

CITY OF CASCADE, IOWA
CITY COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, November 10, 2025, 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 10, 2025 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 10/27/25**
 - 2. Cascade Park Board Minutes 10/20/25**
 - 3. Cascade Public Library Minutes 11/4/25**
 - 4. November 10, 2025 Claims**
- 7. Consideration to Approve Resolution #103-25 - Obligor and Appropriating Urban Renewal Tax Revenue Funds for the Reimbursement of Incremental Property Taxes and Business Incentives, Which Shall Come Due in the 2027 Fiscal Year and Submitting All The Indebtedness Forms and Annual Renewal Report (tabled)**
- 8. Discussion on Speed Limit In School Zone Near Cascade Elementary**
- 9. Public Hearing – Proposal to Enter Into a General Obligation Loan Agreement**
- 10. Consideration to Approve Resolution #106-25 – Resolution Taking Additional Action on Proposal to Enter into General Obligation Loan Agreement**
- 11. Consideration to Approve Resolution #107-25 – A Resolution Approving the Health Insurance Renewal For January 1, 2026 With Wellmark BC/BS With A 1.26% Increase**
- 12. Consideration to Approve Ordinance #04-25 – 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)**
- 13. Discussion on the Request From CEDC and Allocated Funds in FY26**
- 14. Reports – Police Chief and City Administrator**
- 15. Adjournment**

October 27, 2025
City Council Meeting Minutes

The October 27, 2025 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Delaney, Gehl, Hosch, Weber, and Oliphant answered roll call.

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

Motion Oliphant, second Weber to approve the consent agenda items: City Council Minutes 10/13/25, Cascade Park Board Minutes 10/20/25, Cascade Personnel Committee Minutes 10/20/25, Jones County Economic Development Minutes 9/30/25, Cascade Economic Development Corporation Minutes 9/17/25, Liquor License Renewal for McDermott Oil Co. DBA Lyons Service Center, and October 27, 2025 Claims. Five Ayes. Motion carried.

Motion Delaney, second Oliphant to untable Resolution ##102-25 – Resolution Authorizing the Purchase of a New Ambulance for the Cascade EMS Service. Roll call vote. All ayes. Motion carried.

Motion Oliphant, second Delaney to approve Resolution #102-25 – Resolution Authorizing the Purchase of a New Lifeline-Gas Ambulance for the Cascade EMS Service. Roll call vote. All ayes. Motion carried.

Motion Delaney, second Weber to approve Ordinance #04-25 – 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 (First Reading). Roll call vote. All ayes. Motion carried.

Motion Hosch, second Delaney to table Resolution #103-25 – Obligating and Appropriating Urban Renewal Tax Revenue Funds for the Reimbursement of Incremental Property Taxes and Business Incentives, Which Shall Come Due in the 2027 Fiscal Year and Submitting All The Indebtedness Forms and Annual Renewal Report. Roll call vote. All ayes. Motion carried.

Motion Oliphant, second Weber to approve Resolution #105-25 – A Resolution Authorizing the Approval to Hire D.A. Davidson & Co. as the Underwriter For the City For the 3rd Ave SW & Hayes Street SW Reconstruction Project and General Obligation Bonds in the City of Cascade, Iowa. Roll call vote. All ayes. Motion carried.

Motion Gehl, second Oliphant to approve Resolution #104-25 – Resolution Setting the Date For Public Hearing and Additional Actions on Proposal to Enter Into a General Obligation Loan Agreement and to Borrow Money Thereunder in a Principal Amount Not to Exceed \$1,450,000. Roll call vote. All ayes. Motion carried.

Motion Gehl, second Oliphant to adjourn Closed Sessions at 6:23pm: Police Officer Hiring and Old Library.

Motion Gehl, second Oliphant to reconvene into Open Session at 7:07pm.

Motion Gehl, second Oliphant to approve the hire of Full Time Police Officer, Tyler Hunt. Roll call vote. All ayes. Motion carried.

Motion Oliphant, second Hosch to adjourn at 7:10pm. All Ayes.

Park Board Meeting Minutes

October 20, 2025

The October 20, 2025, Cascade Park Board meeting was called to order by Chairman Rausch at 5:00 p.m. at the Cascade City Hall with Orr, Rausch, McLees, and Hailey Rausch answering roll. Manternach was absent.

Motion Orr, second Hailey to approve the agenda with moving item #7 before #4 – all ayes, motion carried.

Members of the Cascade Pickleball Group were in attendance. Terry & Jan Frasher addressed the Park Board concerning the approval of the rules and court signs at the pickleball courts in Oak Hill Park. The group had Big River draft signs, but they did not align with the branding colors or font that was approved in 2023. Hailey discussed some points regarding the signs with the group. She offered to do a proof of what it should look like using the branding colors and font and email it out to Terry & Jan. The group was agreeable to this. Motion Hailey, second McLees to approve the signs with amending the rule and court signs that Big River drafted and drafting it to follow the branding colors and font of the City- all ayes, motion carried.

The Cascade Pickleball Group was also wanting approval of the shade pavilion. The Park Board received photos of one that replicates what they want to construct. Motion Hailey, second Orr to approve the shelter plans – all ayes, motion carried. Hailey commented that it was a pleasure working with them on the courts and it is nice to see the courts so busy.

No public comments.

Motion McLees, second Hailey to approve the meeting minutes from September 15, 2025 - all ayes, motion carried.

Motion Orr, second Hailey to approve the August & September 2025 financials – all ayes, motion carried.

Cascade WIN class wants to install a Little Library in Oak Hill Park. They marked a spot for the location, which is near the Oak Hill Park sign. Motion McLees, second Orr to approve the location with it being painted blue or natural wood – all ayes, motion carried.

Other business included installing a camera in Oak Hill Park, getting some lights near the courts, playground equipment, and another location. It was mentioned that we could lay some street millings for a temporary parking lot and that people are still driving through even with barriers. The City Administrator will investigate these matters.

Motion Orr, second McLees to adjourn the Park Board meeting at 5:51 p.m. – all ayes, motion carried.

Respectfully submitted by
Deanna McCusker, City Administrator

Cascade Public Library Board of Trustees Minutes

Tuesday, November 4, 2025 (4:30pm)

Cascade Public Library Conference Room

108 2nd Avenue SW, Cascade Iowa

Present: Kane, Brindle, Knief, Balster, Gleason, Funke

1. Call to Order: Balster called the meeting to order at 4:32 pm.
2. Approval of the Agenda: Brindle motioned to approve the agenda with the amendment of moving Sheila with the Community Foundation of Greater Dubuque up after public comment. Gleason seconded. All approved.
3. Approval of the Minutes of the October 7, 2025 library board meeting: Funke moved to approve, Knief seconded. All approved.
4. Public Comment: None
5. Sheila from Community Foundation of Greater Dubuque. Spoke about the endowment fund.
6. Budget Reports were reviewed.
7. Bills: Brindle moved to pay the bills; Funke seconded; all approved. A quote was reviewed for the wall rub strips.
8. Circulation Statistics: numbers increased a little.
9. Facility Updates: Silo was repainted. A mock up of extending the book drop was looked into. It didn't work. Next step is to look into taking out the bollard, or outer curb.
10. Friends of the Library update: Decorated the library for Christmas. Holiday photo shoot is 11/8 & 11/9. Doing a cookie walk 11/29.
11. Programming/Upcoming Events/Librarians Calendar: November is looking to be busy. Library is hosting Santa for Christmas in the Park. Monthly staff meetings will be happening, starting Dec. 1st. Library will close at 5 p.m. that day.
12. Circulation Policy: Funke moved to accept the circulation policy, Brindle seconded.
13. Collection Development Policy: review for next meeting
14. Tool Library Donation: In the works, still looking into more details and logistics.
15. State Library Survey Melissa got this submitted.
16. Other: none
17. Next meeting: Tuesday, December 2, 2025 at 4:30pm.
18. Adjournment: Gleason moved to adjourn, Knief seconded. All approved.

