iowa 52033 by 4:00 p.m. on the dates set forth herein. If a Principal Payment Date or the Maturity Date falls on a Saturday, Sunday or a holiday observed by the City, the payment coming due on such date shall be made on the next succeeding business day of the City.

The Borrower reserves the right to prepay principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which has not been cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they come due under the terms of the Agreement, the Borrower agrees to pay all costs and expenses of collection, including reasonable attorneys' fees. The Borrower waives demand, presentment, notice of non-payment, protest, notice of protest and notice of dishonor.

This Note is secured, and its maturity is subject to acceleration in each case upon the terms provided in the Agreement.

The validity, construction and enforceability of this Note shall be governed by the internal laws of the State of Iowa without giving effect to the conflict of laws principles thereof.

TMB PROPERTIES LLC

By:_____
Its:_____

MINUTES PROVIDING FOR ADOPTION OF RESOLUTION APPROVING INTERNAL ADVANCE

419871-60

Cascade, Iowa

November 23, 2026

The City Council of the City of Cascade, Iowa met on November 23, 2026, at 6:00 p.m., at the Council Chambers, in the City. The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

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

Ayes: _____

Nays: _____

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

• • • •

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

_____
Mayor

Attest:

_____
City Clerk

RESOLUTION NO 116-26

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project

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

WHEREAS, the City has authorized the Downtown Business Incentive Program (the "Program") as an urban renewal project in the Urban Renewal Area; and

WHEREAS, certain costs (the "Program Costs") have been and will be incurred in connection with the carrying out of the Program; and

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

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

Section 1. It is hereby directed that an amount not in excess of $25,000 (the "Advance") be advanced from the General Fund in order to fund a portion of the costs of the Program. The Advance shall be repaid to the General Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

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

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Dubuque County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Dubuque County Auditor, no later than December 1, 2026, the original amount of the Advance.

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

PASSED AND APPROVED this November 23, 2026.

_____
Mayor

Attest:

_____
City Clerk

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 20, 2026
To: Mayor, City Council and Staff
RE: Renaming Fund For the Public Safety Building Project
From: Deanna McCusker, City Administrator

Since we will need to track revenue and expenses for the public safety building project we need to identify a fund for the project. Fund 365, which is currently McKinley St & 1st Ave has not been used in years so it is available to rename Public Safety Building Project.

Resolution #117-26 is prepared to approve this renaming.

RESOLUTION #117-26

A RESOLUTION AUTHORIZING THE RENAMING OF A CITY FINANCIAL FUND TO THE PUBLIC SAFETY PROJECT FUND FOR THE CITY OF CASCADE, IOWA

WHEREAS, the City has an established financial fund, Fund 365 McKinley St & 1st Ave, that has not be used in many years; and,

WHEREAS, the City needs to establish a financial fund to account for revenues and expenditures to identify and track financial activity related to the Public Safety Building project; and,

WHEREAS, the City Council finds it appropriate to change the name of an existing fund, Fund 365, from McKinley St & 1st Ave to Public Safety Building Project to track financial activity for the project.

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

Section 1. That the existing financial fund currently known as McKinley St & 1st Ave is hereby authorized to be renamed the Public Safety Building Project Fund.

Section 2. That the City Clerk is authorized and directed to make the necessary changes to the City's financial records and accounting system to reflect the new fund name.

PASSED AND APPROVED this 23rd day of November, 2026.

_____

Steve Knepper, Mayor

ATTEST:

_____

Adam Schuster, City Clerk

CASCADE
A Place We Call Home

Cascade, IA

Fund Balance Report

As Of 11/18/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL	1,119,434.39	1,102,659.79	910,252.08	1,311,842.10
002 - ARP COVID 19 GRANT	0.00	0.00	0.00	0.00
011 - POLICE	136,848.48	1,771.99	0.00	138,620.47
012 - FIRE	188,459.84	2,051.82	0.00	190,511.66
013 - RIVERVIEW PARK	12,338.14	159.76	0.00	12,497.90
014 - FIRE EQUIPMENT	107,500.00	132.77	0.00	107,632.77
015 - PUBLIC WORKS TRUCK	68,168.47	817.94	0.00	68,986.41
016 - PARTIAL SELF-FUND	55,774.35	259.94	10,226.97	45,807.32
017 - SWIMMING POOL	63,748.70	358.94	0.00	64,107.64
018 - CABLE	0.00	0.00	0.00	0.00
019 - PARKS/PLAYGROUND	24,725.64	320.17	0.00	25,045.81
020 - STREET EQUIP	187,133.55	1,905.15	0.00	189,038.70
021 - LIBRARY	223,171.33	1,960.02	0.00	225,131.35
022 - 1ST AVENUE	312,982.23	0.00	0.00	312,982.23
023 - 1ST AVE BRIDGE	0.00	0.00	0.00	0.00
024 - TYLER BRIDGE	0.00	0.00	0.00	0.00
025 - TRAIL	0.00	0.00	0.00	0.00
026 - SIREN	0.00	0.00	0.00	0.00
027 - BICENTENNIAL	3,581.38	46.37	0.00	3,627.75
028 - AMBULANCE	242,659.49	3,142.07	0.00	245,801.56
110 - ROAD USE TAX	474,966.07	118,427.61	97,510.27	495,883.41
111 - ARPA CHECKING	0.22	0.00	0.00	0.22
112 - EMPLOYEE BENEFITS	-9,401.04	130,447.55	0.00	121,046.51
121 - LOST	762,779.49	148,161.62	0.00	910,941.11
125 - TIF	202,108.50	160,551.79	0.00	362,660.29
200 - DEBT SERVICE	89,824.78	134,220.07	10,544.00	213,500.85
220 - SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00
310 - HOUSE REHAB	13,603.74	0.00	0.00	13,603.74
312 - 1ST AVE TRAIL PROJECT	9,990.32	0.00	0.00	9,990.32
322 - STREET IMPROVEMENTS	1,283,361.72	0.00	486,451.78	796,909.94
323 - HIGHWAY 136	38,830.85	0.00	11,544.00	27,286.85
360 - WATER SYS IMPROVEMENT	-0.37	0.00	0.00	-0.37
363 - WWTP IMPROVEMENT PROJ	0.00	0.00	0.00	0.00
364 - TRAIL WATER MAIN REPLAC	0.00	0.00	0.00	0.00
365 - MCKINLEY ST & 1ST AVE	0.00	0.00	0.00	0.00
366 - SWIMMING POOL PROJ	0.00	0.00	0.00	0.00
370 - LIBRARY CAP PROJECT	0.00	0.00	0.00	0.00
600 - WATER	80,117.52	218,060.45	148,098.81	150,079.16
601 - DEPOSITS	3,703.43	0.00	3,280.00	423.43
603 - WELL PUMP	62,520.32	809.55	0.00	63,329.87
604 - 2021A BOND	0.00	0.00	0.00	0.00
605 - 2021A BOND SINKING	84,728.98	1,097.12	0.00	85,826.10
610 - SEWER	405,386.16	396,785.98	177,404.29	624,767.85
611 - SEWER SINKING	41,776.00	0.00	0.00	41,776.00
Report Total:	**6,290,822.68**	**2,424,148.47**	**1,855,312.20**	**6,859,658.95**

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 20, 2026
To: Mayor, City Council and Staff
RE: Hiring an Architectural Firm
From: Deanna McCusker, City Administrator

City Council authorized soliciting of Request for Proposals on September 14, 2026 by approving Resolution #84-26. An RFP was developed and mailed out to 11 firms with a deadline of October 14, 2026, Eleven RFPs were received prior the deadline.

