

**CITY OF CASCADE, IOWA
COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, January 23, 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, January 23, 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 under city of Cascade tab and on Local Access Channel 18

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve Agenda**
- 5. Speakers from the Floor** (limit 2 minutes per person)
- 6. Consent Agenda** – Review and approve the following:
 1. Minutes: City Council 1/9/23, CMU Utility Board 1/11/23, Planning and Zoning 1/19/23
 2. January 23, 2023 Claims
- 7. Open Public Hearing -Request to Rezone 1724 1st Ave East from M-2 Heavy Industrial to C-1 Highway Commercial**
- 8. Close Public Hearing**
- 9. Consideration of Ordinance #02-23 Rezoning 1724 1st Ave East from M-2 Heavy Industrial to C-1 Highway Commercial (Possible Consideration of Passing All Three Readings at This Meeting)**
- 10. Discussion on Zoning of Parkridge Subdivision Phases 1, 2 and 3**
- 11. Consideration of Resolution #06-23 Approval of Plat for Parkridge Subdivision Phase 3**
- 12. Discussion on New Business Tax Credit Conversion to Partial Rollback Reduction**
- 13. Reports – Police Chief, Library Design Committee, City Administrator**
- 14. Adjournment**

January 9, 2023
City Council Meeting Minutes

The January 9, 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 Rausch, second Hosch to approve the consent agenda items including City Council Minutes 12/12/22, Library Board 1/3/23, Utility Board 12/14/22; January 9, 2023 Claims; and December 2022 Reports. All ayes. Motion carried.

Motion Delaney, second Kelchen to approve Resolution #05-23 Appointment of A Library Design Committee. All ayes. Motion carried.

Motion Oliphant, second Kelchen to approve Resolution #3-23 Support for a Catalyst Grant for 206-208 1st Avenue West (\$50,000 City Match). Roll Call vote. All ayes. Motion carried.

Motion Rausch, second Delaney to approve Third and Final Reading of Ordinance #01-23 Dilapidated Building Nuisance. Roll Call vote. All ayes. Motion carried.

Motion Rausch, second Kelchen to approve Resolution #01-23 Designation of the City's 2023 Official Newspaper. Roll Call vote. All ayes. Motion carried.

Motion Rausch, second Hosch to approve Resolution #02-23 Annual Appointments of Positions and Committees. Roll Call vote. All ayes. Motion carried.

Motion Oliphant, second Delaney to Reconsider Resolution #89-22 Façade Program Funding McGuire Antiques (Typo in Amount). Roll Call vote. All ayes. Motion carried.

Motion Delaney, second Kelchen to approve the Corrected Resolution #89-22 Façade Program Funding McGuire Antiques (\$1,370.70). Roll Call vote. All ayes. Motion carried.

Motion Rausch, second Oliphant to approve Resolution #04-23 Declaration of Surplus-City Hall Light Fixtures. Roll Call vote. All ayes. Motion carried.

Motion Oliphant, second Delaney to adjourn at 7:00pm. Motion carried.

Kathy Goerd, City Clerk

Steven J. Knepper, Mayor

Meeting Minutes January 11th, 2023
Cascade Municipal Utilities Board

Chairman Gross called the January 2023 regular meeting of the Cascade Municipal Board of Trustees to order on Wednesday, January 11th, 2023, at 5:15pm. Present were Trustees Barb Gross, Greg VanderLugt, Herb Manternach & Utility Manager Shontele Orr.

Motion VanderLugt, 2nd Manternach, to approve the meeting agenda. Motion carried 3-0.

The board went over the proposed 2023-2024 Budget. This will be discussed again at next month's meeting.

There was a motion by Manternach, 2nd by VanderLugt to approve the December 14th meeting minutes, December Financial Statements and Fund Balances, and the January bill list & claims for payment. Motion carried 3-0.

