

**CITY OF CASCADE, IOWA
COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, November 13, 2023, 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 13, 2023, 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 on Local Access Channel 18

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. Minutes: City Council 10/23/23, Library Board 11/6/23, Planning and Zoning 10/19/23, Personnel Committee 10/13/23, Utility Board 11/8/23
 2. November 13, 2023 Claims and October 2023 Financial Reports
7. Open Public Hearing on Proposed Amendment to the Cascade Urban Renewal Area
8. Close Public Hearing
9. Consideration of Resolution #83-23 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area
10. Consideration of Resolution #84-23 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with ROSO Properties, L.L.C., Including Annual Appropriation Tax Increment Payments
11. Consideration of Resolution #85-23 Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Cascade Urban Renewal Area
12. Consideration of Resolution #86-23 Approving Economic Development Grant to Iowa Main Street Investments, LLC and Authorizing Internal Advance to Fund the Grant
13. Consideration of Ordinance #15-23 To Re-Approve 2016 Sewer Rates After Recodification Error
 1. Council May Consider Suspending the Three Meeting Reading Rule Since This is a Correction to a 2016 Ordinance
14. Consideration of Resolution #82-23 Personnel Policy -Uniform Allowance
15. Consideration of Resolution #87-23-Wellmark Blue Cross Blue Shield 2024 Renewal 3.15% Increase
16. Consideration on Improvements at Thomas Street SE and DeLong Ave SE
17. Consideration of Ordinance #16-23 Change Library Board Meeting Time (First Reading)
18. Consideration of Resolution #88-23 to Cancel Second December City Council Meeting
19. Discussion on Vacant Building Ordinance
20. Reports – Police Chief, Library Design Committee, City Administrator

21. Public Comment (Limit 3 Minutes per person-only items on this agenda)

22. Adjournment

October 23, 2023
City Council Meeting Minutes

The October 23, 2023 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Delaney, Hosch, Kelchen, Oliphant and Rausch answered roll call.

Motion Kelchen, second Oliphant to approve the agenda. All Ayes. Motion carried.

Motion Oliphant, second Delaney to approve the consent agenda items: City Council Minutes 10/9/23; Utility Board 10/11/23; and October 23, 2023 Claims. All Ayes. Motion carried.

S. McDermott spoke during Public Comment thanking the Public Works department on their work at the swimming pool.

Motion Rausch, second Kelchen to Open the Public Hearing on Library Construction. Roll Call vote. All Ayes. Motion carried.

Discussion regarding the Library Construction and updated timeline.

Motion Delaney, second Oliphant to Close the Public Hearing on Library Construction. Roll Call vote. All Ayes. Motion carried.

Motion Oliphant, second Kelchen to Approve Library Construction Plans and Authorize Invitations to Bid. Roll Call vote. All Ayes. Motion carried.

Motion Oliphant, second Rausch to Approve a Road Closure-Cascade Elementary Trunk or Treat (10-30-23 – Harrison Street SE – 4:45pm to 6:45 pm). Roll Call vote. All Ayes. Motion carried.

Motion Oliphant, second Kelchen to Approve Resolution #79-23 to Approve Beck Plat for Condos on Mulberry Drive. Roll Call vote. All Ayes. Motion carried.

Motion Oliphant, second Kelchen to Approve Resolution #78-23 to Approve 1st Avenue East Crack Sealing Contract Kluesner (\$18,171.47). Roll Call vote. All Ayes. Motion carried.

Motion Kelchen, second Rausch to Approve Resolution #81-23 to Accept the 2023 Rural Childcare Planning Grant (\$10,000). Roll Call vote. All Ayes. Motion carried.

Motion Rausch, second Hosch to adjourn into Closed Session pursuant to Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session-Public Access Channel Position. Roll Call vote. All Ayes. Motion carried.

Motion Kelchen, second Oliphant to Return to Open Session for Possible Action. Roll Call vote. All Ayes. Motion carried.

Motion Rausch, second Oliphant to approve Resolution #80-23 to Approve Sunset Date of the Public Access Channel and Elimination of the Public Access Channel Part-Time Position. Roll Call vote. Four Ayes, Hosch Nay. Motion carried.

Motion Oliphant, second Rausch to adjourn at 7:03pm. All Ayes. Motion carried.

Cascade Public Library Board of Trustees Minutes

Monday, November 6, 2023 – 4:30pm

Cascade City Hall Council Chambers

Present: Kane, Brindle, Brickley, Howard, Recker, Thomas

1. Call to Order: Monica Recker called the meeting to order at 4:28pm.
2. Approval of the Agenda: Brickley motioned to approve the agenda. Thomas seconded approval of the agenda. All were in favor.
3. Approval of the Minutes of the October 3, 2023, Library Board Meeting: Thomas motioned to approve the minutes, Brindle seconded approval of the minutes. All were in favor.
4. Public Comment: None
5. Budget Reports: These reports were reviewed. Junior Library Guild was discussed. This subscription will be discontinued in 2024/25, as the cost per book is not as cost effective as purchasing from Baker & Taylor. Audiobooks on CD will be slowly discontinued. Most of our patrons are listening to audiobooks on Bridges or HOOPLA. DVD purchases were discussed. Kane will generate some reports on DVD purchases and DVD circulation for the December library board meeting.
6. Claims were reviewed. Thomas moved to pay the bills, seconded by Howard. All approved.
7. Circulation Statistics: Library statistics were reviewed. The door count is up in October from September. The library scavenger hunts for Halloween candy were participated in by 98 people.
8. Old Business
 - a. Future Building Project: Bids will be due on the building project on November 30.
 - b. Friends of the Library update: There is a Friends of the Library Executive Board meeting on Wednesday, November 8 at 6pm. The Friends cookie walk that will be taking place on small business Saturday will be the focus of that meeting. Information from the State Law Library was shared as pertains to the Library Board and the Friends of the Library. There was a printout that accompanied that information for the board to read.
9. New Business
 - a. Programming/Upcoming Events/Librarians Calendar: Kane reported that she is hearing enthusiasm for Chip and Ed Recker's storytime visit. We are looking forward to this event and anticipate good attendance. Brindle suggested that the week of Thanksgiving when kids are out of school for the week, would be a good time to offer some additional activities at the library. Kane said that would not be a problem to add events. Friends of the Library will host their cookie walk at the library on Saturday, November 25 from 9-noon. The book on the storywalk for November will be put out, upon completion of the lamination. The library will provide information about new titles of books and DVD's on social media and in the Pioneer in the weekly library news.
 - b. Library Director Continuing Education Report: Kane attended the ILA Annual Conference in Dubuque. She will receive continuing education credits for attending this conference.
 - c. Bylaws Update: The bylaws have a suggested change for the Library Board meeting date. It is recommended that this meeting take place on the second Tuesday of the month instead of on the first Tuesday of the month. Brickley motioned to approve the change. Thomas seconded. All were in favor. Policy Revision: Internet Use Policy update – a small change to wording regarding having food and drink by the computers. Thomas motioned to approve, Brindle seconded. All were in favor.

- d. Ideas for decorating outside of the library for the Christmas season: Kane reported that Cheryl Reiter, President of the Friends had stopped in to discuss whether the Friends should do this. Cheryl has a snowman with a stake to put in the front flower box and can get some greenery. The Library Board appreciates the Friends' willingness to do this and will let Cheryl know that her offer to do this is appreciated and accepted.

10: Adjourn: Motion was made to adjourn by Thomas. Seconded by Howard. The next Library Board meeting will occur on Tuesday, December 12 at 4:30pm.

PLANNING & ZONING COMMISSION MEETING
THURSDAY, October 19, 2023
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, October 19, 2023, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033.

Present: Moriarity, Conlin, Steffen, Kerper, Otting and Moran.

Motion by Conlin, second by Moran to approve the agenda as presented. Motion carried, ayes.

Motion Conlin, second Moran to nominate Bob Moriarity as Chairperson and Naomi Steffen as Vice-Chairperson. Motion carried, all ayes.

Motion Steffen, second Moriarity to approve the June 1, 2023 minutes. Motion carried, all ayes.

The Commission discussed the Oak Hill #18 Plat that split one parcel of condos into six separate parcels. This will allow them to be sold off and have separate owners.

Motion Otting, second Moran to recommend approval of the Final Plat of Oak Hill No. 18 to the City Council. Motion carried, all ayes.

The Commission discussed a proposed amendment to the Urban Renewal Plan that includes a reconstruction at 109 1st Avenue West for ROSO Properties, a building at 120 Industrial Street for NJCallahan, the south end Highway 136 project debt and administrative costs for TIF covering wages and benefits for three City employees.

Motion Moran, second Conlin to recommend to the City Council adoption of the proposed Urban Renewals Amendment as the Commission reviewed the plan and confirms the amendment conforms to and is consistent with the City's Comprehensive Plan. Motion carried, all ayes.

Motion Steffen, second Moran to adjourn at 6:44pm. Motion carried.

Lisa A. Kotter
City Administrator

**Personnel Committee Meeting Minutes
October 13, 2023**

The October 13, 2023 Cascade Personnel Committee was called to order by Mayor Knepper at 9:30 a.m. at the Cascade City Hall. Committee members Knepper, Kelchen and Oliphant were present.

Motion Kelchen, second Knepper to approve the agenda – all ayes.

Motion Kelchen, second Oliphant to adjourn into closed session to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. - Public Access Position. Motion Carried, all ayes.

Motion Kelchen, second Oliphant to return to open session. Motion carried, all ayes.

The Committee will recommend to the City Council that the end date for the regular screened messages will be October 31, 2023.

Motion by Oliphant, second by Kelchen to adjourn the meeting at 10:04 a.m. – all ayes.

Lisa Kotter, City Administrator

Meeting Minutes November 8, 2023
Cascade Municipal Utilities Board

Chairman Gross called the November 2023 regular meeting of the Cascade Municipal Utilities Board of Trustees to order on Wednesday, November 8, 2023 at 5:15pm. Present were Trustees Barb Gross, Greg VanderLugt, Herb Manternach, Utility Manager Shontele Orr and Team Lead Matt Cooksley.

Motion Manternach, second VanderLugt to approve the meeting agenda. Motion carried 3-0.

There was a discussion about the ongoing audit. No final results in yet.

Motion Manternach, second by VanderLugt to approve the October 11th, 2023 meeting minutes, October Financial Statements and Fund Balances, and the November bill list & claims for payment. Motion carried 3-0.

Under correspondence the board discussed the October plant summary & metrics and energy efficiency reports. Motion Manternach, second VanderLugt to approve correspondence. Motion carried 3-0.

Manager/Team Lead Report - discussion regarding past & future workload and the new CDL process.

Motion Manternach, second VanderLugt, to adjourn meeting at 5:27 pm. Motion carried 3-0.