On November 5th, members of the City Council, Police Chief, Assistant Chief, Fire Chief, EMS Director and Assistant Director reviewed the 11 RFPs. From the initial review, six firms were eliminated from the selection. The committee wanted some additional information from the remaining firms including if they have on-staff engineering, experience and success rate with fundraising and bond referendums.

On November 18th, the committee reviewed the architectural finalists and unanimously approved hiring Bray Architects out of Davenport. Approving Resolution #118-26 formally approves this hire. They will then send over a contract to approve. A timeline to start meeting concerning the project will be agreed upon.

RESOLUTION #118-26

A RESOLUTION APPROVING THE HIRING OF AN ARCHITECTURAL FIRM FOR THE CITY'S PUBLIC SAFETY BUILDING PROJECT

WHEREAS, the City Council authorized the solicitation of Request For Proposals for the design, development and construction of a public safety building with approving Resolution #84-26 on September 14, 2026; and

WHEREAS, RFPs were due on October 14, 2026 and eleven RFPs were received from architectural firms; and,

WHEREAS, the City Council, along with the Police Chief, Assistant Chief, EMS Director and Assistant Director, Fire Chief and Assistant Fire chief did an initial review of the received RFPs and removed six of the firms from the selection process; and,

WHEREAS, the remaining firms were contacted and asked to provide additional information on in-house engineering staff and experience and success rate with fundraising and bond referendums; and,

WHEREAS, the remaining firm's additional information and responses were reviewed by the City Council, Police Chief, Assistant Chief, EMS Director and Fire Chief and unanimously approved to hire Bray Architects.

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

Section 1. The City Council approves hiring Bray Architects, 220 Emerson Place, Suite 301, Davenport, IA 52801, as the architectural firm for the City's Public Safety Building Project.

Section 2. That the Mayor and City Clerk are authorized to execute the necessary agreements and documents to proceed with the project.

PASSED AND APPROVED this 23rd day of November, 2026.

_____

Steve Knepper, Mayor

ATTEST:

_____

Adam Schuster, City Clerk

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 20, 2026
To: Mayor, City Council and Staff
RE: Crack Sealing Street
From: Deanna McCusker, City Administrator

The streets mentioned in the resolution have been identified as the top priority streets to have crack sealing done since it preserves the streets. We have funds budgeted in the FY27 budget for crack sealing. There are additional streets to be crack sealed, and these will get completed in FY28.

RESOLUTION #119-26

RESOLUTION APPROVING CRACK SEALING STREETS

WHEREAS, the City budgets funds to do crack sealing maintenance on the streets where it is necessary and extends the life of street; and,

WHEREAS, the streets on 6th Ave NW from Hwy 136 to Cork Dr NW, Clare Ct NW, Cork Dr NW have been identified as top priority streets; and,

WHEREAS, a quote was requested from Kluesner Construction who normally does this maintenance for the City; and,

WHEREAS, the quote to do the above-mentioned streets is $13,627.56.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA, approves the quote from Kluesner Construction for $13,627.56 to crack seal the above-mentioned streets in the City of Cascade, Iowa.

PASSED AND APPROVED this 23rd day of November, 2026.

_____
Steve Knepper, Mayor

ATTEST:

_____
Adam Schuster, City Clerk

KLUESNER CONSTRUCTION, INC
1-800-ASPHALT

PROPOSAL

DATE	PROPOSAL NO
11/09/2026	2633

1007 1ST Ave W
PO Box 355
Farley, IA 52046-9639
Phone: 563-744-3422
Fed ID # 42-1463491
office@kluesnerconstruction.com

NAME / ADDRESS	EMAIL	PHONE NUMBER
City of Cascade Phil 320 1st Ave W PO Box 400 Cascade, IA 52033	admin@citycascade.com	563-258-2733
	LOCATION	

DESCRIPTION	QTY	UNIT	RATE	TOTAL
CRACK SEALING OF STREETS • ROUTE NEW CRACKS • CLEAN CRACKS WITH COMPRESSED AIR • SEAL CRACKS WITH D-3405 HOT APPLIED RUBBERIZED SEALANT • PREVIOUSLY SEALED CRACKS WILL BE RE-SEALED AS NEEDED				
6TH AVE NW FROM HWY 136 TO CORK DR NW				
• CRACKS	3,760.00	LF	$0.76	$2,857.60
• CURB LINE	2,548.00	LF	$0.76	$1,936.48
CLARE CT NW FROM 6TH AVE NW TO CORK DR NE HOUSE #1009				
• CRACKS	2,386.00	LF	$0.76	$1,813.36
• CURB LINE	1,784.00	LF	$0.76	$1,355.84
CORK DR NW HOUSE #1009 FROM CLARE CT NW TO HOUSE #500				
• CRACKS	1,422.00	LF	$0.76	$1,080.72
• CURB LINE	2,646.00	LF	$0.76	$2,010.96
CORK DR NW FROM HOUSE #500 TO 6TH AVE NW				
• CRACKS	2,033.00	LF	$0.76	$1,545.08
• CURB LINE	1,352.00	LF	$0.76	$1,027.52

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 13, 2026
To: Mayor, City Council and Staff
RE: Annual Financial Report FY26
From: Deanna McCusker, City Administrator

It is a requirement that every December 1st, each city must complete and submit an Annual Financial Report to the Department of Management. This report is as overview of the revenues received by the City and expenditures paid for during the FY26. Adam completed this report, published it and will submit to the Department of Management. I am asking council to review, approve and direct staff to submit the report before the December 1st deadline.

STATE OF IOWA 2026 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2026 CITY OF CASCADE, IOWA DUE: December 1, 2026	16203100500000 CITY OF CASCADE PO Box 400 CASCADE IA 52033-0400 POPULATION: 2386