Respectfully submitted,
Bret Funke, Cascade Public Library Board Secretary

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
12292022	ADVANTAGE ADMINISTRATORS	PSF BUY DOWNS				
10242025	ALLIANT ENERGY	HWY 151 248TH SIGN		40.50		
10072025	ANDREW-PRITCHETT, ANGELA	MAKE AND TAKE CRAFT		9.63		
11032025	AYERS, DESIREE	STUDENT WORKBOOK REIMBURSEMENT		165.00		
2039271665	BAKER & TAYLOR BOOKS	7 BOOKS	111.41			
2039282274	BAKER & TAYLOR BOOKS	2 BOOKS	9.68			
2039285325	BAKER & TAYLOR BOOKS	19 BOOKS	294.63	415.72		
b7082943	BRODART CO	100 BOOKS		1,262.20		
NOV25	CASCADE COMMUNICATIONS CO	NOVEMBER 2025 PHONE/INTERNET		846.57		
1132605	CASCADE LUMBER CO	CLEANER AND RUBBING ALCOHOL	11.98			
1134015	CASCADE LUMBER CO	SCRUB BRUSH	5.79			
1134235	CASCADE LUMBER CO	UPS CHARGES	31.02			
1134360	CASCADE LUMBER CO	NOZZLE	11.99			
1134960	CASCADE LUMBER CO	BRUSH SET, PROPANE	13.77			
1136205	CASCADE LUMBER CO	COUPLING	6.99			
1136620	CASCADE LUMBER CO	AIR FILTERS	71.94			
1136875	CASCADE LUMBER CO	HACKSAW BLADE	4.99			
1139025	CASCADE LUMBER CO	FLAPPER	9.99			
1140690	CASCADE LUMBER CO	HEAD, SCREWS, NUTSETTER	18.63			
1141045	CASCADE LUMBER CO	SOFT GRIP SPONGE	4.99			
1141270	CASCADE LUMBER CO	WOODGRIPS, CABLE TIES	23.81			
1142370	CASCADE LUMBER CO	ADHESIVE	6.99			
1142500	CASCADE LUMBER CO	SCREWS, BOLTS, NUTS, WASHERS	60.90			
219843	CASCADE LUMBER CO	SHOP SUPPLIES	13.71	297.49		
OCTOBER2025	CASCADE MUNICIPAL UTILITIES	OCTOBER 2025 UTILITIES		8,573.71		
10254036	CASCADE PIONEER	PUBLICATION FEES		242.35		
NOV2025	CASCADE STORAGE LLC	EMS MONTHLY BLDG RENT		1,500.00		
999101345250	CENGAGE LEARNING	3 DYNAMIC DRAMAS		149.20		
2184738	CENTER POINT LARGE PRINT	11 BOOKS	107.78			
2194483	CENTER POINT LARGE PRINT	4 BOOKS	109.08	216.86		
16569	CITY OF DUBUQUE	WATER TESTS		64.00		
7713990	DEMCO INC	GENRE LABELS AND BAKE IT SET		51.38		
11042025	DUBUQUE COUNTY AUDITOR	12/01 LIBRARY LOAN		10,544.00		
25-1194	EASTERN IOWA EXCAVATING LLC	MANHOLE AND FIXTURE ADJUSTMENT		21,575.75		
IVC000024402	ECIA	BUILDING INSPECTIONS		67.75		
SM-241259	EMSAR	EQUIPMENT EVALUATIONS		1,935.05		
962478	FERNO	352 NEW COT	53,844.80			
962765	FERNO	351 COT REPAIRS	2,067.34	55,912.14		
NOVEMBER 2025	FIRST NET-AT&T MOBILITY	NOVEMBER 2025		508.16		
10.99	GASSER FARM & HARDWARE LLC	TABLETS	10.99			
42132	GASSER FARM & HARDWARE LLC	ADAPTER, NOZZLE, COUPLING	115.75			
42217	GASSER FARM & HARDWARE LLC	ROD	5.99			
42270	GASSER FARM & HARDWARE LLC	FLUSH HANDLE	10.99			
42288	GASSER FARM & HARDWARE LLC	INSECT REPELLANT, BATTERIES	45.46			
42293	GASSER FARM & HARDWARE LLC	ANTIFREEZE	82.50			
42323	GASSER FARM & HARDWARE LLC	MAIL TAPE	4.29			
42505	GASSER FARM & HARDWARE LLC	CARTON CUTTER	2.64	278.61		
IE-9395	GPM ENVIRONMENTAL SOLUTION LLC	CALIBRATE FLOW METERS		560.00		
29796	HERB GREEN FORD INC	2021 POLICE OIL CHANGE	59.16			
29900	HERB GREEN FORD INC	2017 POLICE OIL CHANGE	71.16	130.32		
4014	HERITAGE PRINTING COMPANY	STORY WALK LAMINATE PAGES		41.00		
9893	HOMETOWN PEST SOLUTIONS	FIRE STATION TREATMENT		64.20		
507822772	HOOPLA	155 DIGITAL ITEMS		342.23		
132641	INQUIREHIRE	EMS BACKGROUND CHECK		63.30		

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
276457	IOWA ONE CALL	EMAILS		28.90		
74172	IOWA RURAL WATER ASSOC	2026 MEMBERSHIP DUES		365.00		
082525	JAMES KENNEDY PUBLIC LIBRARY	18 COPIES BOOKPAGES		151.20		
11665	KERPS SERVICE CENTER INC	TRUCK MAINTENANCE		28.05		
11012025	MCALDER WATER CONDITIONIN	EMS WATER SFT RENT	23.50			
NOV12025	MCALDER WATER CONDITIONIN	LIBRARY WTR SFT RENT	27.50	51.00		
NOV2025	MCCUSKER DEANNA	CELLPHONE/VEHICLE ALLOWANCE		245.00		
M01038322	MERCY MEDICAL CENTER	Q3 EMS PHARMACY FEES		250.00		
837040	MICHAEL FREDERICK	2 BOOKS		50.00		
523904	MICRO MARKETING LLC	CANNING COOKBOOK		19.99		
507751381	MIDWEST TAPE LLC	2 DVDS		49.48		
0960441-IN	MUNICIPAL SUPPLY INC	3/4 IPERL METERS X8		1,304.00		
608813	MYERS-COX	POOL CONCESSIONS		673.39		
73859618001	ORIENTAL TRADING	HALLOWEEN MATERIALS		259.88		
432-394890	PARTS AUTHORITY	SHOP GREASE	210.50			
433-24509	PARTS AUTHORITY	PLOW TRUCK BATTERIES	262.74			
433-245978	PARTS AUTHORITY	GREASE	21.05	494.29		
10425	PREMIER WINDOW CLEANING	INSIDE AND OUT CLEANING		980.00		
45713646	QUILL CORP	TEMPERA PAINT	4.98			
45714734	QUILL CORP	CRAYOLA PAINT	6.87			
45722065	QUILL CORP	PROGRAM MATERIALS	26.04			
45724837	QUILL CORP	PAINT	6.32			
45727316	QUILL CORP	PAINT	4.34			
45747987	QUILL CORP	MAGNET AND BADGE	17.96			
45782891	QUILL CORP	TOILET CLEANER, TP, MARKERS	206.67			
45841788	QUILL CORP	CARD BOX	9.95			
45936376	QUILL CORP	HAND SOAP	23.99			
46218872	QUILL CORP	LUNCH BAGS	127.09			
46224840	QUILL CORP	CLOROX WIPES AND PRINTER PAPER	107.22	541.43		
4300025159	RIVER CITY PAVING	ALLEYS AND STREETS		956.00		
10302025	CINDY STOLL	OCTOBER 2025 CLEANING		1,380.00		
2026SUBSCRIPTION	THE IOWAN	2026 SUBSCRIPTION		24.00		
199618436	ULINE	OAK HILL PARK RECEPTACLES		3,120.12		
Accounts Payable Total				116,828.85		

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	73,357.08
016	PARTIAL SELF-FUND	
110	ROAD USE TAX	1,926.13
200	DEBT SERVICE	10,544.00
600	WATER	4,659.83
610	SEWER	26,341.81

	TOTAL FUNDS	116,828.85

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
ALLIANT ENERGY ROAD USE TAX	STREET LIGHTING	10242025	HWY 151 248TH SIGN	40.50
***** VENDOR TOTAL *****				40.50
ANDREW-PRITCHETT, ANGELA GENERAL	PROGRAM MATERIALS	10072025	MAKE AND TAKE CRAFT	9.63
***** VENDOR TOTAL *****				9.63
AYERS, DESIREE GENERAL	TRAVEL TRAINING & CONFERENCE	11032025	STUDENT WORKBOOK REIMBURSEMENT	165.00
***** VENDOR TOTAL *****				165.00
BAKER & TAYLOR BOOKS GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	2039271665	7 BOOKS	111.41
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	2039282274	2 BOOKS	9.68
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	2039285325	19 BOOKS	294.63
***** VENDOR TOTAL *****				415.72
BRODART CO GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	b7082943	100 BOOKS	1,262.20
***** VENDOR TOTAL *****				1,262.20
CASCADE COMMUNICATIONS CO GENERAL	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	44.38
GENERAL	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	51.90
GENERAL	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	52.90
GENERAL	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	51.10
GENERAL	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	203.59
WATER	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	297.99
SEWER	TELEPHONE/INTERNET	NOV25	NOVEMBER 2025 PHONE/INTERNET	144.71
***** VENDOR TOTAL *****				846.57
CASCADE LUMBER CO GENERAL	OPERATING SUPPLIES	1136875	HACKSAW BLADE	4.99
GENERAL	OPERATING SUPPLIES	219843	SHOP SUPPLIES	13.71
GENERAL	MISC OPERATING SUPPLIES	1142370	ADHESIVE	6.99
GENERAL	MISC OPERATING SUPPLIES	1140690	HEAD, SCREWS, NUTSETTER	18.63
GENERAL	REPAIR & MAINT. OF BUILDINGS	1136620	AIR FILTERS	71.94
GENERAL	REPAIR & MAINT. OF BUILDINGS	1139025	FLAPPER	9.99
ROAD USE TAX	STREET SUPPLIES	1142500	SCREWS, BOLTS, NUTS, WASHERS	60.90
WATER	OPER SUPPLIES/MATERIALS MISC.	1141045	SOFT GRIP SPONGE	4.99
WATER	OPER SUPPLIES/MATERIALS MISC.	1141270	WOODGRIPS, CABLE TIES	23.81
SEWER	OPER SUPPLIES/MATERIALS MISC.	1132605	CLEANER AND RUBBING ALCOHOL	11.98
SEWER	OPER SUPPLIES/MATERIALS MISC.	1134015	SCRUB BRUSH	5.79
SEWER	OPER SUPPLIES/MATERIALS MISC.	1134360	NOZZLE	11.99
SEWER	OPER SUPPLIES/MATERIALS MISC.	1134960	BRUSH SET, PROPANE	13.77
SEWER	OPER SUPPLIES/MATERIALS MISC.	1136205	COUPLING	6.99
SEWER	POSTAGE	1134235	UPS CHARGES	31.02