Vendor Name	Check Amount	Vendor Name	Check Amount
AARON ASTCHGEN	50.00	MADISON NATIONAL LIFE INS CO	213.30
ADVANTAGE ADMINS (BUYDOWN)	351.47	MARV & GRACE KURT	40.00
ADVANTAGE ADMINSTRATORS	43.50	MCDERMOTT OIL CO.	398.93
AT&T	13.14	MCMASTER-CARR SUPPLY CO	203.72
C J COOPER & ASSOCIATES	40.00	MISSION SQUARE RETIREMENT	185.00
CASCADE AUTO WASH	742.22	MISSION SQUARE RETIREMENT	185.00
CASCADE COMMUNICATIONS COMPANY	101.96	NIKKI NAUMAN	162.17
CASCADE LUMBER CO	159.79	PARTS AUTHORITY	20.69
CASCADE MUNICIPAL UTILITIES	279.23	PAYROLL	8,459.48
CASCADE MUNICIPAL UTILITIES	502.54	PAYROLL	9,435.27
CITY OF CASCADE	3,333.00	RHONDA GIBBS	125.00
CLAYTON ENERGY CORPORATION	77,342.29	RICH KNEPPER	100.00
COMELEC INTERNET SERVICES	45.00	RON WEBER	98.60
COMMAND SECURITY SOLUTIONS	161.65	SIMECA	91,559.37
EFTPS	2,417.88	STUART C IRBY CO	1,162.72
EFTPS	2,496.17	TERRY DURIN COMPANY	2,456.00
FIRST SUPPLY LLC-DUBUQUE	1,157.94	TREASURER STATE OF IOWA	973.00
GASSER FARM & HARDWARE LLC	469.84	TREASURER STATE OF IOWA	4,779.81
GORDON FLESCH COMPANY	245.64	USDI	21,386.00
GREG SCHMIDT	329.42	VAN WERT, INC	145.78
GROEBNER & ASSOCIATES INC	36.20	VISA	71.37
I.A.M.U.	3,860.00	WELLMARK BLUE CROSS & BLUE SHIELD	3,670.41
INFRASTRUCTURE TECHNOLOGY SOLUTIONS	204.50	WESCO RECEIVABLES CORP.	129.04
IOWA ONE CALL	21.60	WOODWARD COMMUNITY MEDIA	99.88
IPERS	3,671.60	Total:	244,137.12

ELECTRIC REVENUE	\$165,154.12
GAS REVENUE	\$189,902.01

Under correspondence the board discussed the December plant summary and metrics & energy efficiency reports. Motion Manternach, 2nd by VanderLugt to approve the correspondence. Motion carried 3-0.

Under manager report: A discussion was held regarding winter workload, December generation, fixing the bucket truck and year end reporting.

Gross adjourned the meeting at 6:04 pm on a motion from Manternach, 2nd by VanderLugt. Motion carried 3-0.

Secretary, Shontele Orr

Chairman, Barb Gross

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

The Cascade Planning & Zoning Commission met on Thursday, January 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.

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

Motion Kerper, second Otting to approve the October 6, 2022 minutes with the Steffen name spelling correction. Motion carried unanimously.

Motion Conlin, second Moran to open the public hearing on the request to rezone 1724 1st Ave East from M-2 Heavy Industrial to C-1 Highway Commercial. Motion carried, all aye.

No one from the public appeared at the hearing. Kotter explained that this is part of the plan to have most properties along the 1st Avenue corridor. The Cascade Economic Development Corporation owns the two properties to the west of this one, and intends to turn in an application to rezone those two from M-2 to C-1.

Motion Kerper, second Steffen to close the public hearing as no other citizens attended. Motion carried, all aye.

Motion Moran, second Conlin to recommend to the City Council adoption of Draft Ordinance #02-23 rezoning of the 1724 1st Avenue East from M-2 Heavy Industrial to C-1 Highway Commercial. Motion carried, Roll call, all ayes.

Motion Conlin, second Moran to recommend Resolution #06-23 to the City Council which is approval of the Parkridge Phase 3 Subdivision Plat. Roll call, motion carried, all ayes.