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

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1474047		1,474,047	1,440,079
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,474,047		1,474,047	1,440,079
Delinquent Property Taxes	0		0	0
TIF Revenues	301,020		301,020	305,052
Other City Taxes	416,711	0	416,711	399,999
Licenses and Permits	10,387	0	10,387	16,400
Use of Money and Property	215,376	17,531	232,907	249,807
Intergovernmental	653,815	0	653,815	693,149
Charges for Fees and Service	745,260	4,625,442	5,370,702	5,296,023
Special Assessments	0	0	0	0
Miscellaneous	64,728	0	64,728	118,073
Other Financing Sources, Including Transfers In	2,392,070	6,600	2,398,670	2,306,670
Total Revenues and Other Sources	6,273,414	4,649,573	10,922,987	10,825,252
Expenditures and Other Financing Uses				
Public Safety	562,025		562,025	608,922
Public Works	824,441		824,441	902,846
Health and Social Services	0		0	0
Culture and Recreation	549,330		549,330	588,494
Community and Economic Development	140,048		140,048	204,187
General Government	398,751		398,751	437,754
Debt Service	528,399		528,399	502,980
Capital Projects	179,662		179,662	261,529
Total Governmental Activities Expenditures	3,182,656	0	3,182,656	3,506,712
Business type activities		5,091,019	5,091,019	5,024,459
Total All Expenditures	3,182,656	5,091,019	8,273,675	8,531,171
Other Financing Uses, Including Transfers Out	928,294	16,600	944,894	878,772
Total All Expenditures/and Other Financing Uses	4,110,950	5,107,619	9,218,569	9,409,943
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	2,162,464	-458,046	1,704,418	1,415,309
Beginning Fund Balance July 1, 2025	3,450,128	2,297,913	5,748,041	5,568,299
Ending Fund Balance June 30, 2026	5,612,592	1,839,867	7,452,459	6,983,608

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

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

Indebtedness at June 30, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	4,116,691	Other Long-Term Debt	0
Revenue Debt	5,463,083	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	12,835,026

STATE OF IOWA
2026
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2026
CITY OF CASCADE, IOWA
DUE: December 1, 2026

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

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

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,474,047		1,474,047	1,440,079
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,474,047		1,474,047	1,440,079
Delinquent Property Taxes	0		0	0
TIF Revenues	301,020		301,020	305,052
Other City Taxes	416,711	0	416,711	399,999
Licenses and Permits	10,387	0	10,387	16,400
Use of Money and Property	215,376	17,531	232,907	249,807
Intergovernmental	653,815	0	653,815	693,149
Charges for Fees and Service	745,260	4,625,442	5,370,702	5,296,023
Special Assessments	0	0	0	0
Miscellaneous	64,728	0	64,728	118,073
Other Financing Sources	1,453,776	0	1,453,776	1,427,898
Transfers In	938,294	6,600	944,894	878,772
Total Revenues and Other Sources	6,273,414	4,649,573	10,922,987	10,825,252
Expenditures and Other Financing Uses				
Public Safety	562,025		562,025	608,922
Public Works	824,441		824,441	902,846
Health and Social Services	0		0	0
Culture and Recreation	549,330		549,330	588,494
Community and Economic Development	140,048		140,048	204,187
General Government	398,751		398,751	437,754
Debt Service	528,399		528,399	502,980
Capital Projects	179,662		179,662	261,529
Total Governmental Activities Expenditures	3,182,656	0	3,182,656	3,506,712
BUSINESS TYPE ACTIVITIES		5,091,019	5,091,019	5,024,459
Total All Expenditures	3,182,656	5,091,019	8,273,675	8,531,171
Other Financing Uses	0	0	0	
Transfers Out	928,294	16,600	944,894	878,772
Total All Expenditures/and Other Financing Uses	4,110,950	5,107,619	9,218,569	9,409,943
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	2,162,464	-458,046	1,704,418	1,415,309
Beginning Fund Balance July 1, 2025	3,450,128	2,297,913	5,748,041	5,568,299
Ending Fund Balance June 30, 2026	5,612,592	1,839,867	7,452,459	6,983,608

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

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

Indebtedness at June 30, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	4,116,691	Other Long-Term Debt	0
Revenue Debt	5,463,083	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	12,835,026

CERTIFICATION

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

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

CITY OF CASCADE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	1,084,811	194,898		194,338			1,474,047		1,474,047	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	1,084,811	194,898		194,338	0	0	1,474,047		1,474,047	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	1,084,811	194,898		194,338	0	0	1,474,047		1,474,047	6
TIF Revenues	7			301,020				301,020		301,020	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8							0		0	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12							0		0	12
Hotel / Motel Tax	13							0		0	13
Other Local Option Taxes	14		416,711					416,711		416,711	14
Total Other City Taxes	15	0	416,711		0	0	0	416,711	0	416,711	15
Section B - Licenses and Permits	16	10,387						10,387		10,387	16
Section C - Use of Money and Property	17										17
Interest	18	213,463						213,463	17,531	230,994	18
Rents and Royalties	19	1,888						1,888		1,888	19
Other Miscellaneous Use of Money and Property	20	25						25		25	20
	21							0		0	21
Total Use of Money and Property	22	215,376	0	0	0	0	0	215,376	17,531	232,907	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27							0		0	27
Community Development Block Grants	28							0		0	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	0	0		0	0	0	0	0	0	33

REVENUE P3

CITY OF CASCADE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		335,899					335,899		335,899	44
Other state grants and reimbursements	48										48
State grants	49	259,598						259,598		259,598	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53		4,397					4,397		4,397	53
C&I Replacement and Tier I Business Tax Replacement	54	30,745			4,014			34,759		34,759	54
	55							0		0	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	290,343	340,296	0	4,014	0	0	634,653	0	634,653	60
Local Grants and Reimbursements											
County Contributions	63							0		0	63
Library Service	64							0		0	64
Township Contributions	65	19,162						19,162		19,162	65
Fire/EMT Service	66							0		0	66
	67							0		0	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	19,162	0	0	0	0	0	19,162	0	19,162	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	309,505	340,296	0	4,014	0	0	653,815	0	653,815	71
Section E -Charges for Fees and Service	72										72
Water	73							0	533,968	533,968	73
Sewer	74							0	944,630	944,630	74
Electric	75							0	1,922,817	1,922,817	75
Gas	76							0	1,224,027	1,224,027	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79	365,283						365,283		365,283	79
Hospital	80							0		0	80

CITY OF CASCADE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0		0	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90							0		0	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93	166,196						166,196		166,196	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98							0		0	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	122,235						122,235		122,235	100
Animal Control Charges	101							0		0	101
	102	91,502	44					91,546		91,546	102
	103							0		0	103
Total Charges for Service	104	745,216	44	0	0	0	0	745,260	4,625,442	5,370,702	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	47,361						47,361		47,361	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110	257						257		257	110
Fines	111	772						772		772	111
Internal Service Charges	112							0		0	112
	113	16,338						16,338		16,338	113
	114							0		0	114
	115							0		0	115
	116							0		0	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	64,728	0	0	0	0	0	64,728	0	64,728	120

REVENUE P5

CITY OF CASCADE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	2,430,023	951,949	301,020	198,352	0	0	3,881,344	4,642,973	8,524,317	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124	25,877						25,877		25,877	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125		0			1,427,899		1,427,899		1,427,899	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	397,884	99,658		202,587	97,832		797,961	6,600	804,561	127
Internal TIF loans and transfers in	128	30,000			110,333			140,333		140,333	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	453,761	99,658	0	312,920	1,525,731	0	2,392,070	6,600	2,398,670	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	2,883,784	1,051,607	301,020	511,272	1,525,731	0	6,273,414	4,649,573	10,922,987	132
Beginning Fund Balance July 1, 2025	134	2,094,489	1,100,746	159,470	95,705	-282		3,450,128	2,297,913	5,748,041	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	4,978,273	2,152,353	460,490	606,977	1,525,449	0	9,723,542	6,947,486	16,671,028	136