Vendor Name	Check Amount	Vendor Name	Check Amount
ABBIE DOSSEY	167.06	IPERS	4,139.16
ADVANTAGE ADMIN (BUYDOWN)	579.86	KEVIN FAGAN	150.00
ADVANTAGE ADMINISTRATORS	43.50	MADISON NATIONAL LIFE INS CO	220.38
BLACK HILLS ENERGY	2,828.00	MARISOL SANDATE	93.17
BUTCH & FRANKIES	368.60	MARK OELTGEN	28.21
CANDACE BAXTER	150.26	MATT NAUMAN	350.00
CASCADE COMMUNICATIONS COMPANY	102.46	MCDERMOTT OIL CO.	620.48
CASCADE LUMBER CO	268.33	MISSION SQUARED	185.00
CASCADE MUNICIPAL UTILITIES	1,467.70	MISSION SQUARED	185.00
CASCADE MUNICIPAL UTILITIES	355.04	NICUSA - IOWA DIVISION	970.53
CLAYTON ENERGY CORPORATION	20,552.89	PARTS AUTHORITY	18.72
COMELEC INTERNET SERVICES	45.00	PAUL ASCHTGEN	185.37
CROSSROADS MOBILE MAINTENANCE	1,318.28	PAYROLL	10,151.01
CUSTOM PRECAST COMPANY	160.50	PAYROLL	9,672.77
EASTERN IOWA EXCAVATING	65.00	RIVER CITY PAVING	9,450.00
EFTPS	2,839.89	SENSIT TECHNOLOGIES	468.33
EFTPS	2,693.91	SIMECA	92,877.68
GASSER FARM & HARDWARE LLC	87.53	STUART C IRBY CO	8,123.53
GOLDLINE CDL	1,600.00	TERRY DURIN COMPANY	367.60
GROEBNER & ASSOCIATES INC	2,099.34	THOMAS MCDERMOTT	100.00
HERJAC, LLC	350.00	TREASURER STATE OF IOWA	1,118.00
IA.M.U.	641.04	TREASURER STATE OF IOWA	5,301.00
IOWA ONE CALL	35.20	VISA	79.86
IOWA UTILITIES BOARD	1,291.00	WELLMARK BC BS OF IOWA	4,268.74
		Total:	189,234.93
ELECTRIC REVENUE	159,507.19		
GAS REVENUE	51,047.09		

CLAIMS REPORT
Vendor Checks: 10/25/2023-11/14/202

CURRENT CLAIMS REPORT

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
10202023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-FRASHER	157.80		14016174	10/26/23
10272023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-GEHL	440.92		14016175	11/02/23
10653	ADVANTAGE ADMINISTRATORS	MONTHLY BILLING EXPENSE	78.30		14016171	10/30/23
11032023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-STANER	78.70		14016176	11/09/23
12292022	ADVANTAGE ADMINISTRATORS	PSF BUY DOWNS		755.72		
2177461963	AT&T	PHONE CHARGES DATE 11/1/23		23.57		
2037788603	BAKER & TAYLOR BOOKS	6 PAPERBACK BOOKS	40.99			
2037817788	BAKER & TAYLOR BOOKS	41 TOTAL ITEMS:11 HARDCOVER/PA	393.64			
2037843009	BAKER & TAYLOR BOOKS	3 BOOKS & 3 PROGAM MATERIALS	70.19			
2037873506	BAKER & TAYLOR BOOKS	1 HARDCOVER/8 PAPERBACK BOOKS	95.11	599.93		
85136793	BOUND TREE MEDICAL LLC	KING VISION PEDIATRIC EBLADES		35.58		
11012023	CASCADE COMMUNICATIONS CO	PHONE/INTERNET CHARGES		957.74		
884415	CASCADE LIONS CLUB	PAPER TOWELS		7.16		
172420	CASCADE LUMBER CO	PLEATED AIR FILTER	25.16			
882220	CASCADE LUMBER CO	9 VOLT & BATTERY BATTERIES	33.15			
882225	CASCADE LUMBER CO	CABLE TIES	9.29			
882485	CASCADE LUMBER CO	M8 PLEAT FILTERS	13.98			
884690	CASCADE LUMBER CO	SHIPPING CHARGES FOR SAMPLES	12.48	94.06		
NOVEMBER2023	CASCADE MUNICIPAL UTILITIES	CITY UTILITY BILLS DUE NOV2023		7,786.21		
10232899	CASCADE PIONEER	PUBLICATIONS		94.96		
82512885	CENGAGE LEARNING	EVERY SUMMER AFTER	27.99			
82513352	CENGAGE LEARNING	5 DYNAMIC DRAMA TITLES	146.20			
82719714	CENGAGE LEARNING	LITTLE VILLAGE OF BOOK LOVERS	24.00			
82835078	CENGAGE LEARNING	LEARNED BY HEART	24.00			
82883459	CENGAGE LEARNING	HOUSEKEEPERS/FRONT PORCH CLUB	55.18			
92512902	CENGAGE LEARNING	PRESIDENTS WIFE/SENATORS WIFE	59.18	336.55		
2045055	CENTER POINT LARGE PRINT	2 ROMANCE SERIES		49.14		
1943794	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	218.98			
1946079	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	97.35			
1948353	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	83.78	400.11		
8718	CITY OF DUBUQUE	SEASON SALT PURCHASE/STORAGE		7,973.46		
232173	CJ COOPER & ASSOCIATES	LAB FEE		45.00		
6306	CLH REPAIR	BOLTS AND WASHERS		54.08		
NCIC10162023	DUBUQUE COUNTY SHERIFF	NCIC CERTIFICATION CLASS		50.00		
IVC000022458	ECIA	INSPECTION:SEPT 2023 EXPENSES		760.36		
2002231-IN	ENAQUA	UV BULB REPLACEMENTS	4,460.35			
2002238-IN	ENAQUA	UV SYSTEM REPAIR	1,600.00	6,060.35		
113882	FEH DESIGN	LIBRARY REDESIGN & BIDDING		23,577.29		
287309338483X102723	FIRST NET-AT&T MOBILITY	AT&T FIRST NET PHONE BILL		585.19		
29002	GASSER FARM & HARDWARE LLC	ANTIFREEZE FOR WINTERIZE POOL	23.94			
29003	GASSER FARM & HARDWARE LLC	TANKMAST PLUNGER	8.29			
29037	GASSER FARM & HARDWARE LLC	ANTIFREEZE-WINTERIZE PARKS	143.64	175.87		
102423	GOERDT KATHY	MILEAGE REIMBURSEMENT:ECIA CLE		30.13		
IN14438503	GORDON FLESCH COMPANY INC	1/2 PRINTER/COPIER SERVICE		117.95		
6602325	HAWKINS INC	CHLORINE CYLINDER	10.00			
6603006	HAWKINS INC	CHLORINE CYLINDERS X2	20.00	30.00		
112763	HERITAGE PRINTING COMPANY	CITY OF CASCADE CHECKS		205.00		
FINAL22	MARTY HOFFMANN	FLEX REIMBURSEMENT PAYMENT	21.15			
Q42023	MARTY HOFFMANN	FLEX REIMBURSEMENT PAYMENT	413.25	434.40		
504430788	HOOPLA	120 DIGITAL ITEMS		296.48		
2024MEMBERSHIOP	IOWA RURAL WATER ASSOC	2024 CALENDAR YR MEMBERSHIP DU		355.00		
PR20231026	IRS W/H	FED/FICA TAX		6,527.82	14016166	11/03/23
2309341-IN	J&R SUPPLY INC	24 SNAKE PIT BRACKETS		1,013.12		
657654	JUNIOR LIBRARY GUILD	ELEMENTARY/ADV READ/HIGH INTER		561.92		

CLAIMS REPORT
Vendor Checks: 10/25/2023-11/14/202

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
2931	KERPS SERVICE CENTER INC	TIRES FOR 2015 FORD SUPERDUTY		1,057.76		
NOVEMBER2023	KOTTER LISA	ADMIN MONTHLY STIPEND		112.17		
1590372	MADISON NATL LIFE INS CO, INC	DECEMBER 2023 PREMIUMS		521.15		
11152023	MCDERMOTT OIL CO	FUEL CHARGES	1,952.10			
2889-1	MCDERMOTT OIL CO	AMBULANCE FUEL	92.82	2,044.92		
110323	MELISSA KANE	MILEAGE REIMBURSEMENT-116 MILE		78.98		
934808	MICRO MARKETING LLC	FAMILY HANDYMAN/IF I WAS HORSE		38.18		
504437820	MIDWEST TAPE LLC	5 DVDS	100.95			
504474995	MIDWEST TAPE LLC	2 DVDS	40.23			
504503934	MIDWEST TAPE LLC	1 DVD-THE BOOGEYMAN	14.99			
504536190	MIDWEST TAPE LLC	2 DVDS	49.48	205.65		
PR20231026	MISSION SQUARE RETIRE-#303939	ICMA		1,229.20	65404	11/03/23
R00447040.0-16	MSA PROFESSIONAL SERVICES	JOHNSON ST SW RECONSTRUCTION		4,625.00		
1203	OPTIMUM EXTERIOR CLEANING	EXTERIOR WALL CLEANING-MURAL		1,600.00		
14738	ORR APPLIANCE PLB, HTG & AIR	CITY HALL GAS CONNECTION		1,434.36		
29168	PARTS AUTHORITY	ROLLER	97.22			
29224	PARTS AUTHORITY	POOL PRIMER	23.96			
29415	PARTS AUTHORITY	BATTERY CORE 12 EXCH	122.22			
29417	PARTS AUTHORITY	AMBULANCE BATTERY CREDIT	134.22-			
29512	PARTS AUTHORITY	AMBULANCE BATTERIES	306.36			
45144	PARTS AUTHORITY	AMBULANCE BATTERIES	153.18			
45422	PARTS AUTHORITY	POLK ST GEN SET	234.61	803.33		
34573361	QUILL CORP	WINDEX GAL/WINDEX W/TRIGGER	29.99			
34635554	QUILL CORP	PACK BLACK WIGGLE EYES-15MM	6.79			
34653440	QUILL CORP	DURACELL PACKS	19.79			
34662426	QUILL CORP	BULK PEEL EYES/JUMBO WIGGLE EY	55.74			
34707650	QUILL CORP	RECEIPT BOOK	41.60			
34864929	QUILL CORP	GLUE STICKS	2.74			
34887103	QUILL CORP	CONSTRUCTION PAPER	10.00			
34887598	QUILL CORP	M&MS/HERSHEY/WRIGLEY FUNSIZE	158.94			
35086849	QUILL CORP	13.5 QT MODULAR CLEAR BOX	22.08	347.67		
0897-001005087	BFI WASTE SERVICES LLC	RECYLCING & GARBAGE SERVICES		24,728.40		
266697	STATE HYGIENIC LABORATORY	WATER SUPPLY TESTING		92.00		
OCT2023	CINDY STOLL	CLEANING SERVICES		680.00		
3100130625	TEST AMERICA LABORATORIES INC	WASTEWATER TESTING		1,216.50		
0023-918	TRICIA CONTER	CPR CERTIFICATION REIMBURSEMEN		61.00		
INV00162885	USA BLUE BOOK	LOW FORM BEAKERS	63.50			
INV00163060	USA BLUE BOOK	FLOAT SWITCH AND ASSEMBLY	611.39	674.89		
		Accounts Payable Total		101,545.31		
		Invoices: Paid		8,512.74		
		Invoices: Scheduled		93,032.57		
		Payroll Checks		19,348.75		
		Report Total		120,894.06		

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	51,697.90
016	PARTIAL SELF-FUND	755.72
110	ROAD USE TAX	12,093.84
323	HIGHWAY 136	4,625.00
370	LIBRARY CAPITAL PROJECT	23,577.29
600	WATER	10,302.48
610	SEWER	17,841.83