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
CASCADE LUMBER CO				
***** VENDOR TOTAL *****				297.49
CASCADE MUNICIPAL UTILITIES				
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	253.84
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	104.87
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	84.61
GENERAL	PROFESSIONAL FEES	OCTOBER2025	OCTOBER 2025 UTILITIES	430.67
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	424.56
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	175.05
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	12.28
GENERAL	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	306.37
ROAD USE TAX	STREET LIGHTING	OCTOBER2025	OCTOBER 2025 UTILITIES	600.00
WATER	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	2,047.28
WATER	PROFESSIONAL FEES	OCTOBER2025	OCTOBER 2025 UTILITIES	430.67
SEWER	UTILITIES	OCTOBER2025	OCTOBER 2025 UTILITIES	3,272.85
SEWER	PROFESSIONAL FEES	OCTOBER2025	OCTOBER 2025 UTILITIES	430.66
***** VENDOR TOTAL *****				8,573.71
CASCADE PIONEER				
GENERAL	ADVERTISING AND PUBLICATIONS	10254036	PUBLICATION FEES	242.35
***** VENDOR TOTAL *****				242.35
CASCADE STORAGE LLC				
GENERAL	BUILDING RENT/LEASE	NOV2025	EMS MONTHLY BLDG RENT	1,500.00
***** VENDOR TOTAL *****				1,500.00
CENGAGE LEARNING				
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	999101345250	3 DYNAMIC DRAMAS	149.20
***** VENDOR TOTAL *****				149.20
CENTER POINT LARGE PRINT				
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	2184738	11 BOOKS	107.78
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	2194483	4 BOOKS	109.08
***** VENDOR TOTAL *****				216.86
CITY OF DUBUQUE				
WATER	OPER SUPPLIES/MATERIALS MISC.	16569	WATER TESTS	64.00
***** VENDOR TOTAL *****				64.00
DEMCO INC				
GENERAL	PROGRAM MATERIALS	7713990	GENRE LABELS AND BAKE IT SET	51.38

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
DEMCO INC				
***** VENDOR TOTAL *****				51.38
DUBUQUE COUNTY AUDITOR				
DEBT SERVICE	PRINCIPAL-2024 DBQ COUNTY LOAN	11042025	12/01 LIBRARY LOAN	9,663.00
DEBT SERVICE	INTEREST-2024 DBQ COUNTY LOAN	11042025	12/01 LIBRARY LOAN	881.00
***** VENDOR TOTAL *****				10,544.00
EASTERN IOWA EXCAVATING LLC				
SEWER	SANITARY SEWERS	25-1194	MANHOLE AND FIXTURE ADJUSTMENT	21,575.75
***** VENDOR TOTAL *****				21,575.75
ECIA				
GENERAL	CONTRACT LABOR	IVC000024402	BUILDING INSPECTIONS	67.75
***** VENDOR TOTAL *****				67.75
EMSAR				
GENERAL	REPAIR & MAINT EQUIPMENT	SM-241259	EQUIPMENT EVALUATIONS	1,935.05
***** VENDOR TOTAL *****				1,935.05
FERNO				
GENERAL	REPAIR & MAINT EQUIPMENT	962765	351 COT REPAIRS	2,067.34
GENERAL	CAPITAL EQUIPMENT	962478	352 NEW COT	53,844.80
***** VENDOR TOTAL *****				55,912.14
FIRST NET-AT&T MOBILITY				
GENERAL	TELEPHONE/INTERNET	NOVEMBER 2025	NOVEMBER 2025	148.46
GENERAL	TELEPHONE/INTERNET	NOVEMBER 2025	NOVEMBER 2025	165.93
GENERAL	TELEPHONE/INTERNET	NOVEMBER 2025	NOVEMBER 2025	64.59
WATER	TELEPHONE/INTERNET	NOVEMBER 2025	NOVEMBER 2025	64.59
SEWER	TELEPHONE/INTERNET	NOVEMBER 2025	NOVEMBER 2025	64.59
***** VENDOR TOTAL *****				508.16
GASSER FARM & HARDWARE LLC				
GENERAL	OPER SUPPLIES/MATERIALS MISC.	10.99	TABLETS	10.99
GENERAL	OPER SUPPLIES/MATERIALS MISC.	42323	MAIL TAPE	4.29
GENERAL	OPER SUPPLIES/MATERIALS MISC.	42505	CARTON CUTTER	2.64
GENERAL	MIS OPERATING SUPPLIES	42293	ANTIFREEZE	82.50
GENERAL	REPAIR & MAINT. OF BUILDINGS	42270	FLUSH HANDLE	10.99
ROAD USE TAX	OPER SUPPLIES/MATERIALS MISC.	42217	ROD	5.99
SEWER	OPER SUPPLIES/MATERIALS MISC.	42132	ADAPTER, NOZZLE, COUPLING	115.75
SEWER	OPER SUPPLIES/MATERIALS MISC.	42288	INSECT REPELLANT, BATTERIES	45.46

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
GASSER FARM & HARDWARE LLC				
***** VENDOR TOTAL *****				278.61
GPM ENVIRONMENTAL SOLUTION LLC				
SEWER	REPAIR & MAINT EQUIPMENT	IE-9395	CALIBRATE FLOW METERS	560.00
***** VENDOR TOTAL *****				560.00
HERB GREEN FORD INC				
GENERAL	VEHICLE/RADIO MAINTENANCE	29796	2021 POLICE OIL CHANGE	59.16
GENERAL	VEHICLE/RADIO MAINTENANCE	29900	2017 POLICE OIL CHANGE	71.16
***** VENDOR TOTAL *****				130.32
HERITAGE PRINTING COMPANY				
GENERAL	PROGRAM MATERIALS	4014	STORY WALK LAMINATE PAGES	41.00
***** VENDOR TOTAL *****				41.00
HOMETOWN PEST SOLUTIONS				
GENERAL	BLDG. MAINT. & SUPPLIES	9893	FIRE STATION TREATMENT	64.20
***** VENDOR TOTAL *****				64.20
HOOPLA				
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	507822772	155 DIGITAL ITEMS	342.23
***** VENDOR TOTAL *****				342.23
INQUIREHIRE				
GENERAL	PROFESSIONAL FEES	132641	EMS BACKGROUND CHECK	63.30
***** VENDOR TOTAL *****				63.30
IOWA ONE CALL				
WATER	PROFESSIONAL FEES	276457	EMAILS	14.45
SEWER	PROFESSIONAL FEES	276457	EMAILS	14.45
***** VENDOR TOTAL *****				28.90
IOWA RURAL WATER ASSOC				
WATER	OPER SUPPLIES/MATERIALS MISC.	74172	2026 MEMBERSHIP DUES	365.00
***** VENDOR TOTAL *****				365.00
JAMES KENNEDY PUBLIC LIBRARY				
GENERAL	LIBRARY BOOKS/FILMS/REF.BOOKS	082525	18 COPIES BOOKPAGES	151.20
***** VENDOR TOTAL *****				151.20
KERPS SERVICE CENTER INC				
WATER	REPAIR & MAINT EQUIP	11665	TRUCK MAINTENANCE	28.05

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
KERPS SERVICE CENTER INC				
***** VENDOR TOTAL *****				28.05
MCALFEER WATER CONDITIONIN				
GENERAL	OPER SUPPLIES/MATERIALS	MISC. 11012025	EMS WATER SFT RENT	23.50
GENERAL	MISC OPERATING SUPPLIES	NOV12025	LIBRARY WTR SFT RENT	27.50
***** VENDOR TOTAL *****				51.00
MCCUSKER DEANNA				
GENERAL	TELEPHONE/INTERNET	NOV2025	CELLPHONE/VEHICLE ALLOWANCE	15.00
GENERAL	OPERATING SUPPLIES	NOV2025	CELLPHONE/VEHICLE ALLOWANCE	200.00
WATER	TELEPHONE/INTERNET	NOV2025	CELLPHONE/VEHICLE ALLOWANCE	15.00
SEWER	TELEPHONE/INTERNET	NOV2025	CELLPHONE/VEHICLE ALLOWANCE	15.00
***** VENDOR TOTAL *****				245.00
MERCY MEDICAL CENTER				
GENERAL	OPER SUPPLIES/MATERIALS	MISC. M01038322	Q3 EMS PHRAMACY FEES	250.00
***** VENDOR TOTAL *****				250.00
MICHAEL FREDERICK				
GENERAL	PROGRAM MATERIALS	837040	2 BOOKS	50.00
***** VENDOR TOTAL *****				50.00
MICRO MARKETING LLC				
GENERAL	LIBRARY BOOKS/FILMS/REF. BOOKS	523904	CANNING COOKBOOK	19.99
***** VENDOR TOTAL *****				19.99
MIDWEST TAPE LLC				
GENERAL	LIBRARY BOOKS/FILMS/REF. BOOKS	507751381	2 DVDS	49.48
***** VENDOR TOTAL *****				49.48
MUNICIPAL SUPPLY INC				
WATER	OPER SUPPLIES/MATERIALS	MISC. 0960441-IN	3/4 IPERL METERS X8	1,304.00
***** VENDOR TOTAL *****				1,304.00
MYERS-COX				
GENERAL	POOL CONCESSIONS	608813	POOL CONCESSIONS	673.39
***** VENDOR TOTAL *****				673.39
ORIENTAL TRADING				
GENERAL	PROGRAM MATERIALS	73859618001	HALLOWEEN MATERIALS	259.88