CITY OF CASCADE
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	259,291	0					259,291		259,291	2
Jail	3							0		0	3
Emergency Management	4		31,214					31,214		31,214	4
Flood control	5	3,788						3,788		3,788	5
Fire Department	6	47,171						47,171		47,171	6
Ambulance	7	220,561						220,561		220,561	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10							0		0	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	530,811	31,214		0	0	0	562,025		562,025	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	163,042	278,685					441,727		441,727	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		10,794					10,794		10,794	18
Traffic Control Safety	19							0		0	19
Snow Removal	20		38,490					38,490		38,490	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	333,430						333,430		333,430	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	496,472	327,969		0	0	0	824,441		824,441	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	266,176						266,176		266,176	41
Museum, Band, Theater	42							0		0	42
Parks	43	97,014						97,014		97,014	43
Recreation	44							0		0	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46	186,140						186,140		186,140	46
Other Culture and Recreation	47							0		0	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	549,330	0		0	0	0	549,330		549,330	50

CITY OF CASCADE

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52	22,000						22,000		22,000	52
Economic development	53			118,048				118,048		118,048	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55							0		0	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	22,000	0	118,048	0	0	0	140,048		140,048	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	6,827						6,827		6,827	61
Clerk, Treasurer, Financial Administration	62	215,024						215,024		215,024	62
Elections	63	1,425						1,425		1,425	63
Legal Services and City Attorney	64	9,190						9,190		9,190	64
City Hall and General Buildings	65	166,285						166,285		166,285	65
Tort Liability	66							0		0	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	398,751	0		0	0	0	398,751		398,751	70
Section G - Debt Service	71				528,399			528,399		528,399	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	528,399	0	0	528,399		528,399	74
Section H - Regular Capital Projects - Specify	75										75
STREET IMPROVEMENTS	76					136,326		136,326		136,326	76
LIBRARY CAP PROJECT	77					43,336		43,336		43,336	77
Subtotal Regular Capital Projects	78	0	0		0	179,662	0	179,662		179,662	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	179,662	0	179,662		179,662	83
Total Governmental Activities Expenditures	84	1,997,364	359,183	118,048	528,399	179,662	0	3,182,656		3,182,656	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

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

CITY OF CASCADE
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								433,883	433,883	88
Capital Outlay	89								360	360	89
Debt Service	90								84,329	84,329	90
Sewer and Sewage Disposal - Current Operation	91								410,389	410,389	91
Capital Outlay	92									0	92
Debt Service	93								526,240	526,240	93
Electric - Current Operation	94								2,325,261	2,325,261	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97								1,310,557	1,310,557	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								5,091,019	5,091,019	129

CITY OF CASCADE

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	1,997,364	359,183	118,048	528,399	179,662	0	3,182,656	5,091,019	8,273,675	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	299,964	487,997					787,961	16,600	804,561	132
Internal TIF loans/repayments and transfers out	133			140,333				140,333		140,333	133
	134							0		0	134
Total Other Financing Uses	135	299,964	487,997	140,333	0	0	0	928,294	16,600	944,894	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	2,297,328	847,180	258,381	528,399	179,662	0	4,110,950	5,107,619	9,218,569	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140							0		0	140
Restricted	141		1,305,173	202,109	78,578	1,345,787		2,931,647		2,931,647	141
Committed	142	1,113,777						1,113,777		1,113,777	142
Assigned	143							0		0	143
Unassigned	144	1,567,168						1,567,168		1,567,168	144
Total Governmental	145	2,680,945	1,305,173	202,109	78,578	1,345,787	0	5,612,592		5,612,592	145
Proprietary	146								1,839,867	1,839,867	146
Total Ending Fund Balance June 30,	147	2,680,945	1,305,173	202,109	78,578	1,345,787	0	5,612,592	1,839,867	7,452,459	147
Total Requirements (Sum of lines 136 and 147)	148	4,978,273	2,152,353	460,490	606,977	1,525,449	0	9,723,542	6,947,486	16,671,028	148

OTHER P10

Part III Intergovernmental Expenditures
Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments
Correction	
Health	
Highways	
Transit Subsidies	
Libraries	
Police protection	
Sewerage	
Sanitation	
All other	63,569

Purpose	Amount paid to State
Highways	
All other	

Part IV
Wages & Salaries
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	823,870

Part V Debt Outstanding, Issued, and Retired
Transit subsidies
A. Long-Term Debt

		Debt During the Fiscal Year			Debt Outstanding JUNE 30, 2026				
Purpose	Line	Debt Outstanding JULY 1, 2025	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	365,396	0	49,313	0	0	316,083	0	6,906
Sewer Utility	2.	5,562,000	0	415,000	0	0	5,147,000	0	97,335
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	3,099,529	1,420,000	402,838	4,116,691	0	0	0	96,325
GO	10.	0	0	0	0	0	0	0	0
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		9,026,925	1,420,000	867,151	4,116,691	0	5,463,083	0	200,566

B. Short-Term Debt Amount

Outstanding as of July 1, 2025	
Outstanding as of JUNE 30, 2026	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

	Amount		
Actual valuation -- January 1, 2024	256,700,536	x.05 = $	12,835,026.8

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2026

Type of asset	Amount				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				7,941,433	7,941,433

If you budget on a NON-GAAP CASH BASIS, the amount in the
Total above SHOULD EQUAL the above summed amounts on

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2025	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
TIF Agreements	1	TIF Agreement	06-30-2026	TIF	0	No Vote - Non-GO	1,266,000	750,151	110,573	0		TIF Revenue	TIF AGREEMENT
Sewer Revenue Bond	2	Revenue	05-20-2016	36-16	1.75 - 1.75	Voted	8,600,788	5,562,000	415,000	97,335		Sewer Utility	New Wastewater Plant
Pool 2019 Bond	3	GO	06-13-2019	35-19	3.00 - 3.00	Voted	1,965,000	1,280,000	125,000	38,400		Other Purposes/Misc	New Pool
Street 2017 A-Bond	4	GO	06-27-2017	30-17	2.44 - 2.44	Voted	1,110,000	135,000	135,000	4,050		Other Purposes/Misc	Street Project
Water Revenue Refunding Bond	5	Revenue	10-15-2020	55-20	1.89 - 1.89	Voted	602,740	365,396	49,313	6,906		Water Utility	Water Improvement
Library GO Bond	6	GO	05-07-2024	23-24	3.45 - 4.00	Voted	550,000	550,000	30,000	20,525		Other Purposes/Misc	New City Library
2024 CIPCO Library	7	GO	12-19-2023	91-23	2.00 - 2.00	Voted	250,000	213,459	23,512	4,194		Other Purposes/Misc	Library
Dubuque County Library	8	GO	04-24-2024	37-24	1.00 - 1.00	Voted	200,000	181,070	19,326	1,762		Other Purposes/Misc	Library
2024 Street Sweeper GO Bond	9	GO	05-07-2024	23-24	3.45 - 3.45	Voted	110,000	75,000	35,000	2,587		Other Purposes/Misc	Street Sweeper
2024 Hwy 136 Bond	10	GO	05-07-2024	23-24	3.45 - 4.00	Voted	665,000	665,000	35,000	24,807		Other Purposes/Misc	Hwy 136 Improvements
2025 3rd Ave Bond	11	GO	12-30-2025	113-25	0.00 - 4.00	Voted	1,420,000	0	0	0		Other Purposes/Misc	Street Project
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