	TOTAL FUNDS	120,894.06

CLAIMS REPORT
Vendor Checks: 10/01/2023-10/31/202

<PRIOR MONTH CLAIMS TO SIGN>

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
09292023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-FRASHER	158.75		14016168	10/05/23
10062023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-STANER	137.36		14016169	10/12/23
10132023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-STANER	162.21		14016170	10/19/23
10202023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-FRASHER	157.80		14016174	10/26/23
10653	ADVANTAGE ADMINISTRATORS	MONTHLY BILLING EXPENSE	78.30	694.42	14016171	10/30/23
28293	AMERICAN LEGAL PUBLISHING	SEPTEMBER 2023 S-2 EDITING		374.00	65379	10/24/23
2177317828	AT&T	PHONE CHARGES DATE 10/1/2023		35.91	65380	10/24/23
2037721682	BAKER & TAYLOR BOOKS	2 PAPERBACKS	30.91		6950	10/10/23
2037742816	BAKER & TAYLOR BOOKS	35 HARDCOVER AND PAPERBACK	466.51		6950	10/10/23
2037765565	BAKER & TAYLOR BOOKS	1 HARDCOVER & 4 PAPERBACK	147.01	644.43	6950	10/10/23
121403	BARD MATERIALS	SAND STOCK PILE FOR WINTER		1,952.46	65381	10/24/23
3044	BOGE MECHANICAL SYSTEMS	SERVICE CALL & PEX BALL VALVE		373.50	65382	10/24/23
85088879	BOUND TREE MEDICAL LLC	ADULT PADZ	550.63		6951	10/10/23
85091710	BOUND TREE MEDICAL LLC	PEDS:KING VISION	1,458.23		6951	10/10/23
85105180	BOUND TREE MEDICAL LLC	IMMOBILIZER HEAD UNIVERSAL	185.98		6993	10/24/23
85109932	BOUND TREE MEDICAL LLC	SUCTION ADAPTER.AIRWAY KITS	861.97		6993	10/24/23
85109933	BOUND TREE MEDICAL LLC	CATHETERS & CO2 DETECTOR	52.32	3,109.13	6993	10/24/23
10202023	CASCADE AUTO WASH	CAR WASH TOKENS		20.00	65383	10/24/23
10012023	CASCADE COMMUNICATIONS CO	PHONE/VIDEO/INTERNET CHARGES		919.52	65355	10/10/23
169158	CASCADE LUMBER CO	PAINT MARKER & CALC POCKET	9.58		65356	10/10/23
169985	CASCADE LUMBER CO	SHIPPING CHARGES FOR WATER BAC	12.48		65356	10/10/23
866375	CASCADE LUMBER CO	RACHET STRAP	32.99		65356	10/10/23
866750	CASCADE LUMBER CO	BATTERIES FOR LOCATOR	7.49		65356	10/10/23
871015	CASCADE LUMBER CO	SHIPPING CHARGES QUARTERLY SAM	12.75		65356	10/10/23
874455	CASCADE LUMBER CO	TREATED 4X6 1AT AVE/INDUSTRIAL	39.15	114.44	65384	10/24/23
10152023	CASCADE MUNICIPAL UTILITIES	OCTOBER UTILITY BILLS		8,638.74	65357	10/10/23
09232899	CASCADE PIONEER	POLICE DEPARTMENT BUSINESS CAR	126.45		6952	10/10/23
09234036	CASCADE PIONEER	PUBLICATIONS	239.91	366.36	6994	10/24/23
81595295	CENGAGE LEARNING	BOOK: SWISS NURSE	26.39		6953	10/10/23
81691190	CENGAGE LEARNING	3 BOOKS: HAPPINESS/HELLO/WOMAN	87.72		6953	10/10/23
81841035	CENGAGE LEARNING	BOOK: HAPPY PLACE	26.59		6953	10/10/23
82114693	CENGAGE LEARNING	BOOK: MUST LOVE FLOWERS	24.00	164.70	6953	10/10/23
2036518	CENTER POINT LARGE PRINT	2 PLATINUM ROMANCE SERIES		49.14	65358	10/10/23
1934601	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	99.64		6954	10/10/23
1936895	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	209.55		6954	10/10/23
1939205	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	99.64		6995	10/24/23
1941495	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	132.37		6995	10/24/23
C1936895	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	77.17-	464.03	6954	10/10/23
230365	CJ COOPER & ASSOCIATES	ANNUAL ADMIN FEE/CLEARING HOUS		270.00	6996	10/24/23
B2-1025-0002	COLLEGE SUBSCRIPTION SERVICE	CONSUMER REPORTS RENEWAL		30.00	65359	10/10/23
0023331	COMMERCIAL RECREATION SPECIALI	1/2 PLAYGROUND EQUIPMENT		31,555.22	65360	10/10/23
2917	MICHAEL DELANEY	MONTHLY COMPUTER IT SERVICES		1,415.12	6955	10/10/23
7364833	DEMCO INC	2 PKGS/25 CT:BK COVER		146.60	6956	10/10/23
IVC000022390	ECIA	INSPECTION: AUGUST 2023 EXPENS		82.50	6997	10/24/23
Q-68288-1	ENCYCLOPAEDIA BRITANNICA	LIBRARY SUBSCRIPTION		455.00	6957	10/10/23
113808	FEH DESIGN	BIDDING/IT DESIGN/DOCS & SPECS		12,543.83	6958	10/10/23
INV001466	FILAMENT ESSENTIAL SERVICES	1/2 WEB HOSTING FEE		1,850.00	65361	10/10/23
287309338483x9272023	FIRST NET-AT&T MOBILITY	POLICE		596.55	65362	10/10/23
28460	GASSER FARM & HARDWARE LLC	16 PACK OF AA BATTERIES	38.98		65363	10/10/23
28581	GASSER FARM & HARDWARE LLC	COUPLING & OSCILLATOR-POOL	21.98	60.96	65385	10/24/23
IN14396649	GORDON FLESCH COMPANY INC	1/2 PRINTER/COPIER SERVICE		55.99	65386	10/24/23
1281	GRAVEL GRADING & EXCAV LLC	CAMERA SEWER/PIPE DRAIN		250.00	65387	10/24/23
2019-19248	gWORKS	ANNUAL LICENSE FEES		4,634.00	65388	10/24/23
6578536	HAWKINS INC	CHLORINE CYLINDERS	20.00		6959	10/10/23

CLAIMS REPORT
Vendor Checks: 10/01/2023-10/31/202

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
6579213	HAWKINS INC	CHLORING CYLINDER	20.00		6959	10/10/23
6590075	HAWKINS INC	CHLORINE CYLINDERS	2,181.10	2,221.10	6998	10/24/23
112445	HERITAGE PRINTING COMPANY	LAMINATING PAGES FOR STORYWALK		31.00	6960	10/10/23
504295188	HOOPLA	147 DIGITAL ITEMS		322.92	6961	10/10/23
28781	IAMU	DEC 2023 QUARTERLY TRAINING		660.00	6962	10/10/23
IOWA PERMIT 4213	IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE CY2024		115.00	65364	10/10/23
10252023	IOWA WATER ENVIRONMENT ASSOC	ANNUAL CONFERENCE/IOWA WATER		120.00	65365	10/10/23
PR20231006	IPERS	IPERS	3,512.16		14016164	10/20/23
PR20231012	IPERS	IPERS	3,668.60	7,180.76	14016164	10/20/23
PR20230928	IRS W/H	FED/FICA TAX	6,382.67		14016162	10/06/23
PR20231012	IRS W/H	FED/FICA TAX	6,375.86	12,758.53	14016165	10/20/23
2309627-IN	J&R SUPPLY INC	DBL WHITE NEW STRAW		80.00	6999	10/24/23
OCT 2023	JONES COUNTY YOUTH COALITION	FY24 CONTRIBUTION		500.00	65366	10/10/23
SEPT2023	JULI STRASSER	PARK PAVILION DEPOSIT REFUND		50.00	65367	10/10/23
10072023	KATHRYN BALSTER	PAVILION REFUND		50.00	65389	10/24/23
1005	KEPPLER PAINTING	MURAL BASE PAINTING		2,385.00	65390	10/24/23
41978	KIRKWOOD COMMUNITY COLLEGE	WATER TREATMENT CLASS-SCHMIDT		545.00	65368	10/10/23
OCTOBER2023	KOTTER LISA	MONTHLY ADMIN STIPEND/REIMBURS		134.17	6963	10/10/23
ARU0358718	LAKEVIEW BOOKS	8 BOOKS		181.92	65369	10/10/23
212135	LYNCH DALLAS P.C.	KERPER VARIANCE	2,937.50		65391	10/24/23
212136	LYNCH DALLAS P.C.	DOWNTOWN ABATEMENT	596.50	3,534.00	65391	10/24/23
1584958	MADISON NATL LIFE INS CO, INC	NOVEMBER 2023 PREMIUMS		381.47	65392	10/24/23
10292023	MAQUOKETA VALLEY COOP	STREET LIGHT LOCATION 54320266		156.02	7000	10/24/23
09302023	MCDERMOTT OIL CO	MONTHLY FUEL CHARGES	2,165.82		65370	10/10/23
5545-2	MCDERMOTT OIL CO	AMBULANCE DIESEL	53.49	2,219.31	65370	10/10/23
236961	MEDICAL ASSOCIATES CLINIC PC	DRUG SCREEN COLLECTION ONLY		26.00	65393	10/24/23
M0125150	MERCY MEDICAL CENTER	Q3 2023 EMS PHARMACY FEES		225.00	65394	10/24/23
930056	MICRO MARKETING LLC	CD COLLECTION:WHAT STILL BURNS	33.99		6964	10/10/23
930147	MICRO MARKETING LLC	HARDCOVER:SECRET RECIPE E.DOVE	30.19		6964	10/10/23
932260	MICRO MARKETING LLC	CD COLLECTION:STARFISH SISTERS	45.99		6964	10/10/23
933195	MICRO MARKETING LLC	2 HARDCOVER BOOKS	43.79		6964	10/10/23
933391	MICRO MARKETING LLC	1 HARDCOVER BOOK	18.39	172.35	6964	10/10/23
3435	MIDWEST PATCH	56 HIGH PERFORMANCE PATCH		964.50	65371	10/10/23
504263143	MIDWEST TAPE LLC	6 DVDS	146.94		6965	10/10/23
504340076	MIDWEST TAPE LLC	1 DVD	7.49	154.43	6965	10/10/23
PR20230928	MISSION SQUARE RETIRE-#303939	ICMA PERCENTAGE	1,229.20		65354	10/06/23
PR20231012	MISSION SQUARE RETIRE-#303939	ICMA PERCENTAGE	1,229.20	2,458.40	65378	10/20/23
R00447040.0-15	MSA PROFESSIONAL SERVICES	JOHNSON ST SW RECONSTRUCTION	4,625.00		6966	10/10/23
R00447055.0-8	MSA PROFESSIONAL SERVICES	LIBRARY PARKING LOT & ADA	1,520.00	6,145.00	6966	10/10/23
0888637-IN	MUNICIPAL SUPPLY INC	27 SMART POINT WATER METERS		7,043.00	65395	10/24/23
86308	OPENING SPECIALIST	PARK DOOR	3,449.24		65396	10/24/23
86323	OPENING SPECIALIST	SHOP DOOR	1,588.80	5,038.04	65396	10/24/23
726457969301	ORIENTAL TRADING	AFTER SCHOOL CRAFTS		80.85	65372	10/10/23
433-223172	PARTS AUTHORITY	15 & 22 INCH STRAPS		17.06	7002	10/24/23
34164511	QUILL CORP	CARTON MED. COTTON BALLS	43.19		6967	10/10/23
34193561	QUILL CORP	BAG OF TURKEY FEATHERS	41.64	84.83	6967	10/10/23
0927000-IN	RECREONICS	POOL HEATER		1,707.99	65397	10/24/23
23-REIFF NOVEMBER	JOE OR PEG REIFF	EMS MONTHLY BUILDING RENT		500.00	65398	10/24/23
0897-001002690	BFI WASTE SERVICES LLC	COMMERCIAL		24,873.74	7003	10/24/23
4300022994	RIVER CITY PAVING	CONTRACT STREET WORK:2ND AVE N	45,889.00		7004	10/24/23
4300023029	RIVER CITY PAVING	CONTRACT SEWER:2ND AVE NE	1,100.00	46,989.00	7004	10/24/23
SEPT 2023	SCHMIDT GREG	MILEAGE REIMBURSEMENT		272.48	6968	10/10/23
ARU0358706	SMART APPLE MEDIA	5 BOOKS		113.75	6969	10/10/23
OCTOBER 2023	SQUARE SERVICES	SQUARE RETAIL PLUS		64.20	14016167	10/03/23

CLAIMS REPORT
 Vendor Checks: 10/01/2023-10/31/2023

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
264576	STATE HYGIENIC LABORATORY	COLIFORM & E COLI TESTING		29.00	7005	10/24/23
SEPT 2023	CINDY STOLL	PARKS CLEANING		740.00	6970	10/10/23
01021	TASTE OF HOME	BEST SHARED RECIPES		41.02	65373	10/10/23
3100128854	TEST AMERICA LABORATORIES INC	WASTEWATER TESTING		1,380.00	6971	10/10/23
092023	THE GAZETTE	GAZETTE PAPER RENEWAL		436.80	65374	10/10/23
NOVDEC2023	THE IOWAN	RENEWAL FOR THE IOWAN MAGAZINE		24.00	65375	10/10/23
PR20231006	TREAS STATE OF IOWA	STATE TAXES	923.57		14016163	10/20/23
PR20231012	TREAS STATE OF IOWA	STATE TAX	887.76	1,811.33	14016163	10/20/23
SEPT 2023	TREASURER STATE OF IOWA	SEPTEMBER 2023 SALES TAX	1,174.15		14016172	10/17/23
SEPT 2023 WET	TREASURER STATE OF IOWA	SEPTEMBER 2023 WET TAX	1,712.79	2,886.94	14016173	10/17/23
51987	TRI-STATE SHRED	SCHREDDING SERVICES		49.95	65399	10/24/23
INV00139746	USA BLUE BOOK	HACK SAMPLE/NITRILE GLOVE/VINY	420.06		6972	10/10/23
INV00155340	USA BLUE BOOK	UNIVERSAL PHASE MONITOR	158.85	578.91	7006	10/24/23
10262023	VISA	FLODESK		1,218.84	65400	10/24/23
000334248	WATER ENVIRONMENT FEDERAT	MEMBERSHIP FEE		95.00	65402	10/24/23
232850002281	WELLMARK BC/BS OF IA	NOVEMBER 2023 PREMIUMS		9,434.16	7007	10/24/23
				=====		
Accounts Payable Total				221,149.32		
Payroll Checks				38,156.87		
Report Total				=====	259,306.19	