ACCOUNTS PAYABLE REPORT

VENDOR NAME FUND	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
ORIENTAL TRADING				
***** VENDOR TOTAL *****				259.88
PARTS AUTHORITY				
GENERAL	OPERATING SUPPLIES	432-394890	SHOP GREASE	210.50
ROAD USE TAX	REPAIR & MAINT EQUIP	433-24509	PLOW TRUCK BATTERIES	262.74
SEWER	OPER SUPPLIES/MATERIALS MISC.	433-245978	GREASE	21.05
***** VENDOR TOTAL *****				494.29
PREMIER WINDOW CLEANING				
GENERAL	BUILDING REPAIR/MAINT	10425	INSIDE AND OUT CLEANING	980.00
***** VENDOR TOTAL *****				980.00
QUILL CORP				
GENERAL	OFFICE SUPPLIES	45782891	TOILET CLEANER, TP, MARKERS	143.77
GENERAL	OFFICE SUPPLIES	45936376	HAND SOAP	23.99
GENERAL	OFFICE SUPPLIES	46224840	CLOROX WIPES AND PRINTER PAPER	76.20
GENERAL	MISC OPERATING SUPPLIES	45747987	MAGNET AND BADGE	17.96
GENERAL	MISC OPERATING SUPPLIES	45782891	TOILET CLEANER, TP, MARKERS	4.26
GENERAL	PROGRAM MATERIALS	45713646	TEMPERA PAINT	4.98
GENERAL	PROGRAM MATERIALS	45714734	CRAYOLA PAINT	6.87
GENERAL	PROGRAM MATERIALS	45722065	PROGRAM MATERIALS	26.04
GENERAL	PROGRAM MATERIALS	45724837	PAINT	6.32
GENERAL	PROGRAM MATERIALS	45727316	PAINT	4.34
GENERAL	PROGRAM MATERIALS	45782891	TOILET CLEANER, TP, MARKERS	58.64
GENERAL	PROGRAM MATERIALS	45841788	CARD BOX	9.95
GENERAL	PROGRAM MATERIALS	46218872	LUNCH BAGS	127.09
GENERAL	PROGRAM MATERIALS	46224840	CLOROX WIPES AND PRINTER PAPER	31.02
***** VENDOR TOTAL *****				541.43
RIVER CITY PAVING				
ROAD USE TAX	STREET SUPPLIES	4300025159	ALLEYS AND STREETS	956.00
***** VENDOR TOTAL *****				956.00
CINDY STOLL				
GENERAL	BUILDING REPAIR/MAINT	10302025	OCTOBER 2025 CLEANING	120.00
GENERAL	BUILDING REPAIR/MAINT	10302025	OCTOBER 2025 CLEANING	770.00
GENERAL	BUILDING REPAIR/MAINT	10302025	OCTOBER 2025 CLEANING	250.00
GENERAL	REPAIR & MAINT. OF BUILDINGS	10302025	OCTOBER 2025 CLEANING	240.00
***** VENDOR TOTAL *****				1,380.00
THE IOWAN				
GENERAL	LIBRARY BOOKS/FILMS/REF. BOOKS	2026SUBSCRIPTION	2026 SUBSCRIPTION	24.00

ACCOUNTS PAYABLE REPORT

VENDOR NAME				PAYMENT
FUND	LINE	INVOICE NUMBER	REFERENCE	AMOUNT
THE IOWAN				
***** VENDOR TOTAL *****				24.00
ULINE				
GENERAL	PARK IMPROVEMENTS	199618436	OAK HILL PARK RECEPTACLES	3,120.12
***** VENDOR TOTAL *****				3,120.12
***** REPORT TOTAL *****				116,828.85

FUND	INV	PAYMENTS
GENERAL	82	73,357.08
ROAD USE TAX	6	1,926.13
DEBT SERVICE	2	10,544.00
WATER	12	4,659.83
SEWER	17	26,341.81
FUND	TOTALS	119 116,828.85



November 10, 2025 Agenda

Date: November 6, 2025

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 FY27. The amount the City will be certifying for our obligations for FY27 is listed on Resolution #103-25 that is attached. The amount we will be asking for \$270,590.

The second report is the Annual Urban Renewal report for FY25. This report summarizes what the city used TIF for during FY25.

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 #103-25 that approves both reports and authorizes the reports to be submitted to the State and County on December 1st.

RESOLUTION #103-25

**OBLIGATING AND APPROPRIATING URBAN RENEWAL TAX REVENUE FUNDS
FOR THE REIMBURSEMENT OF INCREMENTAL PROPERTY
TAXES AND BUSINESS INCENTIVES, WHICH
SHALL COME DUE IN THE 2027 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 \$270,590 (the Annual Payment), which shall come due in the 2027 fiscal year, which begins July 1, 2026 and ends June 30, 2027, 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 2027 fiscal year; and,

WHEREAS, the City must also submit the Annual Urban Renewal Report for Fiscal Year 2024-2025 which is due December 1, 2025.

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

Section 1. The City Council hereby obligates \$270,590 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment for the 2027 fiscal year, which begins July 1, 2026 and ends June 30, 2027 for the following economic development projects:

• River Bend Retirement Comm (7 th year payment of a 7-year agreement)	\$40,000
• Premium Plant Services (7 th year payment of a 10-year agreement)	\$16,000
• Cheryl's Flour Garden & Bakery (6 th year payment of a 10-year agreement)	\$7,000
• AHECO (5 th year payment of a 10-year agreement)	\$6,000
• Centro (5 th payment of a 5-year Business Incentive).....	\$12,000
• Centro (5 th payment of a 10-year agreement)	\$24,500
• Iowa Main Street Investments (4 th Payment of a 10-year agreement).....	\$7,000
• Cascade Storage (Eastern Iowa Excavating (4 th payment of 10-year rebate).....	\$6,000
• Three B (3 rd of 10-year agreement).....	\$5,000
• RD Vaske (3 rd of 6-year agreement).....	\$7,000
• Beck Construction.....	\$13,000
• ROSO Properties LLC (3 rd year payment of a 7-year agreement)	\$3,600
• NJCallahan LLC (2 nd year payment of a 4-year agreement)	\$5,000
• 2024 GO Bond (Library FY26 principal & interest payment)	\$49,490
• 2024 GO Bond (Highway 136 FY principal & interest payment)	\$63,600
• BLM Rentals, LLC (1 st year payment of a 11-year agreement)	\$5,400

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, 2025 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 2025 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 10th day of November, 2025.

Steven Knepper, Mayor

ATTEST:

Samie Simon, City Clerk

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL 30138 & 53008

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

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

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 270,590

*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 27 day of October, 2025

Signature of Authorized Official

563-852-3114
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: CASCADE County: DUBUQUE & JONESUrban Renewal Area Name: CASCADE URBAN RENEWAL 30138 & 53008Urban Renewal Area Number: See Above (Use five-digit Area Number Assigned by the County Auditor)

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

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

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

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

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: CASCADE County: DUBUQUE & JONESUrban Renewal Area Name: CASCADE URBAN RENEWAL 30138 & 53008Urban 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. Iowa Main Street Investments LLC Annual Appropriations Not to Exceed \$70,000 20 Semiannual payments not Exceed \$7,000 per Fiscal Year (Need to charge for the \$5,000 legal fees)	09/26/2022	7,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Cascade Storage (dba Eastern Iowa Excavating Concrete, LLC) 20 Semiannual Payments not to Exceed \$60,000 (Need to charge for the \$5,000 legal fees)	09/26/2022	6,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8. Three B Properties, LLC Annual Appropriation Tax Increment Payments not to Exceed \$50,000 20 Semiannual Payments not to Exceed \$5,000 per Fiscal Year (Need to charge for the \$5,000 legal fees)	09/26/2022	5,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9. R & D Vaske LLC Annual Appropriations not to Exceed \$40,000 (Need to charge for the \$5,000 legal fees)	09/26/2022	7,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10. Beck Construction Inc and Beck Construction Group LLC Annual Appropriations Tax Increment Payments not to Exceed \$90,000 7 Years semi-annual Payments	06/28/2021	13,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 2: 38,000

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

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: CASCADE County: DUBUQUE & JONESUrban Renewal Area Name: CASCADE URBAN RENEWAL 30138 & 53008Urban 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. 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
12. 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
13. 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	49,490
14. 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	63,600
15. 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

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

Total For City TIF Form 1.1 Page 3: 127,090

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

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CASCADE
 Local Government Number: 31G286

Active Urban Renewal Areas

CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL
 CASCADE ORIGINAL URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
31038	21
53008	1

TIF Debt Outstanding: 1,091,319

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	-38,719	0
TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	375,549	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	9,591	
Total Revenue:	385,140	
Rebate Expenditures:	59,600	
Non-Rebate Expenditures:	127,351	
Returned to County Treasurer:	0	
Total Expenditures:	186,951	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		Amount of 06-30-2025 Cash Balance Restricted for LMI
	159,470	0