CITY DEBT DETAIL - LT DEBT2

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	21	-				-						-	-
	22	-				-						-	-
	23	-				-						-	-
	24	-				-						-	-
	25	-				-						-	-
	26	-				-						-	-
	27	-				-						-	-
	28	-				-						-	-
	29	-				-						-	-
	30	-				-						-	-
	31	-				-						-	-
	32	-				-						-	-
	33	-				-						-	-
	34	-				-						-	-
	35	-				-						-	-
	36	-				-						-	-
	37	-				-						-	-
	38	-				-						-	-
	39	-				-						-	-
	40	-				-						-	-

CITY DEBT DETAIL - LT DEBT3

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	41	-				-						-	-
	42	-				-						-	-
	43	-				-						-	-
	44	-				-						-	-
	45	-				-						-	-
	46	-				-						-	-
	47	-				-						-	-
	48	-				-						-	-
	49	-				-						-	-
	50	-				-						-	-
	51	-				-						-	-
	52	-				-						-	-
	53	-				-						-	-
	54	-				-						-	-
	55	-				-						-	-
	56	-				-						-	-
	57	-				-						-	-
	58	-				-						-	-
	59	-				-						-	-
	60	-				-						-	-

CITY DEBT DETAIL - LT DEBT4

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	61	-				-						-	-
	62	-				-						-	-
	63	-				-						-	-
	64	-				-						-	-
	65	-				-						-	-
	66	-				-						-	-
	67	-				-						-	-
	68	-				-						-	-
	69	-				-						-	-
	70	-				-						-	-
	71	-				-						-	-
	72	-				-						-	-
	73	-				-						-	-
	74	-				-						-	-
	75	-				-						-	-
	76	-				-						-	-
	77	-				-						-	-
	78	-				-						-	-
	79	-				-						-	-
	80	-				-						-	-

CITY DEBT DETAIL - LT DEBT5

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	81	-				-						-	-
	82	-				-						-	-
	83	-				-						-	-
	84	-				-						-	-
	85	-				-						-	-
	86	-				-						-	-
	87	-				-						-	-
	88	-				-						-	-
	89	-				-						-	-
	90	-				-						-	-
	91	-				-						-	-
	92	-				-						-	-
	93	-				-						-	-
	94	-				-						-	-
	95	-				-						-	-
	96	-				-						-	-
	97	-				-						-	-
	98	-				-						-	-
	99	-				-						-	-
	100	-				-						-	-

CITY DEBT DETAIL - LT DEBT6

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	101	-				-						-	-
	102	-				-						-	-
	103	-				-						-	-
	104	-				-						-	-
	105	-				-						-	-
	106	-				-						-	-
	107	-				-						-	-
	108	-				-						-	-
	109	-				-						-	-
	110	-				-						-	-
	111	-				-						-	-
	112	-				-						-	-
	113	-				-						-	-
	114	-				-						-	-
	115	-				-						-	-
	116	-				-						-	-
	117	-				-						-	-
	118	-				-						-	-
	119	-				-						-	-
	120	-				-						-	-

CITY DEBT DETAIL - LT DEBT7

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	121	-				-						-	-
	122	-				-						-	-
	123	-				-						-	-
	124	-				-						-	-
	125	-				-						-	-
	126	-				-						-	-
	127	-				-						-	-
	128	-				-						-	-
	129	-				-						-	-
	130	-				-						-	-
	131	-				-						-	-
	132	-				-						-	-
	133	-				-						-	-
	134	-				-						-	-
	135	-				-						-	-
	136	-				-						-	-
	137	-				-						-	-
	138	-				-						-	-
	139	-				-						-	-
	140	-				-						-	-

CASCADE

A Place We Call Home

November 23, 2026 Agenda

Date: November 13, 2026
To: Mayor, City Council and Staff
RE: TIF Debt Certification and Urban Renewal Annual Report
From: Deanna McCusker, City Administrator

Annually on December 1st, the City is required to complete and submit two reports regarding TIF and Urban Renewal. The TIF certification form is to certify to the County Auditor the debt or annual obligations the City is going to pay with TIF for FY28. The amount the City will be certifying for our obligations for FY28 is listed on Resolution #111-26 that is attached. The amount we will be asking for $274,299.

The second report is the Annual Urban Renewal report for FY26. This report summarizes what the city used TIF for during FY26.

The development agreement agreements which specify the max amount to be given to developers and annual limits, if any, are reviewed each year during our annual audit. They also review the TIF fund and the TIF debt certification report and the urban renewal report. Along with that, I have a spreadsheet developed for each developer who is receiving TIF dollars to track the amount given back to the developer and to track that the admin costs have been reimbursed.

Council is being asked to approve Resolution #111-26 that approves both reports and authorizes the reports to be submitted to the State and County on December 1st.

RESOLUTION #111-26

OBLIGATING AND APPROPRIATING URBAN RENEWAL TAX REVENUE FUNDS FOR THE REIMBURSEMENT OF INCREMENTAL PROPERTY TAXES AND BUSINESS INCENTIVES, WHICH SHALL COME DUE IN THE 2028 FISCAL YEAR AND SUBMITTING ALL TIF INDEBTEDNESS FORMS AND ANNUAL URBAN RENEWAL REPORT

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

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

WHEREAS, the City has scheduled payments in the amount of $274,299 (the Annual Payment), which shall come due in the 2028 fiscal year, which begins July 1, 2027 and ends June 30, 2028, with respect to the City's October 9, 2017 development agreement with Callahan Construction for the River Bend Retirement Community, LLC.; the City's June 10, 2019 development agreement with Joel and Cheryl Wood for Cheryl's Flour Garden & Bakery; the City's November 11, 2019 development agreement with Premium Plant Service, Inc.; the City's October 12, 2020 development agreement with AHECO; the City's June 28, 2021 development agreement with Centro, Inc., the City's June 28, 2021 development agreement with Beck Construction, the City's September 26, 2022 Development Agreement with Iowa Main Street Investment, the City's September 26, 2022 Development Agreement with Cascade Storage (Eastern Iowa Excavating), the City's September 26, 2022 Development Agreement with Three B, the City's September 26, 2022 Development Agreement with RD Vaske, the City's November 27, 2023 Development Agreement with ROSO Properties LLC, the City's June 12, 2024 Development Agreement with NJCallahan LLC, the City's authorization for 2024 GO Bond Library debt payments approved September 26, 2022, the City's authorization for 2024 GO Bond Highway 136 debt payments approved November 27, 2023, the City's February 24, 2025 Development Agreement with BLM Rentals, LLC.

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the 2028 fiscal year; and,

WHEREAS, the City must also submit the Annual Urban Renewal Report for Fiscal Year 2025-2026 which is due December 1, 2026.