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	172,803.61
016	PARTIAL SELF-FUND	694.42
110	ROAD USE TAX	13,803.39
323	HIGHWAY 136	4,625.00
370	LIBRARY CAPITAL PROJECT	13,163.83
600	WATER	30,494.47
610	SEWER	23,721.47

	TOTAL FUNDS	259,306.19

TREASURER'S REPORT
CALENDAR 10/2023, FISCAL 4/2024

TREASURER'S REPORT
 (A)

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	160,805.87	361,774.58	172,803.59	.00	349,776.86
002 OLD ARPA DONT USE	.00	.00	.00	.00	.00
011 POLICE	80,861.77	397.53	.00	.00	81,259.30
012 FIRE TRUCK	293,009.80	1,440.48	.00	.00	294,450.28
013 RIVERVIEW PARK	9,948.76	48.91	.00	.00	9,997.67
014 FIRE EQUIPMENT	77,500.00	.00	.00	.00	77,500.00
015 PUBLIC WORKS TRUCK	44,283.27	217.70	.00	.00	44,500.97
016 PARTIAL SELF-FUND	34,073.55	86.31	694.42	.00	33,465.44
017 SWIMMING POOL	46,059.54	73.90	.00	.00	46,133.44
018 CABLE	6,765.54	33.26	.00	.00	6,798.80
019 PARKS/PLAYGROUND	21,623.75	106.31	.00	.00	21,730.06
020 STREET EQUIP	105,485.10	518.58	.00	.00	106,003.68
021 LIBRARY	249,957.33	678.03	.00	.00	250,635.36
022 1ST AVENUE	313,212.64	1.13	.00	.00	313,213.77
023 1ST AVE BRIDGE	.00	.00	.00	.00	.00
024 TYLER BRIDGE	.00	.00	.00	.00	.00
025 TRAIL	44.16	.22	.00	.00	44.38
026 SIREN	2,343.40	11.52	.00	.00	2,354.92
027 BICENTENNIAL	4,881.20	24.00	.00	.00	4,905.20
028 AMBULANCE	181,357.66	891.58	.00	.00	182,249.24
110 ROAD USE TAX	231,054.81	26,787.80	13,810.29	7.20	244,039.52
111 ARP (AMERI RESUCUE PLAN	63,379.64	.00	.00	.00	63,379.64
112 EMPLOYEE BENEFITS	6,345.85	68,079.39	.00	.00	74,425.24
121 LOCAL OPTION	538,104.61	25,100.35	.00	.00	563,204.96
125 TAX INCREMENT FINANCING	215,848.56-	131,371.85	.00	.00	84,476.71-
200 DEBT SERVICE	72,861.24	49,570.03	.00	.00	122,431.27
220 SPECIAL ASSESSMENT	.00	.00	.00	.00	.00
300 LIBRARY PROJ	.00	.00	.00	.00	.00
310 HOUSING REHAB	13,603.74	.00	.00	.00	13,603.74
312 1ST AVE TRAIL PROJECT	9,990.32	.00	.00	.00	9,990.32
322 STREET IMPROVEMENTS	.00	.00	.00	.00	.00
323 HIGHWAY 136	79,426.19	.00	4,625.00	.00	74,801.19
360 WATER SYSTEM IMPROVEMEN	713.63	.00	.00	.00	713.63
363 WWTP IMPROVEMENT PROJEC	.00	.00	.00	.00	.00
364 TRAIL WATER MAIN REPLAC	.00	.00	.00	.00	.00
365 MCKINLEY ST & 1ST AVE C	.00	.00	.00	.00	.00
366 SWIMMING POOL PROJECT	.00	.00	.00	.00	.00
370 LIBRARY CAPITAL PROJECT	410,369.52-	.00	13,163.83	.00	423,533.35-
600 WATER	55,862.42-	33,761.99	30,513.75	19.45	52,594.73-
601 DEPOSITS-WATER/SEWER	4,613.43	.00	.00	.00	4,613.43
603 WELL PUMP	54,676.99	268.80	.00	.00	54,945.79
604 2021A BOND	.00	.00	.00	.00	.00
605 2021A BOND SINKING	74,099.51	364.29	.00	.00	74,463.80
610 SEWER	75,483.04	79,787.08	23,735.31	13.35	131,548.16
611 SEWER SINKING	567,136.00	.00	.00	.00	567,136.00
620 GARBAGE	.00	.00	.00	.00	.00
621 GARBAGE TRUCK	.00	.00	.00	.00	.00
Report Total	2,741,621.84	781,395.62	259,346.19	40.00	3,263,711.27

BANK CASH REPORT
2023

BANK CASH REPORT (B)

BANK FUND GL	BANK NAME	SEPTEMBER CASH BALANCE	OCTOBER RECEIPTS	OCTOBER DISBURSMENTS	OCTOBER CASH BALANCE	OUTSTANDING TRANSACTIONS	OCT BANK BALANCE
OHWARD CHECKING ACCT							
BANK	OHWARD CHECKING ACCT						1,853,094.63
001	CASH - GENERAL	33,628.32	361,196.08	172,867.53	221,956.87	9,089.40	
002	CASH- ARP COVID 19 GRANT	0.00	0.00	0.00	0.00		
011	CASH - POLICE	0.00	0.00	0.00	0.00		
012	CASH - FIRE	0.00	0.00	0.00	0.00		
013	CASH - RIVERVIEW PARK	0.00	0.00	0.00	0.00		
014	CASH - FIRE EQUIPMENT	77,500.00	0.00	0.00	77,500.00		
015	CASH - PUBLIC WORKS TRUCK	0.00	0.00	0.00	0.00		
016	CASH - PARTIAL SELF-FUND	16,517.00	0.00	694.42	15,822.58		
017	CASH - SWIMMING POOL	31,027.59	0.00	0.00	31,027.59		
018	CASH - CABLE	0.00	0.00	0.00	0.00		
019	CASH - PARKS/PLAYGROUND	0.00	0.00	0.00	0.00		
020	CASH - STREET EQUIP	0.00	0.00	0.00	0.00		
021	CASH - LIBRARY	112,038.55	0.00	0.00	112,038.55		
022	CASH - 1ST AVENUE	312,982.23	0.00	0.00	312,982.23		
023	CASH - 1ST AVE BRIDGE	0.00	0.00	0.00	0.00		
024	CASH - TYLER BRIDGE	0.00	0.00	0.00	0.00		
025	CASH - TRAIL	0.00	0.00	0.00	0.00		
026	CASH - SIREN	0.00	0.00	0.00	0.00		
027	CASH - BICENTENNIAL	0.00	0.00	0.00	0.00		
028	CASH - AMBULANCE	0.00	0.00	0.00	0.00		
110	CASH - ROAD USE TAX	231,054.81	26,787.80	13,803.09	244,039.52		
111	ARPA CHECKING	63,379.64	0.00	0.00	63,379.64		
112	CASH - EMPLOYEE BENEFITS	6,345.85	68,079.39	0.00	74,425.24		
121	CASH - LOST	538,104.61	25,100.35	0.00	563,204.96		
125	CASH - TIF	215,848.56-	131,371.85	0.00	84,476.71-	3,981.00	
200	CASH - DEBT SERVICE	72,861.24	49,570.03	0.00	122,431.27		
220	CASH - SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00		
310	CASH - HOUSING REHAB	13,603.74	0.00	0.00	13,603.74		
312	CASH - 1ST AVE TRAIL PROJECT	9,990.32	0.00	0.00	9,990.32		
322	CASH - STREET IMPROVEMENTS	0.00	0.00	0.00	0.00		
323	CASH - HIGHWAY 136	79,426.19	0.00	4,625.00	74,801.19		
360	CASH - WATER SYS IMPROVEMENT	713.63	0.00	0.00	713.63		
363	CASH - WWTP IMPROVEMENT PROJ	0.00	0.00	0.00	0.00		
364	CASH - TRAIL WATER MAIN REPLAC	0.00	0.00	0.00	0.00		
365	CASH - MCKINLEY ST & 1ST AVE	0.00	0.00	0.00	0.00		
366	CASH - SWIMMING POOL PROJ	0.00	0.00	0.00	0.00		
370	CASH - LIBRARY CAP PROJECT	410,369.52-	0.00	13,163.83	423,533.35-		
600	CASH - WATER	143,199.18-	33,358.36	30,520.03	140,366.85-	1,702.52	
601	CASH - DEPOSITS	1,113.43	0.00	0.00	1,113.43		
603	CASH - WELL PUMP	0.00	0.00	0.00	0.00		
604	CASH - 2021A BOND	0.00	0.00	0.00	0.00		
605	CASH - 2021A BOND SINKING	0.00	0.00	0.00	0.00		
610	CASH - SEWER	76,493.67-	79,065.66	23,747.68	21,175.69-	1,701.55	
611	CASH - SEWER SINKING	567,136.00	0.00	0.00	567,136.00		
620	CASH - GARBAGE	0.00	0.00	0.00	0.00		
621	CASH - GARBAGE TRUCK	0.00	0.00	0.00	0.00		
OHWARD CHECKING ACCT TOTALS		1,321,512.22	774,529.52	259,421.58	1,836,620.16	16,474.47	1,853,094.63

BANK CASH REPORT
2023

BANK NAME FUND GL NAME	SEPTEMBER CASH BALANCE	OCTOBER RECEIPTS	OCTOBER DISBURSMENTS	OCTOBER CASH BALANCE	OUTSTANDING TRANSACTIONS	OCT BANK BALANCE
OHNWARD MONEY MARKET ACCT						
BANK OHNWARD MONEY MARKET ACCT						1,427,091.11
001 CDS/INVESTMENTS - GENERAL	127,177.55	642.44	0.00	127,819.99		
011 CDS/INVESTMENTS - POLICE CAR	80,861.77	397.53	0.00	81,259.30		
012 CDS/INVESTMENTS - FIRE TRUCK	293,009.80	1,440.48	0.00	294,450.28		
013 CDS/INVESTMENTS - RIVERVIEW	9,948.76	48.91	0.00	9,997.67		
015 CDS/INVESTMENTS - TRUCK RSRV	44,283.27	217.70	0.00	44,500.97		
016 CDS/INVESTMENTS - PARTIAL SELF	17,556.55	86.31	0.00	17,642.86		
017 CDS/INVESTMENTS - SWIMMING	15,031.95	73.90	0.00	15,105.85		
018 CDS/INVESTMENTS - CABLE RSRV	6,765.54	33.26	0.00	6,798.80		
019 CDS/INVESTMENTS - PARKS	21,623.75	106.31	0.00	21,730.06		
020 CDS/INVESTMENTS - STREET EQUIP	105,485.10	518.58	0.00	106,003.68		
021 CDS/INVESTMENTS - LIBRARY RSRV	137,918.78	678.03	0.00	138,596.81		
022 CDS/INVESTMENTS - 1ST AVE RSRV	230.41	1.13	0.00	231.54		
024 CDS/INVESTMENTS - TYLER BRIDGE	0.00	0.00	0.00	0.00		
025 CDS/INVESTMENTS - TRAIL RSRV	44.16	0.22	0.00	44.38		
026 CDS/INVESTMENTS - SIREN RSRV	2,343.40	11.52	0.00	2,354.92		
027 CDS/INVESTMENTS - BICENTENNIAL	4,881.20	24.00	0.00	4,905.20		
028 CD/INVESTMENTS - AMBULANCE RES	181,357.66	891.58	0.00	182,249.24		
110 CDS/INVESTMENTS - ROAD USE TAX	0.00	0.00	0.00	0.00		
112 CDS/INVESTMENTS - EMPLOYEE BEN	0.00	0.00	0.00	0.00		
125 CDS/INVESTMENTS - TIF	0.00	0.00	0.00	0.00		
200 CDS/INVESTMENTS - DEBT SERVICE	0.00	0.00	0.00	0.00		
600 CDS/INVESTMENTS - WATER	87,336.76	429.36	0.00	87,766.12		
601 CDS/INVESTMENTS - DEPOSITS	3,500.00	0.00	0.00	3,500.00		
603 CDS/INVESTMENTS - WELL PUMP	54,676.99	268.80	0.00	54,945.79		
605 CD's/INVESTMENTS-2021A SINKING	74,099.51	364.29	0.00	74,463.80		
610 CDS/INVESTMENTS - SEWER	151,976.71	747.14	0.00	152,723.85		
611 CDS/INVESTMENTS - SEWER SINKIN	0.00	0.00	0.00	0.00		
620 CDS/INVESTMENTS - GARBAGE	0.00	0.00	0.00	0.00		
621 CDS/INVESTMENTS - GARBAGE TRK	0.00	0.00	0.00	0.00		
OHNWARD MONEY MARKET ACCT TOTA	1,420,109.62	6,981.49	0.00	1,427,091.11	0.00	1,427,091.11
OHNWARD BANK CD						
BANK OHNWARD BANK CD						
019 CD - PARKS	0.00	0.00	0.00	0.00		
021 CD - LIBRARY	0.00	0.00	0.00	0.00		
022 CD - 1ST AVE	0.00	0.00	0.00	0.00		
600 CD - WATER	0.00	0.00	0.00	0.00		
OHNWARD BANK CD TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OF ALL BANKS	2,741,621.84	781,511.01	259,421.58	3,263,711.27	16,474.47	3,280,185.74