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 744,898**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 05/1995

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

UR Area Purpose: 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	14,430,940
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,152,173	10,074,683	7,350,400	0	-12,000	22,552,256	0	22,552,256
Taxable	0	2,387,660	7,098,925	6,077,059	0	-12,000	15,538,644	0	15,538,644
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

-38,719

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 375,549
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 9,591
Total Revenue: 385,140

Rebate Expenditures: 59,600
 Non-Rebate Expenditures: 127,351
 Returned to County Treasurer: 0
Total Expenditures: 186,951

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

159,470

0

Amount of 06-30-2025 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
Mixed use property (ie: a significant portion is residential
and significant portion is commercial)
Classification:
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
Mixed use property (ie: a significant portion is residential
and significant portion is commercial)
Classification:
Physically Complete: No
Payments Complete: No

Buchanan St Sewer Advance

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

ROSO Properties, LLC

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

NJCallahan, LLC

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

BLM Rentals LLC

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

Debts/Obligations For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

Cheryl's Flour Garden

Debt/Obligation Type:	Rebates
Principal:	61,535
Interest:	0
Total:	61,535
Annual Appropriation?:	Yes
Date Incurred:	06/10/2019
FY of Last Payment:	2030

River Bend Retirement

Debt/Obligation Type:	Rebates
Principal:	122,699
Interest:	0
Total:	122,699
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2030

Premium Plant Services

Debt/Obligation Type:	Rebates
Principal:	115,982
Interest:	0
Total:	115,982
Annual Appropriation?:	Yes
Date Incurred:	12/31/2019
FY of Last Payment:	2030

AHECO Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	56,443
Interest:	0
Total:	56,443
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2032

Beck Construction Inc

Debt/Obligation Type:	Rebates
Principal:	81,077
Interest:	0
Total:	81,077
Annual Appropriation?:	Yes
Date Incurred:	06/28/2021
FY of Last Payment:	2030

Centro, LLC

Debt/Obligation Type:	Rebates
Principal:	275,568
Interest:	0
Total:	275,568
Annual Appropriation?:	Yes

FY of Last Payment: 2031

Cascade Lumber

Debt/Obligation Type: Rebates
Principal: 8,000
Interest: 0
Total: 8,000
Annual Appropriation?: Yes
Date Incurred: 09/26/2022
FY of Last Payment: 2028

City of Cascade

Debt/Obligation Type: Internal Loans
Principal: 31,000
Interest: 0
Total: 31,000
Annual Appropriation?: No
Date Incurred: 01/01/2023
FY of Last Payment: 2027

Cascade Storage

Debt/Obligation Type: Rebates
Principal: 54,015
Interest: 0
Total: 54,015
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: 20,000
Interest: 0
Total: 20,000
Annual Appropriation?: No
Date Incurred: 11/13/2023
FY of Last Payment: 2027

ROSO Properties, LLC

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

NJCallahan , LLC

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

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

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:	3,131
Tied To Debt:	AHECO Holdings LLC
Tied To Project:	AHECO Holdings LLC
TIF Expenditure Amount:	12,000
Tied To Debt:	Premium Plant Services
Tied To Project:	Premium Plant Svc
TIF Expenditure Amount:	51,000
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:	2,000
Tied To Debt:	Iowa Main Street Investments
Tied To Project:	Iowa Main Street Investments
TIF Expenditure Amount:	1,220
Tied To Debt:	ROSO Properties, LLC
Tied To Project:	ROSO Properties, LLC
TIF Expenditure Amount:	20,000
Tied To Debt:	Three B Properties, LLC
Tied To Project:	Three B Properties, LLC
TIF Expenditure Amount:	3,000
Tied To Debt:	NJCallahan , LLC
Tied To Project:	NJCallahan, LLC

Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

116 Industrial St

TIF Expenditure Amount: -3,981
 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: 15,125
 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: 3,698
 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: 4,758
 Rebate Paid To: Centro. LLC
 Tied To Debt: Centro, LLC
 Tied To Project: Centro, Inc
 Projected Final FY of Rebate: 2032

1000 1st Ave E

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

Jobs For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

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

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

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

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 1994		UR Designation
FY TIF Revenue First Received: 1996	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,152,173	10,074,683	7,350,400	0	-12,000	22,552,256	0	22,552,256
Taxable	0	2,387,660	7,098,925	6,077,059	0	-12,000	15,538,644	0	15,538,644
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,228,885	15,538,644	14,430,940	1,107,704	28,382

FY 2025 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 29 INCREM
 TIF Taxing District Inc. Number: 310137

TIF Taxing District Base Year: 1997		UR Designation
FY TIF Revenue First Received: 1999	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,324	0	0	0	0

FY 2025 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 1994		UR Designation
FY TIF Revenue First Received: 1996	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	87,110	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 2002		UR Designation
FY TIF Revenue First Received: 2004	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,362,652	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

	UR Designation
TIF Taxing District Base Year: 2002	Slum No
FY TIF Revenue First Received: 2004	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development 03/2003

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,250	0	0	0	0

FY 2025 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

	UR Designation
TIF Taxing District Base Year: 2003	Slum No
FY TIF Revenue First Received: 2005	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development 10/2004

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	113,948	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 2003		UR Designation
FY TIF Revenue First Received: 2005	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,098	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

TIF Taxing District Base Year: 2005		UR Designation
FY TIF Revenue First Received: 2007	Slum	No
Subject to a Statutory end date? No	Blighted	04/2009
	Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	332,477	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT
 TIF Taxing District Inc. Number: 310284
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 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 - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	402,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,459	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,226	0	0	0	0

FY 2025 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

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

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	288,474	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

	UR Designation
TIF Taxing District Base Year: 2010	Slum No
FY TIF Revenue First Received: 2014	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development 10/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	160,056	0	0	0	0

FY 2025 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

	UR Designation
TIF Taxing District Base Year: 2010	Slum No
FY TIF Revenue First Received: 2014	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development 12/2009

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	31,373	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT
 TIF Taxing District Inc. Number: 310466
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 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 - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	276,680	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

		UR Designation
Slum		No
Blighted		04/2009
Economic Development		No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,036	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

	UR Designation
TIF Taxing District Base Year: 2018	Slum No
FY TIF Revenue First Received: 0	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	447,188	0	0	0	0

FY 2025 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

	UR Designation
TIF Taxing District Base Year: 2018	Slum No
FY TIF Revenue First Received: 0	Blighted 04/2009
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	81,575	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT
 TIF Taxing District Inc. Number: 310638
 TIF Taxing District Base Year: 2019
 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 - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	170,570	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT
 TIF Taxing District Inc. Number: 310662
 TIF Taxing District Base Year: 2020
 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 - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	762,650	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)
 TIF Taxing District Name: CASCADE CITY/WESTERN DBQ SCH/UR 153 INCREMENT
 TIF Taxing District Inc. Number: 310672
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,885,070	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 for FY 2025

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 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 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,525	0	0	0	0

FY 2025 TIF Revenue Received: 0



November 10, 2025 Agenda

Date: November 6, 2025
To: Mayor, City Council and Staff
RE: Speed limit in school zone
From: Deanna McCusker, City Administrator

When the discussions with the school started and we moved the crosswalk to Harrison Street, I reached out to MSA to discuss the distance a speed limit sign needs to be from a crosswalk. That led to the discussion on possibly making the area a school zone with lower speed limits. I then wanted to know proper signage for that and distance to place the signs.

From the map and the different signs, we will need to purchase some signs indicating a school zone (S1-1 Sign) at Polk Street and in the middle between Jackson and Van Buren.