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

Section 1. The City Council hereby obligates $274,299 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment for the 2028 fiscal year, which begins July 1, 2027 and ends June 30, 2028 for the following economic development projects:

- Premium Plant Services (8th year payment of a 10-year agreement) $19,124
- Cheryl's Flour Garden & Bakery (7th year payment of a 10-year agreement) $7,000
- AHECO (6th year payment of a 10-year agreement) $6,000
- Centro (6th payment of a 10-year agreement) $24,500
- Iowa Main Street Investments (4th Payment of a 10-year agreement)..... $7,000
- Cascade Storage (Eastern Iowa Excavating (5th payment of 10-year rebate)..... $6,000
- Three B (3rd of 10-year agreement)..... $5,000
- RD Vaske (3rd of 6-year agreement)..... $7,000
- Beck Construction..... $13,000
- ROSO Properties LLC (3nd year payment of a 7-year agreement) $3,600
- NJCallahan LLC (3rd year payment of a 4-year agreement) $5,000
- 2024 GO Bond (Library FY28 principal & interest payment) $53,455
- 2024 GO Bond (Highway 136 FY28 principal & interest payment) $62,220
- BLM Rentals, LLC (1st year payment of a 11-year agreement) $5,400
- Downtown Business Incentive Program (1st year of a 5-year program) $50,000

Section 2. The City Clerk is hereby directed to certify the amount obligated for Appropriation in Section 1 above, on the City's December 1, 2026 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year, this report is attached as Exhibit A.

Section 3. The City Clerk is hereby directed to submit the Annual Urban Report for the Fiscal Year 2026 to the State of Iowa, which is attached as Exhibit B.

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

PASSED AND APPROVED this 23rd day of November, 2026.

_____
Steven Knepper, Mayor

ATTEST:

_____
Adam Schuster, City Clerk

Exhibit A

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

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

Urban Renewal Area Indebtedness Not Previously Certified*: $ **274,299**

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

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

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

Notes/Additional Information:

Dated this 23 day of November, 2026

Signature of Authorized Official

563-852-3114
Telephone

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Premium Plant Services Inc 10 Year Tax Increment Pmt Not to Exceed $160,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/28/2019	19,124
2.	Cheryl & Joel Wood Cheryl's Flour Garden Bakery 10 Year Tax Increment Pmt Not to Exceed $70,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	06/10/2019	7,000
3.	AHECO Holdings - Corner Taproom 10 Year Incremental Prop Tax Rebate Not to Exceed $60,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	10/12/2020	6,000
4.	Centro Inc 10 Year Economic Development Tax Increment Pmt Not to Exceed $245,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	06/29/2021	24,500
5.	Iowa Main Street Investments LLC Annual Appropriation Not to Exceed $70,000 20 Semiannual payments not to exceed $7,000 per Fiscal Year ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	09/26/2022	7,000

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

Total For City TIF Form 1.1 Page 1: 63,624

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6.	Cascade Storage (dba Eastern Iowa Excavating Concrete LLC) 20 Semiannual Paymemts not to Exceed $60,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	09/26/2022	6,000
7.	Three B Properties LLC Annual Appropriation Tax Increment Payments not to Exceed $50,000 20 Semiannual Paymemts not to Exceed $5,000 per Fiscal Year (Need to charge for the $5,000 legal fees) ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	09/26/2022	5,000
8.	R&D Vaske LLC Annual Appropriation not to Exceed $40,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	09/26/2022	7,000
9.	Beck Construction Inc and Beck Construction Group LLC Annual Appropriations Tax Increment Payments not to Exceed $90,000 7 Years semi-annual payments ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	06/28/2021	13,000
10.	ROSO Properties LLC Annual Appropriation Tax Increment Payments not to Exceed $25,000 7 Annual Payments not to Exceed $3,600 per year ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/27/2023	3,600

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

Total For City TIF Form 1.1 Page 2: **34,600**

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11.	NJCallahan LLC Annual Appropriation Tax Increment Payments not to Exceed $20,000 4 Annual Payments not to Exceed $5,000 per year ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	06/12/2024	5,000
12.	GO Bond 2024 $550,000 Library Improvement Project Annual Appropriation for Annual Debt Payment ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	04/22/2024	53,455
13.	2024 GO Debt $665,000 Highway 136 Project Annual Appropriation for Annual Debt Payment ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	04/22/2024	62,220
14.	BLM Rentals LLC Annual Appropriation Tax Increment Payments not to Exceed $60,000 22 semi-annual Payments (Need to charge for the $7,000 legal fees) ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	02/24/2025	5,400
15.	Downtown Business Incentive Program Annual Appropriation not to Exceed $250,000 5 Annual Payments not to Exceed $50,000 per year ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/23/2026	50,000

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

Total For City TIF Form 1.1 Page 3: **176,075**

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

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

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

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

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
	274,299

Dated this 23 day of November, 2026

Signature of Authorized Official

563-852-3114
Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER CERTIFICATION TO COUNTY AUDITOR

Use One Certification Per Urban Renewal Area

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 31038 & 53008

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

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

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

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

Dated this 23 day of November, 2026

Signature of Authorized Official

563-852-3114
Telephone

Exhibit B

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: CASCADE
Local Government Number: 31G286

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

TIF Debt Outstanding: **2,559,951**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**159,470**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	301,020		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**301,020**		
Rebate Expenditures:	63,260		
Non-Rebate Expenditures:	195,121		
Returned to County Treasurer:	0		
Total Expenditures:	**258,381**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**202,109**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **2,099,461**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

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

UR Area Creation Date: 05/1995

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM	310135	310120	11,515,251
CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM	310139	310137	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM	310152	310138	0
CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT	310193	310194	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT	310195	310196	0
CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT	310263	310264	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT	310265	310266	0
CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT	310275	310276	0
CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT	310283	310284	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT	310285	310286	0
CASCADE CITY/WESTERN DBQ SCH/UR 61 INCREMENT	310347	310348	0
CASCADE CITY/WESTERN DBQ SCH/UR 64 INCREMENT	310359	310360	0
CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT	310439	310440	0
CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT	310441	310442	0
CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT	310465	310466	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 90 INCREMENT	310477	310478	0
CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310613	310614	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310615	310616	0
CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT	310637	310638	0
CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT	310661	310662	0
CASCADE CITY/WESTERN DBQ SCH/UR 153 INCREMENT	310671	310672	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	5,261,757	10,754,183	7,343,500	0	-12,000	23,327,940	0	23,327,940
Taxable	0	2,495,731	7,591,656	6,084,546	0	-12,000	16,140,433	0	16,140,433
Homestead Credits									10

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**159,470**	**0** Amount of 07-01-2025 Cash Balance Restricted for LMI
TIF Revenue:	301,020	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	**301,020**	
Rebate Expenditures:	63,260	
Non-Rebate Expenditures:	195,121	
Returned to County Treasurer:	0	
Total Expenditures:	**258,381**	
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**202,109**	**0** Amount of 06-30-2026 Cash Balance Restricted for LMI

Projects For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

2012B Water Improvements

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

Smart Communication Systems

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

River Bend Retirement Community

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

Cheryl's Flour Garden

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

Premium Plant Svc

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

AHECO Holdings LLC

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

Beck Construction Inc

Description:	7 Year Econ Develop Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Centro, Inc