REVENUE & EXPENSE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

REV @ EXP (FUNCTION) ©

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	POLICE TOTAL	17,303.48	74,693.71	260,595.00	185,901.29
	EMERGENCY MANAGEMENT TOTAL	.00	.00	2,000.00	2,000.00
	FLOOD CONTROL TOTAL	.00	.00	500.00	500.00
	FIRE TOTAL	328.34	8,658.69	293,550.00	284,891.31
	AMBULANCE TOTAL	4,605.85	29,093.25	102,150.00	73,056.75
	ANIMAL CONTROL TOTAL	.00	.00	.00	.00
	PUBLIC SAFETY TOTAL	22,237.67	112,445.65	658,795.00	546,349.35
	ROADS, BRIDGES, SIDEWALKS TOTA	56,515.49	188,230.30	515,458.00	327,227.70
	STREET LIGHTING TOTAL	931.02	3,726.80	16,000.00	12,273.20
	SNOW REMOVAL TOTAL	1,650.11	1,650.11	46,744.00	45,093.89
	RECYCLING/GARBAGE TOTAL	25,304.41	102,459.86	283,200.00	180,740.14
	PUBLIC WORKS TOTAL	84,401.03	296,067.07	861,402.00	565,334.93
	LIBRARY TOTAL	11,275.29	48,497.83	160,783.00	112,285.17
	PARKS TOTAL	35,898.82	55,934.75	74,100.00	18,165.25
	SWIMMING POOL TOTAL	2,574.85	89,713.48	163,440.00	73,726.52
	OTHER CULTURE/RECREATION TOTA	.00	.00	.00	.00
	CULTURE & RECREATION TOTAL	49,748.96	194,146.06	398,323.00	204,176.94
	COMMUNITY BEAUTIFICATION TOTA	2,385.00	14,385.00	720,000.00	705,615.00
	TIF REVOLVING FUND TOTAL	.00	.00	195,369.00	195,369.00
	COMMUNITY & ECONOMIC DEV TOTA	2,385.00	14,385.00	915,369.00	900,984.00
	MAYOR/COUNCIL/CITY MGR TOTAL	.00	2,036.62	8,600.00	6,563.38
	EXECUTIVE ADMINISTRATION TOTA	.00	699.73	3,110.00	2,410.27
	CLERK/TREASURER/ADM TOTAL	18,603.98	64,554.49	114,696.00	50,141.51
	ELECTIONS TOTAL	.00	.00	2,500.00	2,500.00
	LEGAL SERVICES/ATTORNEY TOTAL	3,534.00	5,670.00	15,000.00	9,330.00
	CITY HALL/GENERAL BLDGS TOTAL	4,832.96	52,572.43	184,368.00	131,795.57
	CABLE ACCESS CHANNEL TOTAL	1,564.70	6,374.91	21,850.00	15,475.09
	GENERAL GOVERNMENT TOTAL	28,535.64	131,908.18	350,124.00	218,215.82
	AMBULANCE TOTAL	.00	.00	.00	.00
	ROADS, BRIDGES, SIDEWALKS TOTA	.00	.00	180,084.00	180,084.00
	DEBT SERVICES TOTAL	.00	.00	167,150.00	167,150.00
	DEBT SERVICE TOTAL	.00	.00	347,234.00	347,234.00
	ROADS, BRIDGES, SIDEWALKS TOTA	4,625.00	13,875.00	225,000.00	211,125.00

REVENUE & EXPENSE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	LIBRARY TOTAL	13,163.83	131,499.09	2,800,000.00	2,668,500.91
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	17,788.83	145,374.09	3,025,000.00	2,879,625.91
	WATER TOTAL	30,513.75	169,650.10	375,973.00	206,322.90
	SEWER TOTAL	23,735.31	143,419.60	927,525.00	784,105.40
	LANDFILL/GARBAGE TOTAL	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	54,249.06	313,069.70	1,303,498.00	990,428.30
	TRANSFERS IN/OUT TOTAL	.00	.00	793,596.00	793,596.00
	TRANSFER OUT TOTAL	.00	.00	793,596.00	793,596.00
	TOTAL EXPENSES	259,346.19	1,207,395.75	8,653,341.00	7,445,945.25

REVENUE & EXPENSE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

REV & EXP (E FUND) D

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	GENERAL TOTAL	172,803.59	670,979.51	2,788,876.00	2,117,896.49
	OLD ARPA DONT USE TOTAL	.00	.00	.00	.00
	POLICE TOTAL	.00	.00	.00	.00
	FIRE TRUCK TOTAL	.00	.00	236,150.00	236,150.00
	RIVERVIEW PARK TOTAL	.00	.00	.00	.00
	FIRE EQUIPMENT TOTAL	.00	.00	.00	.00
	PUBLIC WORKS TRUCK TOTAL	.00	.00	.00	.00
	PARTIAL SELF-FUND TOTAL	694.42	8,346.20	.00	8,346.20-
	SWIMMING POOL TOTAL	.00	.00	.00	.00
	PARKS/PLAYGROUND TOTAL	.00	.00	.00	.00
	STREET EQUIP TOTAL	.00	.00	.00	.00
	LIBRARY TOTAL	.00	.00	89,678.00	89,678.00
	1ST AVENUE TOTAL	.00	.00	.00	.00
	TRAIL TOTAL	.00	.00	.00	.00
	AMBULANCE TOTAL	.00	.00	.00	.00
	ROAD USE TAX TOTAL	13,810.29	69,626.25	319,768.00	250,141.75
	ARP (AMERI RESUCUE PLAN) TOTA	.00	.00	.00	.00

REVENUE & EXPENSE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	EMPLOYEE BENEFITS TOTAL	.00	.00	129,018.00	129,018.00
	LOCAL OPTION TOTAL	.00	.00	207,150.00	207,150.00
	TAX INCREMENT FINANCING TOTAL	.00	.00	195,369.00	195,369.00
	DEBT SERVICE TOTAL	.00	.00	347,234.00	347,234.00
	LIBRARY PROJ TOTAL	.00	.00	.00	.00
	HOUSING REHAB TOTAL	.00	.00	.00	.00
	1ST AVE TRAIL PROJECT TOTAL	.00	.00	.00	.00
	STREET IMPROVEMENTS TOTAL	.00	.00	.00	.00
	HIGHWAY 136 TOTAL	4,625.00	13,875.00	225,000.00	211,125.00
	WATER SYSTEM IMPROVEMENT TOTA	.00	.00	.00	.00
	WWTP IMPROVEMENT PROJECT TOTA	.00	.00	.00	.00
	TRAIL WATER MAIN REPLACEM TOTA	.00	.00	.00	.00
	MCKINLEY ST & 1ST AVE CUR TOTA	.00	.00	.00	.00
	SWIMMING POOL PROJECT TOTAL	.00	.00	.00	.00
	LIBRARY CAPITAL PROJECT TOTAL	13,163.83	131,499.09	2,800,000.00	2,668,500.91
	WATER TOTAL	30,513.75	169,460.10	382,573.00	213,112.90
	DEPOSITS-WATER/SEWER TOTAL	.00	190.00	.00	190.00-

REVENUE & EXPENSE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	WELL PUMP TOTAL	.00	.00	.00	.00
	2021A BOND TOTAL	.00	.00	.00	.00
	2021A BOND SINKING TOTAL	.00	.00	.00	.00
	SEWER TOTAL	23,735.31	143,419.60	406,184.00	262,764.40
	SEWER SINKING TOTAL	.00	.00	526,341.00	526,341.00
	GARBAGE TOTAL	.00	.00	.00	.00
	GARBAGE TRUCK TOTAL	.00	.00	.00	.00
	TOTAL EXPENSES BY FUND	<u>259,346.19</u>	<u>1,207,395.75</u>	<u>8,653,341.00</u>	<u>7,445,945.25</u>

REVENUE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

REVENUE < R FUND >



ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	2,731,955.00	361,774.58	664,414.23	24.32	2,067,540.77
	OLD ARPA DONT USE TOTAL	.00	.00	.00	.00	.00
	POLICE TOTAL	1,000.00	397.53	1,495.79	149.58	495.79-
	FIRE TRUCK TOTAL	33,000.00	1,440.48	5,420.13	16.42	27,579.87
	RIVERVIEW PARK TOTAL	200.00	48.91	184.03	92.02	15.97
	FIRE EQUIPMENT TOTAL	10,000.00	.00	.00	.00	10,000.00
	PUBLIC WORKS TRUCK TOTAL	5,600.00	217.70	819.16	14.63	4,780.84
	PARTIAL SELF-FUND TOTAL	20,200.00	86.31	324.76	1.61	19,875.24
	SWIMMING POOL TOTAL	5,000.00	73.90	278.06	5.56	4,721.94
	CABLE TOTAL	200.00	33.26	125.15	62.58	74.85
	PARKS/PLAYGROUND TOTAL	300.00	106.31	399.99	133.33	99.99-
	STREET EQUIP TOTAL	41,000.00	518.58	1,951.27	4.76	39,048.73
	LIBRARY TOTAL	2,000.00	678.03	2,551.25	127.56	551.25-
	1ST AVENUE TOTAL	8,000.00	1.13	4.26	.05	7,995.74
	TYLER BRIDGE TOTAL	.00	.00	.00	.00	.00
	TRAIL TOTAL	1.00	.22	.82	82.00	.18
	SIREN TOTAL	40.00	11.52	43.35	108.38	3.35-

REVENUE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	BICENTENNIAL TOTAL	50.00	24.00	90.30	180.60	40.30-
	AMBULANCE TOTAL	22,000.00	891.58	3,354.77	15.25	18,645.23
	ROAD USE TAX TOTAL	333,000.00	26,787.80	117,411.99	35.26	215,588.01
	ARP (AMERI RESUCUE PLAN) TOTA	.00	.00	.00	.00	.00
	EMPLOYEE BENEFITS TOTAL	1,350.00	68,079.39	75,223.01	5,572.07	73,873.01-
	LOCAL OPTION TOTAL	425,000.00	25,100.35	125,306.24	29.48	299,693.76
	TAX INCREMENT FINANCING TOTAL	324,209.00	131,371.85	183,432.99	56.58	140,776.01
	DEBT SERVICE TOTAL	347,234.00	49,570.03	67,036.77	19.31	280,197.23
	LIBRARY PROJ TOTAL	.00	.00	.00	.00	.00
	HOUSING REHAB TOTAL	.00	.00	.00	.00	.00
	1ST AVE TRAIL PROJECT TOTAL	.00	.00	.00	.00	.00
	STREET IMPROVEMENTS TOTAL	.00	.00	.00	.00	.00
	HIGHWAY 136 TOTAL	500,000.00	.00	.00	.00	500,000.00
	WATER SYSTEM IMPROVEMENT TOTA	.00	.00	.00	.00	.00
	WWTP IMPROVEMENT PROJECT TOTA	.00	.00	.00	.00	.00
	TRAIL WATER MAIN REPLACEM TOTA	.00	.00	.00	.00	.00
	MCKINLEY ST & 1ST AVE CUR TOTA	.00	.00	.00	.00	.00

REVENUE REPORT
CALENDAR 10/2023, FISCAL 4/2024

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	SWIMMING POOL PROJECT TOTAL	.00	.00	.00	.00	.00
	LIBRARY CAPITAL PROJECT TOTAL	2,049,678.00	.00	21,284.00	1.04	2,028,394.00
	WATER TOTAL	382,100.00	33,761.99	128,724.42	33.69	253,375.58
	DEPOSITS-WATER/SEWER TOTAL	.00	.00	.00	.00	.00
	WELL PUMP TOTAL	500.00	268.80	1,011.43	202.29	511.43-
	2021A BOND TOTAL	.00	.00	.00	.00	.00
	2021A BOND SINKING TOTAL	200.00	364.29	1,370.70	685.35	1,170.70-
	SEWER TOTAL	915,000.00	79,787.08	310,749.67	33.96	604,250.33
	SEWER SINKING TOTAL	.00	.00	.00	.00	.00
	GARBAGE TOTAL	.00	.00	.00	.00	.00
	GARBAGE TRUCK TOTAL	.00	.00	.00	.00	.00
	TOTAL REVENUE BY FUND	8,158,817.00	781,395.62	1,713,008.54	21.00	6,445,808.46



November 13, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 9, 2023
Re: Urban renewal Plan Amendment

We talked earlier this year and in October about the plan to amend our Urban Renewal Plan to include some projects and developments. This agenda includes holding a public hearing to go over the amended plan. We have completed the review by Planning and Zoning and the School and County were invited to a meeting to go over the amendment.