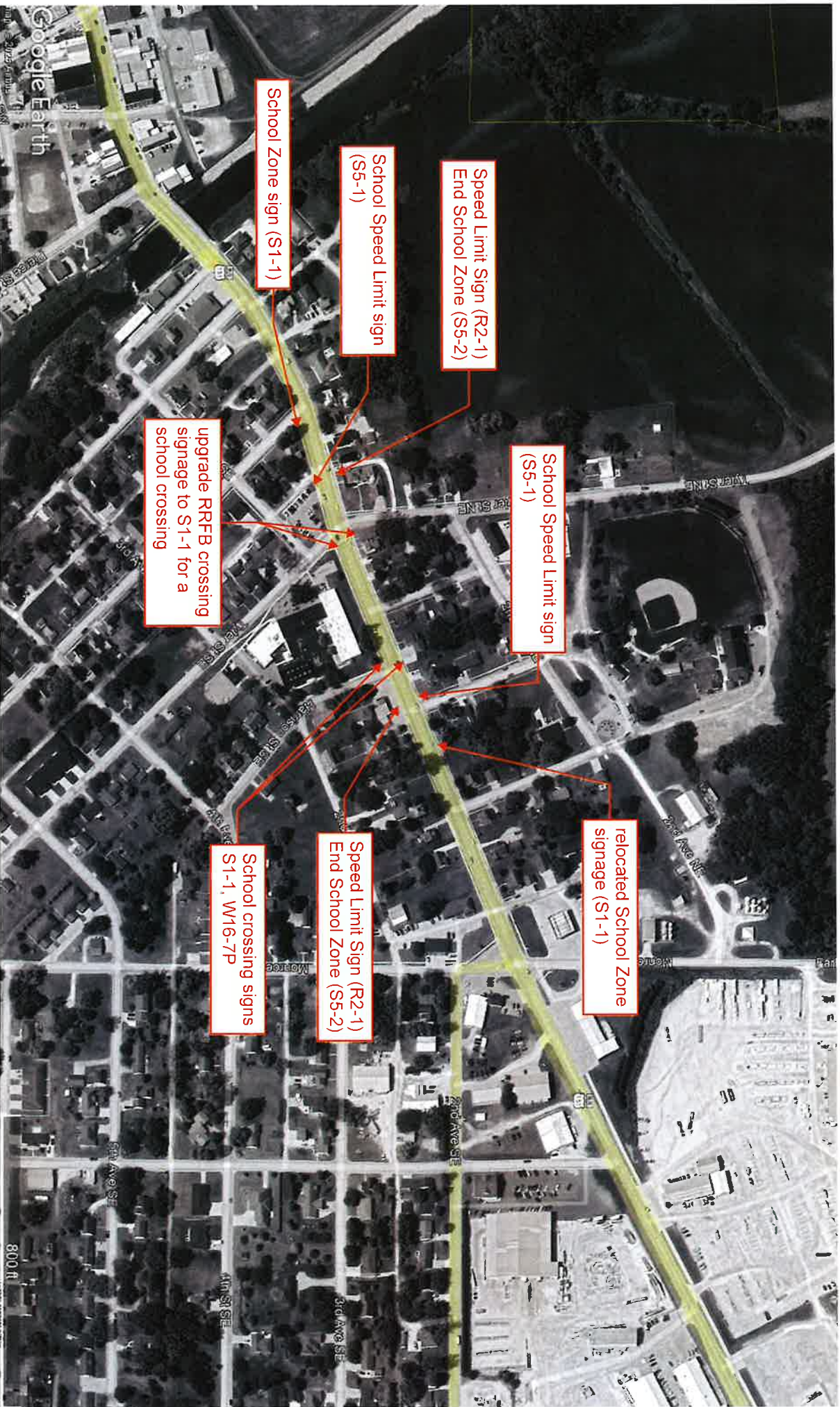
Then we will install (SF-1 Sign) that designates it is a reduced speed limit during school hours or when children are present.

Then we will install (SF-2 Sign) which indicates end of the school zone. And relocate the speed limit sign (R2-1 sign) where the speed limit adjusts back to 25 or 35 mph.

Council needs to decide the following:

- Do we make the area near the elementary school a school zone
- If a school zone is approved, what do we want the speed limit to be in the school zone?
 - 20 mph or 15 mph
- What should the School Speed Limit sign say (refer to SF-1 Signs)

Once council decides on the above item, I can work with MSA to get the signs placed appropriately.



Speed Limit Sign (R2-1)
End School Zone (S5-2)

School Speed Limit sign
(S5-1)

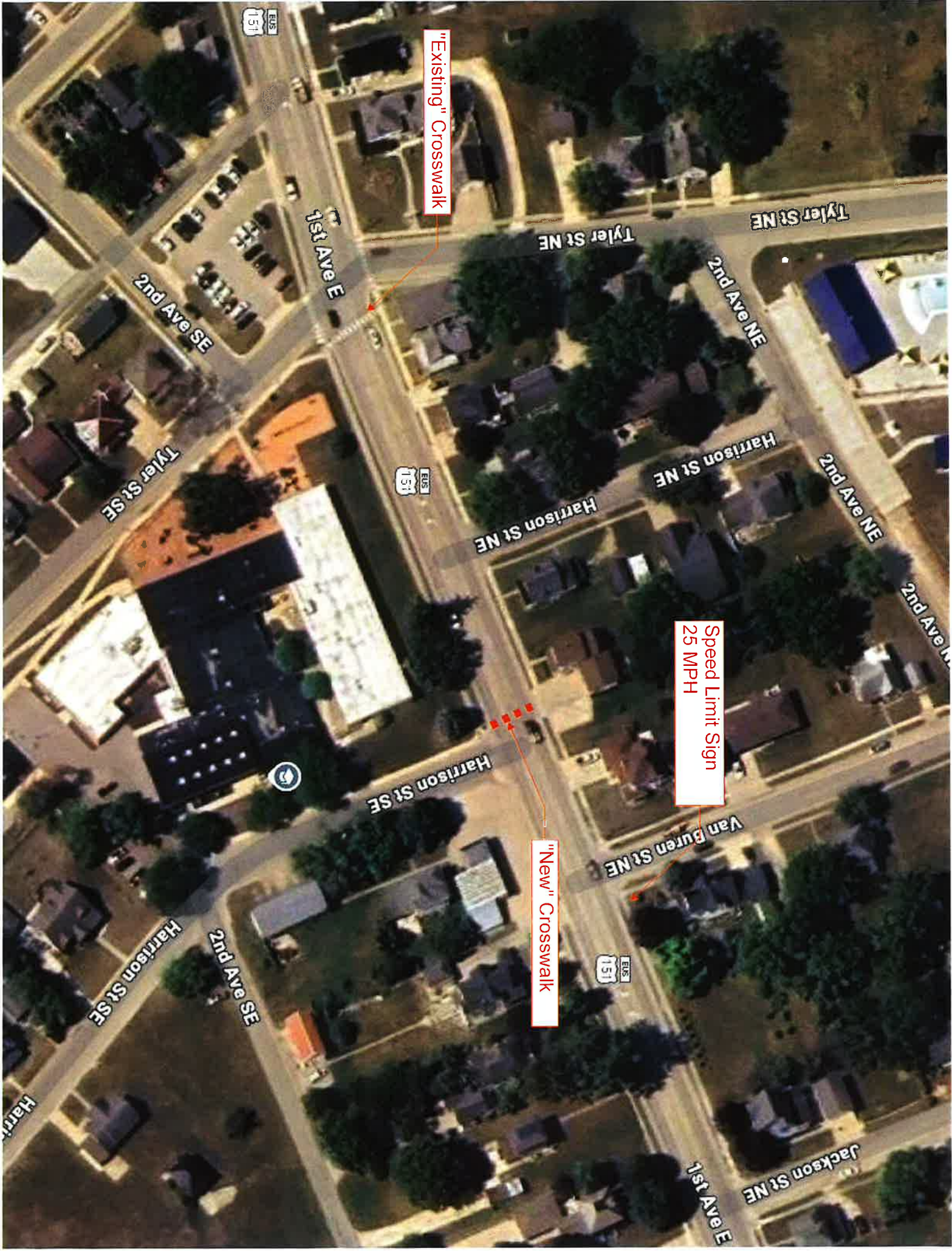
School Zone sign (S1-1)

upgrade RRFB crossing
signage to S1-1 for a
school crossing

School crossing signs
S1-1, W16-7P

Speed Limit Sign (R2-1)
End School Zone (S5-2)

relocated School Zone
signage (S1-1)



"Existing" Crosswalk

Speed Limit Sign
25 MPH

"New" Crosswalk

S1-1 Sign



SF-1 Sign



SF-1 Sign



SF-1 Sign



S5-2 Sign



R2-1 Sign





November 10, 2025 Agenda

Date: November 6, 2025
To: Mayor, City Council and Staff
RE: GO Debt for 3rd Ave SW & Hayes St SW Project
From: Deanna McCusker, City Administrator

Tonight we are holding the public hearing on the proposal of entering into an agreement for GO Bonds for the 3rd Ave SW & Hayes St SW reconstruction project. The amount of issuance is \$1,450,000, which will cover the estimated fees from DA Davidson and Dorsey & Whitney.

- At the November 24th meeting city council will approve the bond agreement for the \$1,450,000.
- At the December 15th meeting council will approve the actual issuance of the bond proceeds and the closing will be set for December 30/31.

MINUTES TO HOLD HEARING AND
ADDITIONAL ACTION ON LOAN
AGREEMENT

419871-57

Cascade, Iowa

November 10, 2025

The City Council of the City of Cascade, Iowa, met on November 10, 2025, at 6:00 p.m., at Council Chambers, Cascade, Iowa.

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

Present: _____

Absent: _____.

This being the time and place specified for taking action on the proposal to enter into a certain Loan Agreement, as defined in the attached resolution, in a principal amount not to exceed \$1,450,000, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

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. 106-25

Resolution taking additional action on proposal to enter into General Obligation
Loan Agreement

WHEREAS, the City of Cascade (the “City”), in Dubuque and Jones Counties, State of Iowa proposed to enter into a General Obligation Loan Agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$1,450,000 for the purpose of paying the costs, to that extent, of constructing street, sidewalk, storm water drainage, sanitary sewer system and water system improvements, and has published notice of the proposed action and has held a hearing thereon on November 10, 2025; and

WHEREAS, pursuant to the provisions of Section 384.28 of the Code of Iowa, the City intends to enter into the Loan Agreement and to issue General Obligation Corporate Purpose Bonds, Series 2025 (the “Bonds”) in evidence of its obligation thereunder;

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

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that the Bonds be issued at such time, in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 2. Further action with respect to Loan Agreement is hereby adjourned to the City Council meeting on November 24, 2025.