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

Description:	5 Year Econ Develop Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

City of Cascade

Description:	Dorsey Whitney legal fees Fall 22 Amend
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Cascade Storage

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

Iowa Main Street Investments

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

R&D Vaske LLC

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

Three B Properties, LLC

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

Buchanan St Sewer Advance

Description:	4 Year Internal Advance
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

ROSO Properties, LLC

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

NJCallahan, LLC

Description:	5 Year Economic Develop Agreement
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes

BLM Rentals LLC

Description:	11 Year Economic Develop Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

City of Cascade

Description:	Admin Support Program
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

City of Cascade

Description:	15 Year Library GO Bond
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

City of Cascade

Description:	15 Year Hwy 136 GO Bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

Cheryl's Flour Garden

Debt/Obligation Type:	Rebates
Principal:	57,837
Interest:	0
Total:	57,837
Annual Appropriation?:	Yes
Date Incurred:	06/10/2019
FY of Last Payment:	2030

River Bend Retirement

Debt/Obligation Type:	Rebates
Principal:	82,699
Interest:	0
Total:	82,699
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2030

Premium Plant Services

Debt/Obligation Type:	Rebates
Principal:	100,857
Interest:	0
Total:	100,857
Annual Appropriation?:	Yes
Date Incurred:	12/31/2019
FY of Last Payment:	2030

AHECO Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	53,312
Interest:	0
Total:	53,312
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2032

Beck Construction Inc

Debt/Obligation Type:	Rebates
Principal:	68,077
Interest:	0
Total:	68,077
Annual Appropriation?:	Yes
Date Incurred:	06/28/2021
FY of Last Payment:	2030

Centro, LLC

Debt/Obligation Type:	Rebates
Principal:	258,810
Interest:	0
Total:	258,810
Annual Appropriation?:	Yes

FY of Last Payment: 2031

Cascade Lumber

Debt/Obligation Type: Rebates
Principal: 4,000
Interest: 0
Total: 4,000
Annual Appropriation?: Yes
Date Incurred: 09/26/2022
FY of Last Payment: 2028

City of Cascade

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

Cascade Storage

Debt/Obligation Type: Rebates
Principal: 48,015
Interest: 0
Total: 48,015
Annual Appropriation?: Yes
Date Incurred: 09/26/2022
FY of Last Payment: 2033

Iowa Main Street Investments

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

R&D Vaske LLC

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

Three B Properties, LLC

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

Buchanan St Sewer Advance

Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 11/13/2023
FY of Last Payment: 2027

ROSO Properties, LLC

Debt/Obligation Type: Rebates
Principal: 23,780
Interest: 0
Total: 23,780
Annual Appropriation?: No
Date Incurred: 11/27/2023
FY of Last Payment: 2031

NJCallahan , LLC

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

BLM Rentals LLC

Debt/Obligation Type: Rebates
Principal: 60,000
Interest: 0
Total: 60,000
Annual Appropriation?: No
Date Incurred: 02/24/2025
FY of Last Payment: 2037

City of Cascade

Debt/Obligation Type: Internal Loans
Principal: 30,000
Interest: 0
Total: 30,000
Annual Appropriation?: No
Date Incurred: 11/25/2024
FY of Last Payment: 2028

City of Cascade

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 550,000
Interest: 171,377
Total: 721,377
Annual Appropriation?: Yes
Date Incurred: 05/07/2024
FY of Last Payment: 2039

City of Cascade

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 665,000
Interest: 206,187
Total: 871,187
Annual Appropriation?: Yes

FY of Last Payment: 2039

Non-Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

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

TIF Expenditure Amount: 13,000
Tied To Debt: Beck Construction Inc
Tied To Project: Beck Construction Inc

TIF Expenditure Amount: 3,078
Tied To Debt: AHECO Holdings LLC
Tied To Project: AHECO Holdings LLC

TIF Expenditure Amount: 0
Tied To Debt: Premium Plant Services
Tied To Project: Premium Plant Svc

TIF Expenditure Amount: 30,000
Tied To Debt: City of Cascade
Tied To Project: City of Cascade

TIF Expenditure Amount: 12,000
Tied To Debt: Centro, LLC
Tied To Project: Centro, Inc

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

TIF Expenditure Amount: 6,000
Tied To Debt: Cascade Storage
Tied To Project: Cascade Storage

TIF Expenditure Amount: 135
Tied To Debt: Iowa Main Street Investments
Tied To Project: Iowa Main Street Investments

TIF Expenditure Amount: 1,185
Tied To Debt: ROSO Properties, LLC
Tied To Project: ROSO Properties, LLC

TIF Expenditure Amount: 0
Tied To Debt: Three B Properties, LLC
Tied To Project: Three B Properties, LLC

TIF Expenditure Amount: 5,000
Tied To Debt: NJCallahan , LLC
Tied To Project: NJCallahan, LLC

TIF Expenditure Amount: 2,915
Tied To Debt: R&D Vaske LLC
Tied To Project: R&D Vaske LLC

TIF Expenditure Amount: 7,475
Tied To Debt: BLM Rentals LLC
Tied To Project: BLM Rentals LLC

TIF Expenditure Amount: 50,525
Tied To Debt: City of Cascade
Tied To Project: City of Cascade

Tied To Debt:	City of Cascade
Tied To Project:	City of Cascade

Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

116 Industrial St

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

813 Tyler St NE

TIF Expenditure Amount:	40,000
Rebate Paid To:	Callahan Construction Inc
Tied To Debt:	River Bend Retirement
Tied To Project:	River Bend Retirement Community
Projected Final FY of Rebate:	2027

133 Industrial St SE

TIF Expenditure Amount:	14,669
Rebate Paid To:	Premium Plant Svc
Tied To Debt:	Premium Plant Services
Tied To Project:	Premium Plant Svc
Projected Final FY of Rebate:	2030

126 1st Ave W

TIF Expenditure Amount:	3,654
Rebate Paid To:	Cheryl's Flour Garden Bakery
Tied To Debt:	Cheryl's Flour Garden
Tied To Project:	Cheryl's Flour Garden
Projected Final FY of Rebate:	2030

201 1st Ave W

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

145 Industrial St SE

TIF Expenditure Amount:	4,937
Rebate Paid To:	Centro. LLC
Tied To Debt:	Centro, LLC
Tied To Project:	Centro, Inc
Projected Final FY of Rebate:	2032

1000 1st Ave E

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

Jobs For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

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

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

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

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

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM
TIF Taxing District Inc. Number: 310120

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1996
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	5,261,757	10,754,183	7,343,500	0	-12,000	23,327,940	0	23,327,940
Taxable	0	2,495,731	7,591,656	6,084,546	0	-12,000	16,140,433	0	16,140,433
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	6,228,885	16,140,433	11,515,251	4,625,182	116,385

FY 2026 TIF Revenue Received: 301,020

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM
TIF Taxing District Inc. Number: 310137

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1999
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	6,324	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM
TIF Taxing District Inc. Number: 310138

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1996
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	87,110	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT
TIF Taxing District Inc. Number: 310194