Our attorneys at Dorsey and Whitney have prepared the necessary documents to complete the process this Fall so as to capture any tax value included this calendar year we are close to ending.

The projects that are proposed are:

Reconstruction of Highway 136

Roso Reconstruction project, 109 1st Avenue West

Nick Jeanette Callahan Warehouse and Recreational Facility, Industrial Street

Brewery Building Sewer upgrade on Buchanan St SW

Charging some Administrative Time, Administrator, Clerk and Director of Community and Business Promotion to TIF

At this meeting there is a public hearing that will be held and then there will be consideration of a number of Resolutions. Following the public hearing, the first resolution is the one amending the plan. The second resolution sets a public hearing to review the private funds for ROSO Properties. The third is to approve an internal advance for the administrative and professional fees we will reimburse the City by using TIF Funds. The fourth is another advanced refunding for the sewer upgrades the City paid for on Buchanan Street SW in the area of the Iowa Main Street Investments.

Lastly, at a future date, there will be one more Resolution to set a public hearing for NJCallahan. This is on a later cycle due to the fact that the building was just built this year.

RESOLUTION #83-23

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area

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

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

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Iowa Main Street Investments, LLC in connection with the installation of sewer improvements; (b) providing tax increment financing support to ROSO Properties, L.L.C. in connection with renovation and redevelopment of an existing building into a multiuse building including commercial retail space and multi-residential units; (c) providing tax increment financing support to NJCallahan, LLC in connection with the construction of a storage building with recreational space; (d) using tax increment financing to pay the costs of the construction of street improvements; and (e) using tax increment financing to pay the costs of the City’s Urban Renewal Administration and Professional Support Program; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of amending the plan for the Urban Renewal Area and designating an expanded Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, and the Council has conducted said hearing on November 13, 2023; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Dubuque County and the Western Dubuque Community School District; the consultation meeting was held on October 26, 2023; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the Planning and Zoning Commission of the City has considered and commented on the proposed Amendment;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated as the November, 2023 Addition to the Cascade Urban Renewal Area.

Section 3. The rehabilitation, conservation or development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

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

C. Proposed blight alleviation and prevention projects described in the Amendment are necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area; and

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

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 13, 2023.

Steve Knepper, Mayor

Attest:

Kathy Goerd, City Clerk

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

EXHIBIT A
Legal Description
Expanded Cascade Urban Renewal Area
(November, 2023 Addition)

Certain real property situated in the City of Cascade, Dubuque and Jones Counties, State of Iowa, more particularly described as follows:

All of the public street rights-of-way situated within the corporate limits of the City of Cascade, Iowa.

CITY OF CASCADE, IOWA

URBAN RENEWAL PLAN AMENDMENT
CASCADE URBAN RENEWAL AREA

November, 2023

The Urban Renewal Plan (the "Plan") for the Cascade Urban Renewal Area (the "Urban Renewal Area") of the City of Cascade, Iowa (the "City") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

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

A.

Name of Project: Iowa Main Street Investments, LLC Sewer Improvements Project

Date of Council Approval of Project: November 13, 2023

Description of the Project: Iowa Main Street Investments, LLC (the "Developer") has undertaken the construction of sewer improvements (the "Project"), including the upgrading of manholes, on certain real property located on Buchanan Street between 2nd and 3rd Avenues.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

Description of Use of TIF for the Project: The City intends to provide an economic development grant (the "Grant") to the Developer in support of the Developer's efforts to complete the Project. The Grant will be funded with an internal advance (the "Advance") of City funds on-hand. The Advance will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$20,000.

B.

Name of Project: ROSO Properties, L.L.C. Redevelopment Project

Date of Council Approval of Project: November 13, 2023

Description of the Project: ROSO Properties, L.L.C. (the “Developer”) has proposed to undertake the renovation and redevelopment of an existing building (the “Redevelopment Project”) on certain real property situated at 109 1st Avenue West in the Urban Renewal Area (the “Redevelopment Property”) into a multiuse building with commercial retail space and multiresidential units.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Redevelopment Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$3,500.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Redevelopment Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Redevelopment Project will not exceed \$25,000, plus the Admin Fees.

C.

Name of Project: NJCallahan, LLC Redevelopment Project

Date of Council Approval of Project: November 13, 2023

Description of the Project: NJCallahan, LLC (the “Company”) has proposed to undertake the construction of a new storage building with recreational space (the “Storage Project”) on certain real property situated at 120 Industrial Street (the “Storage Property”) in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete the Storage Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$3,500.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the company with respect to the construction and use of the completed Storage Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Storage Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Storage Project will not exceed \$20,000, plus the Admin Fees.

D.

Name of Project: Highway 136/Johnson Street Reconstruction Project

Date of Council Approval of Project: November 13, 2023

Description of Project and Project Site: The Highway 136/Johnson Street Reconstruction Project (the “Street Project”) will include (i) street reconstruction; (ii) the construction of storm water, sewer system, water system, sidewalk, and street lighting improvements; and (iii) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Highway 136/Johnson Street beginning at its intersection with 1st Avenue on the north and continuing south to its intersection with the southern corporate limits of the City.

It is expected that the completed Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Street Project will not exceed \$800,000, plus any interest expense incurred on the Obligations.

E.

Name of Project: Urban Renewal Administration and Professional Support Program

Date of Council Approval of Program: November 13, 2023

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2024 through 2028 fiscal years (the “Admin Support Program”). The Admin Support Program will include planning, staffing, grant writing and administration, document support, record management,

accounting, marketing, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Support Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The amount of the Advances will be determined from year to year. The total amount of incremental property tax revenues to be applied to the City’s Admin Support Program for the City’s fiscal years 2024 through 2028 shall not exceed \$250,000.

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

Constitutional debt limit of the City:	<u>\$10,129,668</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with this November, 2023 Amendment*:	<u>\$ 1,122,000</u>

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

EXHIBIT A
Legal Description
Cascade Urban Renewal Area
November, 2023 Addition

Certain real property situated in the City of Cascade, Dubuque and Jones Counties, State of Iowa, more particularly described as follows:

All of the public street rights-of-way situated within the corporate limits of the City of Cascade, Iowa.

RESOLUTION #84-23

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with ROSO Properties, L.L.C., Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with ROSO Properties, L.L.C. (the “Developer”) in connection with the renovation and redevelopment of an existing building in the Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$25,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This City Council shall meet on November 27, 2023, at 6:00 p.m., at the Cascade City Hall, 320 1st Avenue West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the Payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
ROSO PROPERTIES, L.L.C. AND AUTHORIZATION OF ANNUAL APPROPRIATION
TAX INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall, on November 27, 2023, at 6:00 pm., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and ROSO Properties, L.L.C. (the “Developer”), in connection with the renovation and redevelopment of an existing building in the Cascade Urban Renewal Area into a multiuse building including commercial retail space and multi-residential units. The Agreement provides for certain financial incentives to the Developer in the form of annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$25,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the Cascade Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Cascade, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Kathy Goerdt
City Clerk

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

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 13, 2023.

Steve Knepper, Mayor

Attest:

Kathy Goerd, City Clerk

••••

On motion and vote the meeting adjourned.

Steve Knepper, Mayor

Attest:

Kathy Goerd, City Clerk

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is entered into between the City of Cascade, Iowa (the “City”) and ROSO Properties, L.L.C. (the “Developer”) as of the ___ day of _____, 2023 (the “Commencement Date”).

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

WHEREAS, the Developer owns certain real property which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

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

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Developer in paying the costs of constructing and maintaining the Project; and

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

NOW THEREFORE, the parties hereto agree as follows:

A. Developer’s Covenants

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

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

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

2. **Business Operations Certifications.** Upon request by the City, the Developer agrees to submit documentation to the satisfaction of the City by no later than each October 15th during the Term, as hereinafter defined, commencing October 15, 2024, demonstrating that the Business Operations Requirement is being met by the Developer.

3. **Property Taxes.** The Developer agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term and to submit a receipt or cancelled check in evidence of each such payment.

4. **Default Provisions.**

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

- (i) Failure by the Developer to comply with the Business Operations Requirement.
- (ii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.
- (iii) Failure by the Developer to comply with the certification requirements set forth in Sections A.2 and A.3 of this Agreement.
- (iv) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

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

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the Payments provided for under Section B.1 below.

B. **City’s Obligations**

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

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

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

Assuming all appropriation determinations are approved affirmatively by the City Council under Section B.2 below, then Payments will be made on December 1 and June 1 of each fiscal year, beginning on December 1, 2024 and continuing to, and including, June 1, 2031, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, commencing in calendar year 2023, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than \$3,600.

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

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

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section

B.3 above, then the City Clerk will certify by December 1 of each such year to the Dubuque County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

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

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

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2031 or on such earlier date upon which the aggregate sum of Payments made to the Developer equals the Maximum Payment Total.

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

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

CITY OF CASCADE, IOWA

By: _____
Steve Knepper, Mayor

Attest:

Kathy Goerdts, City Clerk

ROSO PROPERTIES, L.L.C.

By: _____
Ross Orr

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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

RESOLUTION #85-23

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

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

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

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

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

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

Section 1. It is hereby directed that an amount not in excess of \$40,000 be advanced from the General Fund in order to fund a portion of the Admin Support Program. The Advance shall be repaid to the General Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid in one or more installments on or before June 1, 2027, provided however that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Dubuque County, Iowa to evidence the Advance described herein. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2023, the full amount of the Advance.

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

PASSED AND APPROVED this November 13, 2023.

Steven Knepper, Mayor

Attest:

Kathy Goerd, City Clerk

RESOLUTION NO. #86-23

Resolution Approving Economic Development Grant to Iowa Main Street Investments, LLC and Authorizing Internal Advance to Fund the Grant

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

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

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

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

WHEREAS, the City has proposed to undertake an urban renewal project in the Urban Renewal Area consisting of funding an economic development grant (the “Grant”) to Iowa Main Street Investments, LLC (the “Company”) in connection with the construction by the Company of certain sanitary sewer improvements (the “Project”); and

WHEREAS, in order to make the City’s costs of funding the Grant eligible to be paid from future incremental property tax revenues, it is necessary to facilitate an internal advance (the “Advance”) of funds in the amount of \$20,000;

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

Section 1. The City is hereby found to be current on all of its operations and maintenance expenses for the Municipal Sanitary Sewer Utility System (the “Sewer Utility”). Furthermore, the City is hereby found to be up-to-date and in full compliance with the covenants and requirements of all bonds, notes, pledge orders and other obligations to which the Net Revenues of said Sewer Utility have been pledged. It is hereby found and determined that a surplus of at least \$20,000 exists in the Sewer Revenue Fund. The surplus calculation is shown on Exhibit A hereto.