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

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 10, 2025.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA

DUBUQUE AND JONES COUNTY

SS:

CITY OF CASCADE

I, the undersigned, City Clerk of the City of Cascade, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its City Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to public hearing and additional action on the proposal to enter into a certain Loan Agreement and to issue General Obligation Corporate Purpose Bonds, Series 2025 in the future, and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk



November 10, 2025 Agenda

Date: November 6, 2025
To: Mayor, City Council and Staff
RE: Health Insurance Renewal
From: Deanna McCusker, City Administrator

The City has received the January 1, 2026 renewal for the health insurance through Wellmark BC/BS with a 1.26% increase in premiums. There is no change to the partial self-funding premiums from Advantage Administrators which is a fee per insured employee. Life insurance, AD&D, Dependent Life, Voluntary Life and Long-Term Disability will not renew until 1/1/27.

With the 1.26% increase in premiums, the City will pay an extra \$1,272.60 for the year. With the group size, risk level and demographics of our group, I would recommend that we approve this renewal.

Renewal Rates

Thank you for choosing Wellmark Blue Cross and Blue Shield of Iowa.
We appreciate your business.



Wellmark Blue Cross Blue Shield of Iowa
Wellmark Health Plan of Iowa, Inc.
Independent Licensees of the Blue Cross and
Blue Shield Association

Group Information:

Group Name: CITY OF CASCADE

320 1ST AVE W

CASCADE, IA 52033

Account Key: 12181

Effective Date: 01/01/2026

Representative: Gallagher Benefit Services Inc (IA)

Group #: 041188-0000

County: Dubuque

Important Dates:

- Benefit change requests are due by the 15th of the month prior to requested date of change.

Comprehensive coverage options to fit your needs and your budget.
We understand the demands of running a successful small business and the challenges you face. We can help build a healthy future by offering a full range of health plans and other benefits for your small business.

Please see the Summary of Benefits and Coverage (SBC) documents for more information.

PPO plans

Alliance Select SM Copayment

Alliance Select SM Coinsurance

Alliance Select SM Primary

Alliance Select SM Premium Saver

Consumer-directed PPO plans

HSA Qualified PPO Plan

HRA Compatible PPO Plan

Managed Care plans (For groups located in counties with WHPI network access)

Blue Choice [®] Point of Service

Blue Access [®] Open Access

Blue Advantage [®] Primary Care

Blue Advantage [®] HSA Qualified Plan

Each Wellmark plan comes with best-in-class service and network choices you value most, plus built-in extras for your employees to stay healthy and make the most of their coverage. Plans also include services such as Blue365 [®] healthy deals, myWellmark, and the Wellness Center powered by WebMD[®].

Wellmark's innovative health plans are backed by over half a century of proven experience, which means you'll have peace of mind knowing the company providing your coverage is reliable and stable.

Wellmark Small Group Underwriting

PO Box 9232 Station 4W 290

Des Moines, IA 50306

email: smalldgroupunderwriting@wellmark.com

Account Key: 12181

Effective Date: 01/01/2026

Representative: Gallagher Benefit Services Inc (IA)

Group Number: 041188-0000

CITY OF CASCADE



Wellmark Blue Cross Blue Shield of Iowa
Wellmark Health Plan of Iowa, Inc.
Independent Licensees of the Blue Cross and
Blue Shield Association

Notice of Renewal Rates

Health Benefits 1 Current *				Health Benefits 1 Renewal			
Benefit Code:	PG000417/RG000297	-	Alliance Select PPO Primary	Benefit Code:	PG000417/RG000401	-	Alliance Select PPO Primary
Deductible:	\$5000/\$15000			Deductible:	\$5000/\$15000		
Coinsurance:	30% IN 40% OUT			Coinsurance:	30% IN 40% OUT		
OPM:	\$10000/\$30000		Single Coverage: \$528.76 Family Coverage: \$1,190.75	OPM:	\$10000/\$30000		Single Coverage: \$535.45 Family Coverage: \$1,205.68
Preventive:	Yes			Preventive:	Yes		
OV Copay:	\$30/\$60			OV Copay:	\$30/\$60		
ER Copay:	\$250			ER Copay:	\$250		
RX Description:	\$8/\$35/\$50/\$85/\$70/\$85 with \$100/\$200 ded (waived for tier 1)			RX Description:	\$8/\$35/\$50/\$85/\$70/\$85 with \$100/\$200 ded (waived for tier 1)	% of Change:	1.26%

* This group's current benefit is no longer available. A benefit has been chosen as this group's renewal benefit and is shown above. If the group does not want to renew with this benefit, please ask about alternate options available to this group.

Account Key: 12181
Effective Date: 01/01/2026
Representative: Gallagher Benefit Services Inc (IA)
Group Number: 041188-0000

CITY OF CASCADE

Renewal Rate Change Detail



Health Id: PG000417

Total percentage of change in monthly premium for your selected plan(s) effective 1/1/2026 1.26%

The change in monthly premium is comprised of the following components*:

Base Rate change for the pool (size 2-50) 1.50%

Account specific changes:

Risk Level	-3.77%
Demographic (age/gender/contract type)	4.72%
Plan Value	0.00%
Family Composition	N/A
Group Size Adjustment	0.00%
Area Factor	-1.00%
Other	0.00%

* The percentage of change in monthly premium is calculated by converting each component percentage to a decimal number and adding 1. Multiply all of the converted components together, subtract 1 from the result to get the overall percentage of change in monthly premium.

Example: Base Rate = 8.5%, Risk Level = 3.92% and Demographic = -3.20%; the calculation would be 1.0850 x 1.0392 x 0.968 = 1.0915 which translates to a 9.15% change.

Account Key: 12181
Effective Date: 01/01/2026
Representative: Gallagher Benefit Services Inc (IA)
Group Number: 041188-0000

CITY OF CASCADE

Renewal Claims Experience



-Due to this account having 2 or more years of claims experience this account's risk level was based on the Covered Charges listed below.

Experience Period(s)	Incurred Period	Settled Period	Covered Charges
Current Year:	7/1/2024 - 6/30/2025	7/1/2024 - 8/31/2025	\$185,879.67
Prior Year:	7/1/2023 - 6/30/2024	7/1/2023 - 8/31/2024	\$318,913.57
Claims totaling more than \$10,000 per member:			
Claims Incurred			
	7/23 - 6/24	7/24 - 6/25	
	\$145,432.85	\$19,277.98	
	\$53,405.96	\$0.00	
	\$0.00	\$25,638.61	
	\$13,800.59	\$27,287.24	
	\$0.00	\$11,364.75	
	\$13,798.18	\$0.00	
	\$0.00	\$27,313.82	
	\$16,027.58	\$0.00	
	\$242,465.16	\$110,882.40	



City of Cascade
Medical | Fully-Insured Renewal | Effective 01/01/2026

	CURRENT	RENEWAL
Carrier Name	Wellmark Blue Cross and Blue Shield	Wellmark Blue Cross and Blue Shield
Plan Name	PG000417/RG000297 Primary 5000	PG000417/RG000401 Primary 5000
Plan Type	PPO	PPO
Network	Alliance Select	Alliance Select
PLAN DESIGN*		
In-Network Benefits		
Medicare Creditable/Noncreditable	Creditable Embedded	Creditable Embedded
Deductible Type	Embedded	Embedded
Calendar Year (CY) Deductible (Individual / Family)	\$5,000 / \$15,000	\$5,000 / \$15,000
Out-of-Pocket Max Type	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)	\$10,000 / \$30,000	\$10,000 / \$30,000
Coinsurance (member pays after deductible)	30%	30%
Preventive Care	Covered 100%	Covered 100%
Primary Care Visit	\$30 per provider per date of service	\$30 per provider per date of service
Specialist Visit	\$60 per provider per date of service	\$60 per provider per date of service
Urgent Care	\$20 per provider per date of service (or facility and physician(s) combined)	\$30 per provider per date of service for facility and physician(s) combined
Emergency Room	\$250	\$250
Inpatient Hospital	50% After Ded	30% After Ded
Outpatient Surgery	30% After Ded	30% After Ded
Diagnostic Test (X-ray, blood work)	Independent Lab: \$30 per provider per date of service Facility: 30% After Ded	Independent Lab: \$30 per provider per date of service Facility: 30% After Ded
Imaging (CT/PET scan, MRI)	Facility: 30% After Ded	Facility: 30% After Ded
Prescription Drug Benefit		
Deductible (Individual / Family)	\$100 / \$200 (Waived for Tier 1)	\$100 / \$200 (Waived for Tier 1)
Retail	\$8 / \$35 / \$50 / \$85	\$8 / \$35 / \$50 / \$85
Specialty	\$10 / \$85	\$70 / \$85
Mail Order		
Tier I / Tier II / Tier III	\$24 / \$105 / \$150 / \$255	\$24 / \$105 / \$150 / \$255
Out-of-Network Benefits		
Deductible Type		
CY Deductible (Individual / Family)	Not Covered	Not Covered
Out-of-Pocket Max Type		
CY Out-of-Pocket Max (Individual / Family)		
Coinsurance (member pays after deductible)		
COST ANALYSIS		
PEPM Rates	Enrollment	PG000417/RG000297 Primary 5000
Employee (EE) Only	2	\$528.76
EE + Family	7	\$1,190.75
Total Enrollment	9	
Estimated Monthly Premium		\$9,392.77
Estimated Annual Premium		\$112,713.24
	Dollar Difference	\$1,414.68
	Percent Change	1.26%
PLAN PROVISIONS		
Rate Guarantee	Current	12 Months

*NOTE: benefit deviations from current and renewal are identified in bold font
Notes

Note: The information contained herein is subject to the disclosures and disclaimers on the Disclaimers page of this presentation.