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,362,652	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT
TIF Taxing District Inc. Number: 310196

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	22,250	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT
TIF Taxing District Inc. Number: 310264

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	113,948	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT
TIF Taxing District Inc. Number: 310266

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	44,098	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT
TIF Taxing District Inc. Number: 310276

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	332,477	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT
TIF Taxing District Inc. Number: 310284
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	402,900	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT
TIF Taxing District Inc. Number: 310286
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	6,459	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	2,226	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	288,474	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT
TIF Taxing District Inc. Number: 310440

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2014
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	160,056	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT
TIF Taxing District Inc. Number: 310442

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2014
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	12/2009

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	31,373	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT
TIF Taxing District Inc. Number: 310466
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2014
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2012

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	276,680	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	2,036	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT
TIF Taxing District Inc. Number: 310614

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	447,188	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
TIF Taxing District Name: CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT
TIF Taxing District Inc. Number: 310616

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	81,575	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	170,570	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2009
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	762,650	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,885,070	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name:	CASCADE (31G286)
Urban Renewal Area:	CASCADE ORIGINAL URBAN RENEWAL
UR Area Number:	53008
UR Area Creation Date:	12/1998
UR Area Purpose:	Jones County identifies this as TIF area 330. City Map lists this as CAT 29 and CAT 47. Development Area for tax incentive for annexation of medical clinic, local match funds for community park development grant. The funds are used for econ development

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**0**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
Urban Renewal Area: CASCADE ORIGINAL URBAN RENEWAL (53008)
TIF Taxing District Name: CASCADE CITY/WESTERN DUBUQUE SCH/URBAN RENEWAL INCREM
TIF Taxing District Inc. Number: 530411
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1999
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	3,525	0	0	0	0

FY 2026 TIF Revenue Received: 0

ORDINANCE #10-26

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 9 REFUSE COLLECTION RATES

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

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

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

6-5-9 REFUSE COLLECTION RATES.

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

1. One or two family houses $12.00 ~~11.50~~ ~~11.20~~/month

2. Apartments with separate water meters $12.00 ~~11.50~~ ~~11.20~~/month

3. Apartments when water is furnished by owner $12.00 ~~11.50,~~ ~~11.20~~/month

4. Commercial Toters (without dumpsters) $16.25 ~~15.60~~ ~~15.00~~/month

Commercial Dumpster Rates:

~~1 yard dumpster $20.00/month~~

~~1 ½ yard dumpster $30.00/month~~

2 yard dumpster $65.00 ~~60.00~~ ~~50.00~~/month

3 yard dumpster $90.00 ~~85.00~~ ~~75.00~~/month

4 yard dumpster $115.00 ~~110.00~~ ~~100.00~~/month

~~5 yard dumpster $100.00/month~~

6 yard dumpster $165.00 ~~160.00~~ ~~150.00~~/ month

8 yard dumpster $215.00 ~~210.00~~ ~~200.00~~/month

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

6. Garbage Collection Limits.

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

7. Extra Containers or Extra Pick-ups

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

6-5-10 RECYCLING MATERIALS.

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

1. Residential $7.50/month

2. Commercial $9.50/month

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

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

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

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

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2026.

Steven Knepper, Mayor

ATTEST:

Adam Schuster, City Clerk

First Reading:	10/26/26
Second Reading:	11/09/26
Third Reading:	
Publication Date:	
Sent to American Legal:	

ORDINANCE #11-26

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA, BY AMENDING

CHAPTER 6-3 UTILITIES-WATER SYSTEMS SPECIFICALLY 6-3-23 SECOND WATER METERS

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

Section I. Section Modified. Title VI Physical Environment, Chapter 3 Utilities – Water System, of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

6-3-23 Second Water Meters.

Each property owner is the City may have a second water meter installed to measure water that is not discharged into the sanitary sewer system, in accordance with the following:

1. The ~~Council~~ Mayor must approve the installation of the second water meter prior to installation.

2. The property owner shall pay for the second water meter, a remote reading device and for all costs associated with the water meter to the property, including a ~~$30.00~~ $50.00 inspection fee.

3. ~~The property owner shall install a back flow valve~~. The property owner shall have installed a Reduced-Pressure Principle Backflow Prevention Assembly (RP) by a certified licensed plumber. Following the installation, the plumber must sign off that the RP was installed.

4. The plumber installing the meter, remote reading device and the RP must also follow the Uniform Plumbing Code.

5. Following the installation of the meter, remote reading device and the RP, the City will complete an inspection ensuring that everything is installed correctly.

6. An annual inspection is required by the City, and a ~~$30.00~~ $50.00 annual inspection fee will be added to the March utility bill to all people with a second water meter. Beginning annually on the 1st of March, please call city hall to schedule an annual inspection. The annual inspection should be completed by May 1st of every year. If inspection is not completed by May 1st, a $5.00 per day penalty will be charged.

7. An annual inspection of the Reduced-Pressure Backflow Prevention Assembly (RP) is required by May 1st by a certified tester. Test results must be sent to the City of Cascade to be kept on file. If test results are not sent to the City by May 1st a $5.00 per day penalty will be charged. If test results are still not received by July 31st water will be disconnected at the curb.

8. All second water meters currently in use as of the approval of this ordinance must have the Reduced-Pressure Backflow Prevention Assembly (RP) installed within six (6) months and schedule an inspection of the system by the City. If not completed within six (6) months a penalty of $5 per day will be charged. If the property owner does not want to add the Reduced-Pressure Backflow Prevention Assembly (RP) then the second water meter, plus all plumbing and piping must be removed and a final inspection performed by the city.

9. All property owners who have an irrigation system, with or without a second water meter installed, need to have a Reduced-Pressure Backflow Prevention Assembly (RP) installed within six (6) months and schedule an inspection of the system with the City. The Reduced-Pressure Backflow Prevention Assembly RP is a safety measure to protect the City water system in case of backflow contamination.

10. An annual inspection of the Reduced-Pressure Backflow Prevention Assembly (RP) is required by May 1st by a certified tester. Test results must be sent to the City of Cascade to be kept on file. If test results are not sent to the City by May 1st a $5.00 per day penalty will be charged. If test results are still not received by July 31st water will be disconnected at the curb.

11. The property owner shall pay the monthly minimum for water service to the second water meter for the entire year and not just the months that the meter is in use. In addition, the property owner shall pay for water usage at the current rates for all water used.

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

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

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2026.

_____
Steven J. Knepper, Mayor

ATTEST:

_____
Adam Schuster, City Clerk

First Reading: 11/9/2026
Second Reading:
Third Reading:
Publication:
Sent to American Legal:

CITY ADMINISTRATOR REPORT
11/23/26 City Council Meeting

- We hauled sludge to Dan Helle's
- We have been street sweeping
- The door between city hall offices and the gym entry came in but had the wrong glass. It will now be installed sometime in December.
- Participated in the zoom budget workshop for FY28 budget. Valuable information that will definitely impact the FY28 budget. We will discuss more in January. In the meantime, I may bring some things for council to consider.
- Reminder City Hall will be closed Thursday, November 26th and Friday, November 27th for Thanksgiving holiday