It is hereby directed that an amount not to exceed \$20,000 be advanced from the City’s Sewer Revenue Fund in order to fund the Grant. The Advance shall be repaid to the Sewer Revenue Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the Sewer Revenue Fund in one or more installments on or before June 1, 2027, provided however that repayment of the Advance is subject

to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Dubuque County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2023, the original amount of the Advance.

Section 3. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

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

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

Section 4. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Project.

Section 5. The Grant in an amount not to exceed \$20,000, is hereby approved. The City Administrator, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation as is deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized to execute such documents as may be necessary to implement the Grant approved herein.

Section 6. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Passed and Approved this November 13, 2023.

Steve Knepper, Mayor

Attest:

Kathy Goerd, City Clerk



November 13, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 9, 2023

Re: Sewer Ordinance During Re-codification

As the Council is aware we have found that during the 2021 recodification there were ordinances missed in the transfer of wording from the old book to the new one. In 2016 the City Council adopted ordinance #08-16 that had a three-tiered sewer rate increase. The last rates were to be implemented in May 2017. Those rates have been charged since May 1 of that year at \$19 per month for the meter charge and \$11.83 per thousand. When the City re-codified in Summer 2021 the rates did not get transferred forward into the new code. Since this is a clean up ordinance, I posted that the Council may suspend the rules and do this action at one meeting.

ORDINANCE #15-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING**

CHAPTER 6-5 UTILITIES-BILLING CHARGES

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 Utilities – Billing Charges, Sub 11, Rate of Sewer Rent and Manner of Payment of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

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

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

1. **Monthly Meter Charge.** There is imposed for each billing period regardless of actual metered water usage during such billing period, a meter charge to each separately metered residential, commercial, industrial premise, directly or indirectly served by a connection to the sewer system, unless water connection is shutoff by city employees at the curb box. If curb box is defective and inoperable, monthly meter charge will be billed until such time the curb box can be shut off. This charge shall be ~~\$19.00~~ 15.22. If water connection cannot be shut off at the curb box due to the water connection providing water to multi-units, the monthly meter charge will be waived. The waiving of this monthly meter charge only applies if the property owner shuts the water off in the basement or at the meter and has a lockable tag added by the city employees.

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

a: ~~\$11.83~~ 7.16 per 1,000 gallons of usage.

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

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

PASSED, ADOPTED AND APPROVED this ___ day of _____, 2023.

Steven J. Knepper, Mayor

ATTEST:

Kathy Goerdts, City Clerk

First Reading:

Second Reading:

Third Reading:

Publication:

Sent to American Legal:

ORDINANCE #08-16

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY ENACTING NEW CHARGES FOR SEWER SERVICES IN THE
CITY OF CASCADE, IOWA**

WHEREAS, the construction bids for the wastewater plant were opened on March 9, 2016 at 2:00p.m.; and,

WHEREAS, the low bid for the project was \$7,685,000, with the addition of alternate bid item #1 at \$16,000, for a total bid for the project at \$7,701,000 from Staab Construction; and,

WHEREAS, due to the construction costs being \$7,701,000, the City already spending \$975,697, engineering of \$498,000 yet to be incurred, legal costs yet of \$15,000 and a 5% contingency, total project costs will be \$9,574,747; and,

WHEREAS, the City plans on transferring \$500,000 from the sewer fund to the wastewater capital project fund, so the City will borrow \$9,120,120; and,

WHEREAS, the Council held a work session on March 21, 2016 and reviewed several options with rates to meet the debt obligation for the waste water treatment plant and took into account the increase in operating expenses with the new plant; and,

WHEREAS, the Council identified increasing the base rate 15% and the flow rate 85% in 3 steps of increases beginning in May, 2016, with subsequent increases occurring in November, 2016 and May, 2017.

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

Section 1. Section Modified. Chapter 99, Section 02 "Rates for Service" of the Code of Ordinances of the City of Cascade, Iowa is repealed and the following adopted in lieu thereof:

99.02 **Rate of Service**. Rates for sewer service in the City of Cascade beginning with the billings on **May 1, 2016** shall be as follows:

Senior Monthly Account Charge (head of house 65 or older).....	\$8.30/month
Monthly Account Charge.....	\$15.22/month
Usage Charge.....	\$7.16/1,000 gal.
Occasional Sales.....	\$72.73/1,000 gal.

99.02 **Rate of Service.** Rates for sewer service in the City of Cascade beginning with the billings on **November 1, 2016** shall be as follows:

Senior Monthly Account Charge (head of house 65 or older).....	\$9.33/month
Monthly Account Charge.....	\$17.11/month
Usage Charge.....	\$9.49/1,000 gal.
Occasional Sales.....	\$72.73/1,000 gal.

99.02 **Rate of Service.** Rates for sewer service in the City of Cascade beginning with the billings on May 1, 2017 shall be as follows:

Senior Monthly Account Charge (head of house 65 or older).....	\$10.36/month
Monthly Account Charge.....	\$19.00/month
Usage Charge.....	\$11.83/1,000 gal.
Occasional Sales.....	\$72.73/1,000 gal.

Section 2. Severability Clause. If any section or part of the ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 3. When Effective. This ordinance shall be in effect from and after its passage, approval, and publication as provided by law, and implemented with the May, 2016 utility bills payable in June, 2016.

PASSED, ADOPTED AND APPROVED this 25th day of April, 2016.



Marcus Behnken, Mayor

ATTEST:



Danielle Hartke CMC, City Clerk



November 13, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 9, 2023
Re: Uniform Allowance

New since the last City Council meeting: I have confirmed that we will get at least the \$750 back per person from our savings by moving away from City Laundering even if only two move. This amount is just for the uniforms. There is another charge that will go down by \$10 per week so that is an additional savings of \$500 to the City.

The current uniform policy is below. There are two City Public Works employees that are not wearing the uniforms that we currently provide. Therefore, we have been paying money to City Laundering even though they are not providing a weekly service to half the public works staff. It is understandable that some people are not comfortable in the clothes provided. I would recommend that we give the option to have the uniform provided as below or provide a second option that is an equal dollar amount to the service but allows for purchased clothing. If the option to take money towards your clothing is selected, then the employee is required to turn in receipts for clothing and wash their own clothes. The two employees that are not using the service, currently wash their own clothes. The amount we spend on the service is \$750 per person, per year. This is the amount I would recommend we offer as the alternative choice. We will also be looking at some other uniform companies if any of the employees choose to keep the uniform service if offered the alternative.

This is being brought up now because we were in a long-term contract with City Laundering is up for renewal this month. If the City Council agrees to the recommended change, there is a resolution to consider.

The four field employees on the Utility side have this option to have clothing costs provided vs a uniform service. This change was made a few years ago for all four and is also working well.

63. UNIFORM POLICY

The employer shall furnish uniforms for all permanent fulltime (non-office) maintenance and utility employees. Uniforms for utility employees shall consist of a 100% cotton fabric. The uniforms shall be provided and maintained through a commercial uniform service on a weekly basis. Uniformed employee shall wear their designated uniform during all scheduled work hours. The City shall provide a uniform allowance for police employees in the annual police department budget. Uniforms shall not be worn when the employee is not on duty.

RESOLUTION #82-23

**A RESOLUTION AUTHORIZING A REVISION TO THE
CITY OF CASCADE & CASCADE MUNICIPAL UTILITIES
EMPLOYEE PERSONNEL POLICY-
UNIFORM ALLOWANCE**

WHEREAS, the City Council of the City of Cascade has a personnel policy which includes uniform allowance; and,

WHEREAS, the policy has been the same for at least the last decade; and,

WHEREAS, the City Council is willing to allow employees to choose to have a uniform provided to them or an annual allowance of \$750 toward the cost of clothing as long as the employee washes their own clothing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cascade that the Personnel Policy is amended as follows:

63. UNIFORM POLICY

The employer shall furnish uniforms for all permanent full-time (non-office) maintenance and utility employees. Uniforms for utility employees shall consist of a 100% cotton fabric. The uniforms shall be provided and maintained through a commercial uniform service on a weekly basis. Uniformed employee shall wear their designated uniform during all scheduled work hours. Employees that opt to not wear the provided uniforms, may choose to submit receipts for up to \$750 annually for appropriate workplace clothing. Those employees that opt for the clothing allowance are required to wash their own clothing.

The City shall provide a uniform allowance for police employees in the annual police department budget. Uniforms shall not be worn when the employee is not on duty.

ADOPTED and APPROVED this 13th day of November, 2023.

Steven Knepper, Mayor

Kathy Goerd, Clerk



November 13, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 9, 2023

Re: Health Insurance Renewal

We were presented with our renewal proposal from Wellmark Blue Cross Blue Shield with a 3.15% increase. With the size of our group, claims history and inflation I would recommend approval of this increase vs going out for a complete rebid with other carriers. This is a smaller increase than we received last year which was 3.3%. A draft of Resolution #86-23 is included.

RESOLUTION #87-23

A RESOLUTION APPROVING THE JANUARY 1, 2024 RENEWAL OF BENEFITS FOR ALL FULL TIME EMPLOYEES IN THE CITY OF CASCADE, IOWA

WHEREAS, the City provides health insurance to all full-time City employees with the current carrier being Wellmark Blue Cross Blue Shield; and,

WHEREAS, the City provides partial self-funding as a supplement to the medical coverage with the current administration being handled by Advantage Administrators; and,

WHEREAS, the renewal increases are 3.15% for Wellmark BCBS (proposal is attached as Exhibit A).

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

SECTION I. The City Council approves the renewal of both the policies and contracts with Wellmark Blue Cross Blue Shield for the January 1, 2024 and directs City staff to complete the renewal process.

PASSED AND APPROVED this 13th day of November, 2023.

Steven Knepper, Mayor

ATTEST:

Kathy Goerdts, City Clerk

Account Key: 12181
 Effective Date: 01/01/2024
 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

Renewal Rate Change Detail

Health Id: PG000417

Total percentage of change in monthly premium for your selected plan(s) effective 1/1/2024 3.15%

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

Base Rate change for the pool (size 2-50) 4.10%

Account specific changes:

Risk Level	8.00%
Demographic (age/gender/contract type)	-5.04%
Plan Value	0.01%
Family Composition	N/A
Group Size Adjustment	0.00%
Area Factor	-3.39%
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.

City of Cascade
Medical Benefit & Rate Comparison
Effective Date: 01/01/2024

Option	Current		Renewal		Alternate	
	Wellmark PG000207/RG000162		Wellmark PG000417/RG000297		Wellmark PG000004/RG000015	
		Primary		Primary		CompleteBlue \$5000
		Grandmothered		Grandmothered		ACA Silver
Provider Network		Alliance Select PPO		Alliance Select PPO		Blue PPO Alliance Select
Coverage OON		Yes		Yes		Yes
Deductible (Ded)	Single	\$5,000		\$5,000		\$5,000
	Family	\$15,000		\$15,000		\$10,000
		Embedded		Embedded		Embedded
Coinsurance	Plan	70%		70%		70%
	Member	30%		30%		30%
Out-of-Pocket	Single	\$10,000		\$10,000		\$9,000
	Family	\$30,000		\$30,000		\$18,000
Physician Office	PCP	\$30 No Ded		\$30 No Ded		\$50 No Ded
	NPCP	\$60 No Ded		\$60 No Ded		\$100 No Ded
Prescription Drugs	Ded	\$100S/\$200F/Waive T1		\$100S/\$200F/Waive T1		No Ded
		\$8/\$35/\$50/\$85/\$70/\$85		\$8/\$35/\$50/\$85/\$70/\$85		\$35/\$70/\$140/\$170/\$200/\$500 No Ded
Insured Plan Premiums		<i>The percentages of change below are averaged over all contract types and ages.</i>				
	Employee	0	\$523.72	\$540.21		Varies
	EE/Spouse	1	\$1,179.27	\$1,216.45		Varies
	EE/Child(ren)	3	\$1,179.27	\$1,216.45		Varies
	Family	3	\$1,179.27	\$1,216.45		Varies
	Monthly Premium	7	\$8,254.89	\$8,515.15		\$12,929.23
	Annual Premium		\$99,058.68	\$102,181.80		\$155,150.76
	Annual Change			\$3,123.12		\$56,092.08
	Percent Change			3.15%		56.63%

