

CITY OF CASCADE, IOWA
SPECIAL COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, September 29, 2025, 5:00 P.M
CITY HALL, 320 1ST AVE WEST

NOTICE: Notice is hereby given that the Cascade City Council will hold a special meeting at 5:00 PM on Monday, September 29, 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. Roll Call**
- 3. Approve Agenda**
- 4. Consideration to Approve Resolution #98-25 – Resolution Scheduling Public Hearing on Proposed Conveyance of City Owned Property**
- 5. Adjournment**



September 29, 2025 Agenda

Date: September 26, 2025
To: Mayor, City Council and Staff
RE: Sct Public Hearing for Selling Vacated Street
From: Deanna McCusker, City Administrator

Back in July we approved conveying part of the vacated Washington Street to BL Manternach Construction. The Dubuque County Auditor rejected the legal description, so we had to have it surveyed and start the process over. The updated plat is being recorded. So we are setting the public hearing tonight. The hearing notice will be published in the Pioneer on October 8th and we will hold the public hearing on October 13th. We will then have the deed signed and recorded.

RESOLUTION #98-25

**RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED CONVEYANCE
OF CITY OWNED PROPERTY**

WHEREAS, the City of Cascade, Iowa, is the owner of real property (“Property”) situated in the City of Cascade, Dubuque County, Iowa, legally described as follows:

**Lot C of Block 19, Second Union Addition to the Village of East Cascade in the City of
Cascade, Dubuque County, Iowa,**

WHEREAS, the Council vacated 50’ of the Washington Street SE ROW by approving Ordinance 9-18 on August 27, 2018. The east 25’ of the vacated ROW was subsequently sold and the west 25’, which is now platted as Lot C and Lot D, remained property of the City of Cascade, Iowa.

WHEREAS, the abutting property owner, BL Manternach Construction, to the west of Lot C and Lot D wants to purchase Lot C for a price to be determined; and,

WHEREAS, the City Council finds that a public hearing must be set and held prior to the transfer of real property.

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

SECTION 1: *Public Hearing:* City Council will hold a public hearing as part of its regular meeting at 6:00 P.M. on October 13, 2025, at City Hall, 320 1st Avenue West, Cascade, Iowa, for purposes of obtaining public input on the proposed transfer of the Subject Property as set forth above.

SECTION 2: *Publication of Notice:* The City Clerk is directed to publish notice of said public hearing, which publication shall not be less than four (4) or more than twenty (20) days prior to the date set for said public hearing pursuant to the requirements of Iowa Code 364.7 and 362.3.

SECTION 3: *When Effective.* This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 29th day of September, 2025.

Steve Knepper, Mayor

ATTEST:

Samie Simon, City Clerk

CITY OF CASCADE

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

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

Lot C of Block 19, Second Union Addition to the Village of East Cascade in the City of Cascade, Dubuque County, Iowa,

The City proposes to transfer the property for a price to be determined to BL Manternach Construction.

Public Hearing on the proposed transfer by the City to BL Manternach Construction of the Property will be held at 6:00 P.M. on October 13, 2025, at the regular city council meeting, at City Hall, 320 1st Avenue West, Cascade, Iowa. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposal to transfer said property.

Any person may appear at the Public Hearing to comment on the proposed terms of the transfer and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at City Hall, 320 1st Avenue West, Cascade, Iowa, during regular business hours, by mailing to the City of Cascade at the same address, or by email to the City Administrator at admin@citycascade.com on or before the date and time of the Public Hearing.

Deanna McCusker, City Administrator
City of Cascade, Iowa

Index Legend	
Location:	Lot C & D, Block 19, Second Union Add, Cascade
Requestor:	Deanna McCusker
Proprietor:	City of Cascade
Surveyor:	Michael J. Weber
Surveyor Company:	Weber Surveying, LLC
& Return To:	26789 46th AVE Bernard, IA 52032

NOTE: This Plat is a division of Lot A of Block 19 of Second Union Addition to the Village of East in the City of Cascade, Dubuque County, Iowa as shown in Plat Doc. No. 2019-2786 of the Dubuque County recorder's Office.

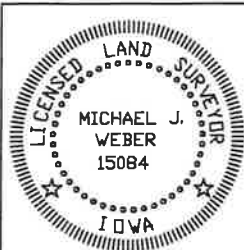
LINE	BEARING	DISTANCE
L1	S 89°17'28" E	25.00'
L2	N 89°17'28" W	25.00'

○ PLACED 5/8" DIA. STEEL REROD W/ORANGE
PLASTIC CAP MARKED "WEBER PLS 15084"
● FOUND 5/8" DIA. STEEL REROD W/ORANGE
PLASTIC CAP MARKED "WEBER PLS 15084"
■ FOUND 5/8" DIA. STEEL REROD W/RED
PLASTIC CAP NO. 9651 UNLESS OTHERWISE
NOTED

PARCEL SURVEYED LINE
EXISTING PARCEL LINE

(RECORDED DIMENSION
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
SF	SQUARE FEET
AC	ACRES

1. ALL MEASUREMENTS ARE IN FEET
AND DECIMALS THEREOF.
2. THIS PLAT IS SUBJECT TO RIGHT
OF WAY AND EASEMENTS OF RECORD
AND NOT OF RECORD.



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

Michael J. Weber September 24, 2025
MICHAEL J. WEBER (DATE)

LICENSE NUMBER 15084
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : *Sheet 1+2*

(S 89°17'28" E 25.00')
P.O.B LOT C S 89°17'28" E 25.00' NW COR. LOT B,
BLOCK 19, 2ND
UNION ADD

NE COR. /
LOT 3,
BURDS 2ND
SLB.

LOT 3

BURDS
SECOND
SUBDIVISION
(PLAT DOC. NO
7655-89)

LOT 4

LOT D of
BLOCK 19 of
SECOND
UNION
ADDITION TO
THE VILLAGE
OF EAST
CASCADE

SE COR. LOT 4,
BURDS 2ND SUB.

P.D.B. I DT D

3RD AVENUE SE (50') ROW

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173
FAX: (563) 879-4199

DRAWN BY: MJW
SURVEY DATE: 9/24/2025
DWG. 19013-LOT-C-D

SHEET 1 OF 4