Private and Confidential

City of Cascade
Medical Benefit & Rate Comparison
Effective 1/1/2026

Option		Current Wellmark PG000417/RG000297	Renewal Wellmark PG000417/RG000297	Alternate
		Primary	Primary	
		Grandmothered	Grandmothered	
Provider Network		Alliance Select PPO	Alliance Select PPO	
Coverage OON		Yes	Yes	
Deductible (Ded)	Single	\$5,000	\$5,000	
	Family	\$15,000	\$15,000	
	Embedded	Embedded	Embedded	
PSF Deductible	Single	\$500	\$500	
	Family	\$1,000	\$1,000	
Coinsurance	Plan	70%	70%	
	Member	30%	30%	
Out-of-Pocket	Single	\$10,000	\$10,000	
	Family	\$30,000	\$30,000	
PSF Out-of-Pocket	Single	\$1,750	\$1,750	
	Family	\$3,500	\$3,500	
Physician Office	PCP	\$30 No Ded	\$30 No Ded	
	NPCP	\$60 No Ded	\$60 No Ded	
Prescription Drugs		\$100S/\$200F/Waive T1 \$8/\$35/\$50/\$85/\$70/\$85	\$100S/\$200F/Waive T1 \$8/\$35/\$50/\$85/\$70/\$85	
INSURED PLAN PREMIUMS <i>The percentages of change below are averaged over all contract types and ages.</i>				
Employee	2	\$528.76	\$535.45	\$0.00
EE/Spouse	2	\$1,190.75	\$1,205.68	\$0.00
EE/Child(ren)	2	\$1,190.75	\$1,205.68	\$0.00
Family	3	\$1,190.75	\$1,205.68	\$0.00
Monthly Premium	9	\$9,392.77	\$9,510.66	\$0.00
Annual Premium		\$112,713.24	\$114,127.92	\$0.00
Annual Change			\$1,414.68	\$0.00
Percent Change			1.26%	0.00%
PARTIAL SELF-FUNDED (PSF) <i>Current based on actual claims. Renewal/Alternates on a 3 year trended and weighted average.</i>				
Insured Premiums		\$112,713.24	\$114,127.92	\$0.00
PSF Claims		\$10,604.33	\$12,208.59	\$0.00
Claims Percent	5.25%		6.04%	6.04%
Administration		\$1,029.60	\$1,029.60	\$1,029.60
Total Annual		\$124,347.17	\$127,366.11	\$1,029.60
Annual Change			\$3,018.94	(\$123,317.57)
Percentage of Change			2.43%	-99.17%
PSF CLAIMS <i>If actual claims are not available, 25% was used as a projection.</i>				
Max Employer Claim Exposure/Employee		\$8,250	\$8,250	\$0
Max Employer Claim Exposure/Family		\$26,500	\$26,500	\$0
Total Max Employer Exposure		\$202,000	\$202,000	\$0
Total Expected Employer Exposure			\$12,209	\$0
<i>The above Max Employer Claim Exposure equals the difference in the out-of-pocket max of the insured plan and the PSF plan. Final plan design will determine allocation of employer and employee PSF claims and must be confirmed prior to implementation.</i>				
PSF FEES				
	PEPM	EOB PEPY	Annual Fees	Total Annual
Current	\$8.70	\$10.00	\$0.00	\$1,029.60
Renewal	\$8.70	\$10.00	\$0.00	\$1,029.60





November 10, 2025 Agenda

Date: November 6, 2025
To: Mayor, City Council and Staff
RE: Garbage Rate Ordinance
From: Deanna McCusker, City Administrator

In 2022, the City entered into an amended contract with Republic Services for garbage and recycling services. Included in the updated contract is 4% rate increase each year beginning in December. Based on a review of the garbage and recycling system, we need to increase the residential garbage fee and the dumpster fee slightly. We also need to ensure we are charging enough to cover our spring and fall cleanups.

Cleanup costs are typically between \$1,000 and \$2,000 for each cleanup. In reviewing past cleanup costs the following was found:

2022 Fall Cleanup	\$2,433
2023 Fall Cleanup	\$1,477
2024 Fall Cleanup	\$1,533

Also, comparing revenue vs. expenses:

FY25	Garbage & Recycling Revenue	\$356,134
FY25	Expenses	\$326,003
FY26	Garbage & Recycling Revenue	\$89,257
FY26	Expenses (through 9/30/25)	\$54,947

Our current residential fee we charge is \$11.20 and Republic's new cost is \$11.25 per residential account. I am proposing increasing this to \$11.50 per residential account. I am also proposing a \$10 per month increase to the dumpster charges.

	Current Rate	Proposed New Rate
2 Yard	\$50.00	\$60.00
3 Yard	\$75.00	\$85.00
4 Yard	\$100.00	\$110.00
6 Yard	\$150.00	\$160.00
8 Yard	\$200.00	\$210.00

As you can see, the revenue exceeds the expenses and covers the spring and fall cleanups. We are just wanting to cover our expenses and not make a lot of money on the garbage.

Tonight is the second reading and the 3rd reading will be at the November 24th meeting so the ordinance can be published, and the new rates will be reflected on the bills that are sent out in December and due January 15th. I recommend that Council approve the second reading.

ORDINANCE #04-25

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

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

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

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

6-5-9 REFUSE COLLECTION RATES.

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

1. One or two family houses \$11.50 ~~11.20~~/month
2. Apartments with separate water meters \$11.50 ~~11.20~~/month
3. Apartments when water is furnished by owner \$11.50,1 ~~11.20~~/month
4. Commercial ~~Toters~~ (without dumpsters) \$15.60 ~~15.00~~/month

Commercial Dumpster Rates:

~~1 yard dumpster \$20.00/month~~

~~1 ½ yard dumpster \$30.00/month~~

2 yard dumpster ~~\$60.00~~ ~~50.00~~/month

3 yard dumpster ~~\$85.00~~ ~~75.00~~/month

4 yard dumpster ~~\$110.00~~ ~~100.00~~/month

~~5 yard dumpster \$100.00/month~~

6 yard dumpster \$160.00 ~~150.00~~/ month

8 yard dumpster \$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 _____, 2025.

Steven Knepper, Mayor

ATTEST:

Samie Simon, City Clerk

First Reading: 10/27/25

Second Reading:

Third Reading:

Publication Date:

Sent to American Legal:



November 10, 2025 Agenda

Date: November 7, 2025

To: Mayor, City Council and Staff

RE: Request from CEDC for their annual \$20,000 contribution

From: Deanna McCusker, City Administrator

In the FY26 budget, \$20,000 is budgeted to be given to CEDC. Since they sold real estate in the Industrial Park, they would like to request that the \$20,000 be reallocated to the fundraising efforts of the pickleball courts project in Oak Hill.

The pickleball courts project is a great amenity in Cascade and they are working hard to secure the final dollars for the shade pavilion at the courts. This \$20,000 would complete the money needed.

Council needs to decide if they are agreeable to this reallocation of budgeted dollars.



October 14, 2025

City of Cascade
Attn: Deanna McCusker
320 1st Ave W
PO Box 400
Cascade, IA 52033

RE: City Funds Budgeted for Cascade Economic Development Corporation

I'm writing to follow up on the email I sent on September 30, 2025, on behalf of the Cascade Economic Development Corporation (CEDC).

First and foremost, I'd like to extend our sincere appreciation to the City for its continued partnership and financial support of the CEDC. We are especially grateful for the \$20,000 contribution approved earlier this year, which reflects the City's commitment to economic development and community growth.

In light of the recent progress made by the CEDC regarding the sale of real estate in the Industrial Park, we would like to respectfully request that the \$20,000 contribution budgeted for the CEDC this year be reallocated to support the group that has led the fundraising efforts for the pickleball courts at Oak Hill Park for them to use toward the construction of a shelter and/or pavilion near the courts as well as any other expenses that they may have for their project to add these pickleball courts and improvements.

Additionally, we kindly ask that the City continue to include the \$20,000 contribution to the CEDC as a line item in its annual budget moving forward. The CEDC is pleased to be in a position to support this exciting community project and remains committed to working collaboratively with the City to enhance public spaces and promote economic development in Cascade in the future.

Thank you for your time and thoughtful consideration of this request. We look forward to continuing our strong partnership with the City.

Sincerely,

Ken McDermott, CEDC President

Ken McDermott
President
Cascade Economic Development Corp.

CASCADE

MONTHLY INCIDENT COUNT REPORT Statistics from Reported Date: 10/1/2025 12:00:00AM to 10/31/2025 11:59:00PM

Field Interview

POLICE DEPARTMENT

ALARM-BANK: 1 4%

ANIMAL COMPLAINT: 1 4%

ANIMAL COMPLAINT-INJURED/SICK: 1 4%

ASSIST AMBULANCE: 1 4%

ASSIST DUBUQUE COUNTY: 1 4%

D.A.R.E. PRESENTATION: 11 41%

INFORMATIONAL REPORT: 1 4%

LOCKDOWN-DRILL: 2 7%

RECORDS CHECK: 1 4%

SPECIAL ASSIGNMENT: 1 4%

SPEED WARNING: 1 4%

SPEEDING CITATION: 1 4%

THEFT: 1 4%

TRAFFIC COMPLAINT: 1 4%

WELFARE CHECK: 2 7%

Grand Total: 100.00% Total # of Activity Types Reported: 27