Resolution #87-23
Exhibit A



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





November 13, 2023 Agenda

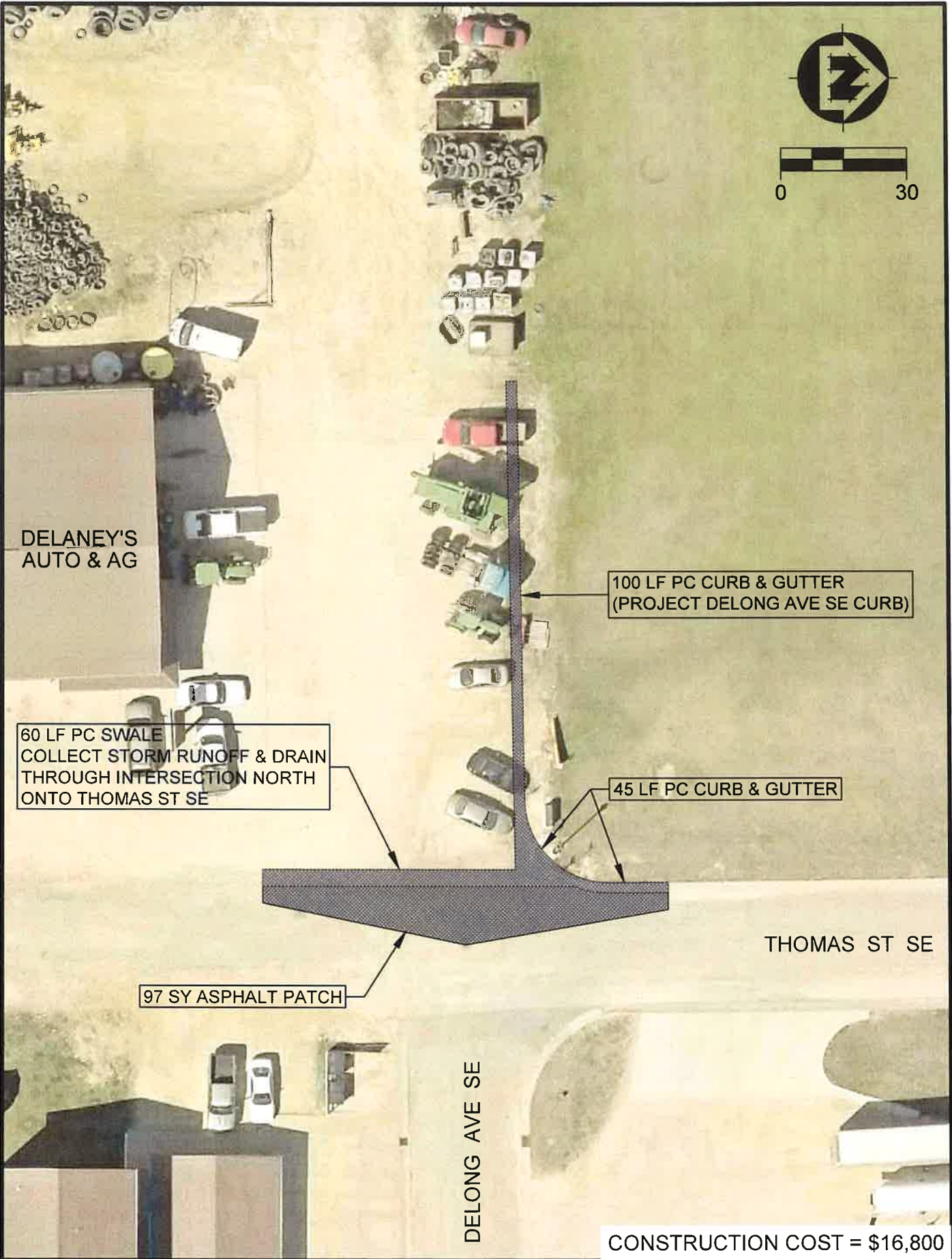
To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 9, 2023

Re: Improvements at Thomas Street SE and DeLong Avenue SE

Last June City staff met with Jake Deaver to go over possible improvements to make the intersection of Thomas and DeLong storm water flow better. We intended to bring it up for a possible summer 2024 project. However, due to the storm that damaged Delaney Auto and Ag, they are looking to add asphalt improvements in the near future. I would like the Council input if the idea Jake proposed is something you are interested in. Please review the plan and estimate and we can discuss it.



DELONG AVE SE & THOMAS ST SE IMPROVEMENTS
CITY OF CASCADE, DUBUQUE COUNTY, IOWA

62

CONCEPTUAL DESIGN

PROJECT NO.

00447055

SHEET

E1

CONSTRUCTION COST = \$16,800

Conceptual Opinion of Probable Construction Cost¹

Delong Ave SE & Thomas St SE Improvements

City of Cascade, Dubuque County, Iowa

MSA Project No. 00447055

Revised: 6/6/2023

Item Description	Quantity	Unit	Unit Cost	Total Cost
Mobilization, Bonds & Insurance	1	LS	\$2,500	\$1,500
Asphalt Patch, Remove & Replace	97	SY	\$45	\$4,365
Macadam Base Stone, 12-Inch	97	SY	\$10	\$970
Modified Subbase, 10-Inch	97	SY	\$8	\$776
Remove Concrete Curb	30	LF	\$15	\$450
PCC Curb & Gutter, 30-Inch ²	145	LF	\$36	\$5,220
PCC Swale, 48-Inch ²	60	LF	\$50	\$3,000
Hydraulic Seeding, SUDAS Type 1	100	SY	\$5	\$500
Construction Cost Opinion:				\$16,800

¹ Conceptual opinion of probable construction cost is for budgetary & planning purposes and is not a guarantee of project costs. Conceptual design & opinion of probable construction cost was created utilizing publically available aerial imagery & assessor information. A topographic survey was not completed. Project scope, quantities & estimated costs are subject to change.

² Item includes 10" modified subbase under PC concrete



400 Ice Harbor Dr # 110
 Dubuque, Iowa 52002
 p: 563-582-3973 | f: 563-582-4020
 www.msa-ps.com



November 13, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 9, 2023
Re: Library Board Meeting Time Ordinance

City Clerk Goerdt and I have noticed that there is a challenge to get appropriate financial records to the Library Board by their meeting time as they meet at the beginning of the month. In order to give them reports from the previous month we have to close that month out. This cannot be completed until we get the bank statements. There are times that their meeting is on the 1, 2 or 3rd of the month. We have suggested to the Board that they change it to the second Tuesday of the month, instead of the first. They have agreed to make that change going forward. The City's code states when meetings are going to be. Therefore, we would request that there be a change to the code. I reached out to our legal counsel (see below) to confirm that we can have an ordinance that is more generic and not list a specific date. We would always have the days for the City Council meetings remain in the ordinance but would like to consider changing the other Committees and Boards to a more generic wording that was suggested by legal counsel. There is a draft ordinance included for the Library Board. A number of other Committees are also not meeting at the stated time in the current code. If the Council is agreeable, I would bring the other committee ordinance changes in the future.

From Pat O'Connell, Lynch Dallas Attorney

Yes, an ordinance can be drafted to eliminate reference to specific meeting times. The ordinances could be stripped down only to provide details on what the Board does and its composition, and then add generic language requiring meetings, but not stating specific times. The ordinance could be drafted to reflect, for example, "the Board shall meet not less than once per month, at a regular time to set by the Board, the agenda for which shall be publicly posted and published as required by Iowa Code Section 21.4." Any general language like that would be appropriate.

If not all the Boards need to meet monthly (i.e., some boards only meet quarterly, or biannually, or only as needed), the language could be even more generic, for example, "The Board shall meet at regular intervals deemed by the Board to permit the timely and appropriate handling of the work of the Board and all such meetings shall be publicly posted and published as required by Iowa Code Section 21.4."

ORDINANCE #16-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING CHAPTER 5-1-4 LIBRARY BOARD**

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

Section I. Section Modified. Title V Human Development, Chapter 1 Library Services, Subsection 4 Organization of the Board of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

5-1-4 ORGANIZATION OF THE BOARD

The organization of the Board shall be as follows:

4. Meetings. The Board shall meet not less than once per month, at a regular time to set by the Board, the agenda for which shall be publicly posted and published as required by Iowa Code Section 21.4. The regular meeting of the Library Board shall be the first Tuesday of every month at 4:30 PM at the Cascade City Hall Council Chambers. The public meeting shall be video recorded and broadcasted on the City's website or other social media resources used by the City Cascade Local Access Channel.

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

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

PASSED, ADOPTED AND APPROVED this ___ day of _____, 2023.

Steven J. Knepper, Mayor

ATTEST:

Kathy Goerd, City Clerk

First Reading:

Second Reading:

Third Reading:

Publication:

Sent to American Legal:



November 13, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 9, 2023

Re: City Council Meeting December 25, 2023

Due to the regular meeting date being on Christmas Day, I would proposal that the Council consider canceling this meeting. I think that we are able to handle the items that need to be done on December 11 and January 8. If the Council agrees, we would need to have a motion to approve Resolution #88-23 to cancel this meeting.

RESOLUTION #88-23

A RESOLUTION TO CANCEL DECEMBER 25, 2023 CITY COUNCIL MEETING

Whereas, the City Council holds its Regular City Council Meetings on the second and fourth Monday of each month, and;

Whereas, the second City Council Meeting in December falls during the busy holiday season, and;

Whereas, the City Council can take care of regular business at the first meetings in December and January without interruption to City operations, and;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cascade, Iowa, will cancel the December 25, 2023 Regular City Council Meeting.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2023.

Steve Knepper, Mayor

ATTEST:

Kathy Goerd, City Clerk



November 13, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 9, 2023

Re: Vacant Buildings

As we were preparing the letters to go out to the nuisance and vacant downtown building owners the attorney and I discussed some of the current conditions of the buildings. With the way we worded the ordinance he is not comfortable with calling a building vacant if the first floor is vacant, but the second floor is rented out. I indicated that I thought this was the Council's intent to address the ones that have second story residential but empty store fronts downstairs. If the council agrees that we want this addressed, I will bring back one more change before we send the letters out.

CASCADE

MONTHLY INCIDENT COUNT REPORT Statistics from Reported Date: 10/1/2023 12:00:00AM to 10/31/2023 11:59:00PM

Case Report POLICE DEPARTMENT

[IMPORTED] : ACCIDENT: 1 2%

[IMPORTED] : OWI-ALCOHOL RELATED: 2 3%

Grand Total: 4.76% Total # of Incident Types Reported: 3

Field Interview POLICE DEPARTMENT

ACCIDENT CAR VS DEER: 1 2%

ACCIDENT-MOTOR VEHICLE: ON OTHER: 1 2%

ALARM-FIRE: 1 2%

ASSIST AMBULANCE: 5 8%

ASSIST CITY: 2 3%

ASSIST DUBUQUE COUNTY: 4 6%

ASSIST FIRE DEPARTMENT: 1 2%

ASSIST JONES COUNTY: 2 3%

ASSIST MONTICELLO POLICE DEPARTMENT: 1 2%

ASSIST MOTORIST: 2 3%

ATTEMPT TO LOCATE: 2 3%

CARELESS DRIVING: 1 2%

CRIMINAL MISCHIEF: 1 2%

Field Interview POLICE DEPARTMENT

D.A.R.E. PRESENTATION: 9 14%

DISTURBANCE: 2 3%

EQUIPMENT VIOLATION: 3 5%

EQUIPMENT VIOLATION-WARNING: 1 2%

FIRE: OTHER: 1 2%

FOUND ITEM: 1 2%

FRAUD & DECEIT: BY SCAM: 1 2%

GAS DRIVE-OFF: 1 2%

INFORMATIONAL REPORT: 2 3%

NOISE COMPLAINT: 1 2%

RECORDS CHECK: 2 3%

SEATBELT VIOLATION-WARNING: 1 2%

SPECIAL ASSIGNMENT: 2 3%

SPEED WARNING: 5 8%

STOP SIGN-WARNING: 1 2%

TRAFFIC WARNING: 1 2%

VEHICLE UNLOCK: 1 2%

YOUTH COUNSELING: 1 2%

Grand Total: 95.24% Total # of Activity Types Reported: 60