Kotter explained to the Commission that she will be bringing forward a large rezoning request for lots in all three phases of Parkridge Subdivision. It has been discovered that all lots within the three phases were never rezoned from Agriculture to R-1 Single family at the time of platting. The members concurred this is good to proceed with this action and get the issue corrected.

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

Next meeting February 16.

Lisa A. Kotter
City Administrator

SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
OHNWARD CHECKING ACCT								
19 AT&T								
2176014353	1	1/20/23	1/23/23	JAN AT&T PHONE BILL-CITY HALL	21.50	001	001-650-6373	1
	2			JAN AT&T PHONE BILL-POLICE	.77	001	001-110-6373	1
	3			JAN AT&T PHONE BILL-LIBRARY	1.31	001	001-410-6373	1
	4			JAN AT&T PHONE BILL-SEWER PLNT	.73	610	610-815-6373	1
	5			JAN AT&T PHONE BILL-FIRE STAT	.73	001	001-150-6373	1
				INVOICE TOTAL	25.04			
				VENDOR TOTAL	25.04			
592 BERT GURNEY & ASSOCIATES								
7910	1	1/20/23	1/23/23	VALVE COIL-SEWER	1,095.00	610	610-815-6350	1
				INVOICE TOTAL	1,095.00			
				VENDOR TOTAL	1,095.00			
42 CASCADE LUMBER CO								
771770	1	1/20/23	1/23/23	QUARTERLY NITRATE SAMPLE SHIP	12.75	600	600-810-6508	1
				INVOICE TOTAL	12.75			
771940	1	1/20/23	1/23/23	PAINT BRUSH-LIBRARY THERMOMETE	3.49	001	001-410-6507	1
				INVOICE TOTAL	3.49			
772605	1	1/20/23	1/23/23	TEFLON-WELL #5/#6	1.89	110	110-210-6310	1
				INVOICE TOTAL	1.89			
773735	1	1/20/23	1/23/23	HANDLE 44" SOLID SHANK-STREETS	18.99	001	001-210-6507	1
				INVOICE TOTAL	18.99			
773935	1	1/20/23	1/23/23	HANDLE MACH 14"-SHOP	7.99	001	001-210-6310	1
				INVOICE TOTAL	7.99			
				VENDOR TOTAL	45.11			
20 CASCADE PIONEER								
12224036	1	1/20/23	1/23/23	LEGAL PUBLICATION FEES	203.82	001	001-620-6402	1
				INVOICE TOTAL	203.82			
				VENDOR TOTAL	203.82			
24 CITY LAUNDERING CO								
1848385	1	1/20/23	1/23/23	UNIFORM SERVICE/SUPLIES	16.67	001	001-650-6507	1
	2			UNIFORM SERVICE/SUPLIES	16.67	001	001-430-6507	1
	3			UNIFORM SERVICE/SUPLIES	30.60	001	001-210-6181	1
	4			UNIFORM SERVICE/SUPLIES	30.61	610	610-815-6507	1
	5			UNIFORM SERVICE/SUPLIES	30.61	600	600-810-6507	1
				INVOICE TOTAL	125.16			
1850776	1	1/20/23	1/23/23	UNIFORM SERVICES/SUPLIES	3.41	001	001-650-6507	1
	2			UNIFORM SERVICES/SUPLIES	3.41	001	001-430-6507	1
	3			UNIFORM SERVICES/SUPLIES	29.25	001	001-210-6181	1
	4			UNIFORM SERVICES/SUPLIES	29.24	610	610-815-6507	1
	5			UNIFORM SERVICES/SUPLIES	29.24	600	600-810-6507	1

SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
				INVOICE TOTAL	94.55			
				VENDOR TOTAL	219.71			
2713	1	1/20/23	1/23/23	496 MICHAEL DELANEY SONIC WALL	125.00	001	001-650-6490	1
	2			PUBLIC ACCESS	150.00	001	001-651-6507	1
	3			SERVICE CALLS/DIAGNOSTICS	450.00	001	001-650-6490	1
	4			PROCESS FEE	25.88	001	001-650-6490	1
				INVOICE TOTAL	750.88			
2745	1	1/20/23	1/23/23	SERVICE CALL/WINDOWS/PRINT ISS	336.86	001	001-160-6350	1
				INVOICE TOTAL	336.86			
				VENDOR TOTAL	1,087.74			
23066	1	1/20/23	1/23/23	556 GASSER FARM & HARDWARE LLC ROTELLS 15W40 OIL-PLOW TRUCK	96.99	110	110-250-6507	1
				INVOICE TOTAL	96.99			
23193	1	1/20/23	1/23/23	WIRE CONNECTOR	4.99	610	610-815-6507	1
				INVOICE TOTAL	4.99			
				VENDOR TOTAL	101.98			
IN14036199	1	1/20/23	1/23/23	474 GORDON FLESCH COMPANY INC 1/2 COPY MACHINE FEES	245.65	001	001-620-6506	1
				INVOICE TOTAL	245.65			
				VENDOR TOTAL	245.65			
IW-7091	1	1/20/23	1/23/23	552 GPM ENVIRONMENTAL SOLUTION LLC SILICONE PUMP TUBING/SUCTION L	347.00	610	610-815-6350	1
				INVOICE TOTAL	347.00			
				VENDOR TOTAL	347.00			
110332	1	1/20/23	1/23/23	260 HERITAGE PRINTING COMPANY CHECK-CITY HALL	195.00	001	001-620-6506	1
				INVOICE TOTAL	195.00			
				VENDOR TOTAL	195.00			
26971	1	1/20/23	1/23/23	43 IAMU ISEP 1ST QTR 2023 SAFETY TRAIN	330.00	600	600-810-6423	1
	2			ISEP 1ST QTR 2023 SAFETY TRAIN	330.00	610	610-815-6423	1
				INVOICE TOTAL	660.00			
				VENDOR TOTAL	660.00			
64293	1	1/20/23	1/23/23	63 KERPS SERVICE CENTER INC F250-4 TIRES	777.14	110	110-210-6350	1
				INVOICE TOTAL	777.14			

SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
65078	1	1/20/23	1/23/23	TIRES-STREET SWEEPER	162.50	110	110-210-6350	1
				INVOICE TOTAL	162.50			
				VENDOR TOTAL	939.64			
IN205598	1	1/20/23	1/23/23	559 KIESLER POLICE SUPPLY AMMUNITION-POLICE	378.77	001	001-110-6507	1
				INVOICE TOTAL	378.77			
				VENDOR TOTAL	378.77			
203739	1	1/20/23	1/23/23	384 LYNCH DALLAS P.C. ATTY FEES-GENERAL MATTERS	360.00	001	001-640-6411	1
				INVOICE TOTAL	360.00			
203741	1	1/20/23	1/23/23	ATTY FEES-ZONING	90.00	001	001-640-6411	1
				INVOICE TOTAL	90.00			
				VENDOR TOTAL	450.00			
1538343	1	1/20/23	1/23/23	571 MADISON NATL LIFE INS CO, INC FEB PREMIUMS	55.08	001	001-620-6150	1
	2			FEB PREMIUMS	45.17	610	610-815-6150	1
	3			FEB PREMIUMS	38.88	110	110-210-6150	1
	4			FEB PREMIUMS	85.81	001	001-110-6150	1
	5			FEB PREMIUMS	35.25	001	001-410-6150	1
	6			FEB PREMIUMS	74.04	600	600-810-6150	1
				INVOICE TOTAL	334.23			
				VENDOR TOTAL	334.23			
011023	1	1/20/23	1/23/23	179 MAQUOKETA VALLEY COOP STREET LIGHT LOCATION 32591002	160.29	110	110-230-6376	1
				INVOICE TOTAL	160.29			
				VENDOR TOTAL	160.29			
12312022	1	1/20/23	1/23/23	30 MCDERMOTT OIL CO POLICE	311.25	001	001-110-6331	1
	2			FIRE	274.45	001	001-150-6331	1
	3			PARK	39.36	001	001-430-6331	1
	4			ROAD	39.37	110	110-210-6331	1
	5			SNOW	715.28	110	110-250-6331	1
	6			WATER	369.25	600	600-810-6331	1
	7			SEWER	369.26	610	610-815-6331	1
				INVOICE TOTAL	2,118.22			
12312022-EMS	1	1/20/23	1/23/23	DEC 2022 EMS FUEL	231.78	001	001-160-6331	1
				INVOICE TOTAL	231.78			
256820	1	1/20/23	1/23/23	OIL-HYSYN F632 SYNTHETIC	249.60	600	600-810-6331	1
				INVOICE TOTAL	249.60			
				VENDOR TOTAL	2,599.60			

SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
90626664	1	1/20/23	1/23/23	999999999 268 MCMASTER-CARR SUPPLY CO SS WIRE CLOTH/MESH SCREEN	82.40	600	600-810-6507	1
				INVOICE TOTAL	82.40			
				VENDOR TOTAL	82.40			
456090	1	1/20/23	1/23/23	238 MEDICAL ASSOCIATES CLINIC PC IMMUNIZATION-GUDENKAUF-EMS	92.00	001	001-160-6412	1
	2			RANDON SELECT-M. HOFFMANN	53.00	001	001-210-6490	1
	3			RANDON SELECT-G. SCHMIDT	25.00	001	001-210-6490	1
				INVOICE TOTAL	170.00			
				VENDOR TOTAL	170.00			
3945	1	1/20/23	1/23/23	148 MR LOCK & KEY-VACUUM CTR FRONT DOOR KEYS X 3-CITY HALL	11.25	001	001-650-6507	1
	2			GYM KEYS X 10	50.00	001	001-650-6507	1
				INVOICE TOTAL	61.25			
				VENDOR TOTAL	61.25			
0859680-IN	1	1/20/23	1/23/23	662 MUNICIPAL SUPPLY INC WATER METERS AND FREIGHT	68.00	600	600-810-6507	1
				INVOICE TOTAL	68.00			
				VENDOR TOTAL	68.00			
17571	1	1/20/23	1/23/23	41 PARTS AUTHORITY OIL FILTER-PLOW TRUCK	37.27	610	610-815-6507	1
				INVOICE TOTAL	37.27			
17915	1	1/20/23	1/23/23	OIL AND FILTER-MARTY F250	65.75	110	110-210-6350	1
				INVOICE TOTAL	65.75			
				VENDOR TOTAL	103.02			
23-REIFF FEB	1	1/20/23	1/23/23	797 JOE OR PEG REIFF LEASE PAYMENT-EMS	500.00	001	001-160-6416	1
				INVOICE TOTAL	500.00			
				VENDOR TOTAL	500.00			
247747	1	1/20/23	1/23/23	777 STATE HYGIENIC LABORATORY WATER TESTING LAB BILL	54.00	600	600-810-6490	1
				INVOICE TOTAL	54.00			
				VENDOR TOTAL	54.00			
48609	1	1/20/23	1/23/23	623 TRI-STATE SHRED SHREDDING SVC-EMS	49.95	001	001-160-6490	1
				INVOICE TOTAL	49.95			
				VENDOR TOTAL	49.95			

SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
				279 USA BLUE BOOK				
220757	1	1/20/23	1/23/23	PHOSVER POWDER PILLOWS-WATER	63.00	600	600-810-6507	1
	2			NITRILE GLOVES-SEWER	91.31	610	610-815-6507	1
				INVOICE TOTAL	154.31			
				VENDOR TOTAL	154.31			
				490 VISA				
011012023	1	1/20/23	1/23/23	POSTAGE STAMPS-CITY HALL	120.00	001	001-620-6508	1
	2			TONER-CITY HALL PRINTERS	500.36	001	001-620-6506	1
	3			UNIFORMS-POLICE	318.58	001	001-110-6181	1
	4			PAINT-LIBRARY THERMOMETER	14.95	001	001-410-6507	1
	5			THANK YOU ENVELOPES-LIBRARY	17.99	001	001-410-6507	1
	6			CH-FOLDERS/KLEENEX/SUPPLIES	193.04	001	001-620-6507	1
	7			CH-CERTIFICATS	35.16	001	001-620-6507	1
				INVOICE TOTAL	1,200.08			
				VENDOR TOTAL	1,200.08			
				478 WELLMARK BC/BS OF IA				
230120001851	1	1/20/23	1/23/23	3RD PARTY EOB FEE	131.91	001	001-650-6490	1
	2			FEB PREMIUMS	2,358.54	0124	001-050-2124	1
	3			FEB PREMIUMS	2,358.54	1024	110-050-2124	1
	4			FEB PREMIUMS	2,358.54	6024	600-050-2124	1
	5			FEB PREMIUMS	1,179.27	6124	610-050-2124	1
				INVOICE TOTAL	8,386.80			
				VENDOR TOTAL	8,386.80			
				OHNWARD CHECKING ACCT TOTAL	19,918.39			
				TOTAL MANUAL CHECKS	.00			
				TOTAL E-PAYMENTS	.00			
				TOTAL PURCH CARDS	.00			
				TOTAL ACH PAYMENTS	11,603.46			
				TOTAL OPEN PAYMENTS	8,314.93			
				GRAND TOTALS	19,918.39			



January 23, 2023 Agenda

To: P&Z Commission Members
From: Lisa Kotter, City Administrator
Date: January 20, 2023
Re: Zoning Change 1724 1st Ave E

I have discovered that the laundromat property is zoned M-2, which does not permit commercial businesses like a laundromat. Before I could reach out to the owner, they approached me about a resale wanting to go in the west end of the existing building. This is also not permitted so I explained the best route is to request a rezoning. I also want the CEDC to consider rezoning the two parcels west of this lot to be commercial. It is usually best to have frontage lots on a main corridor to be commercial and the back industrial park lots to be the M-1 or M-2 zones. The CEDC Board met Thursday to discuss if they are willing to make this request as well. The CEDC Board will be proceeding to request to rezone the two lots West of the laundromat. The last lot the CEDC owns, which is labeled at Lot 4, may be purchased by Terry Gravel as he owns the next one to the West as so they are going to leave that zoning as is for now.

I also discussed with the Commission that in the near future we should consider a zoning code change that would allow commercial businesses in M-1 or M-2, perhaps with a Special Exception, as we have some mixed uses at this time.

ORDINANCE #02-23

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA BY REZONING LOT 1 CASCADE INDUSTRIAL PARK 6TH ADDITION FROM CURRENT ZONING DISTRICT CLASSIFICATION M-2 HEAVY INDUSTRIAL TO C-1 HIGHWAY COMMERCIAL IN THE CITY OF CASCADE, IOWA

WHEREAS, pursuant to the requirement of the Cascade Zoning Ordinance, the owner of 1724 1st Ave East, Cascade, Iowa, petitioned for rezoning of Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial in the City of Cascade; and,

WHEREAS, pursuant to the duly published notice in the January 11, 2023 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on January 19, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the January 11 , 2023 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on January 23, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, the Cascade Planning & Zoning Commission has approved the rezoning request and recommends to the Cascade City Council and the Cascade City Council concurs with the Planning & Zoning Commissions recommendation.

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

Section I. That the Zoning Code of the City of Cascade, Iowa, is hereby amended by rezoning Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial in the City of Cascade; and,

Section II. The City Clerk is hereby directed to make the above change on the Official Zoning Map of the City of Cascade, publish the ordinance in the Cascade Pioneer newspaper and submit the Ordinance and the attached map to the Dubuque County Recorder.

Section III. This ordinance shall take effect immediately upon publication as provided by law.

PASSED, APPROVED AND ADOPTED this 23rd day of January, 2023.

Steven Knepper, Mayor

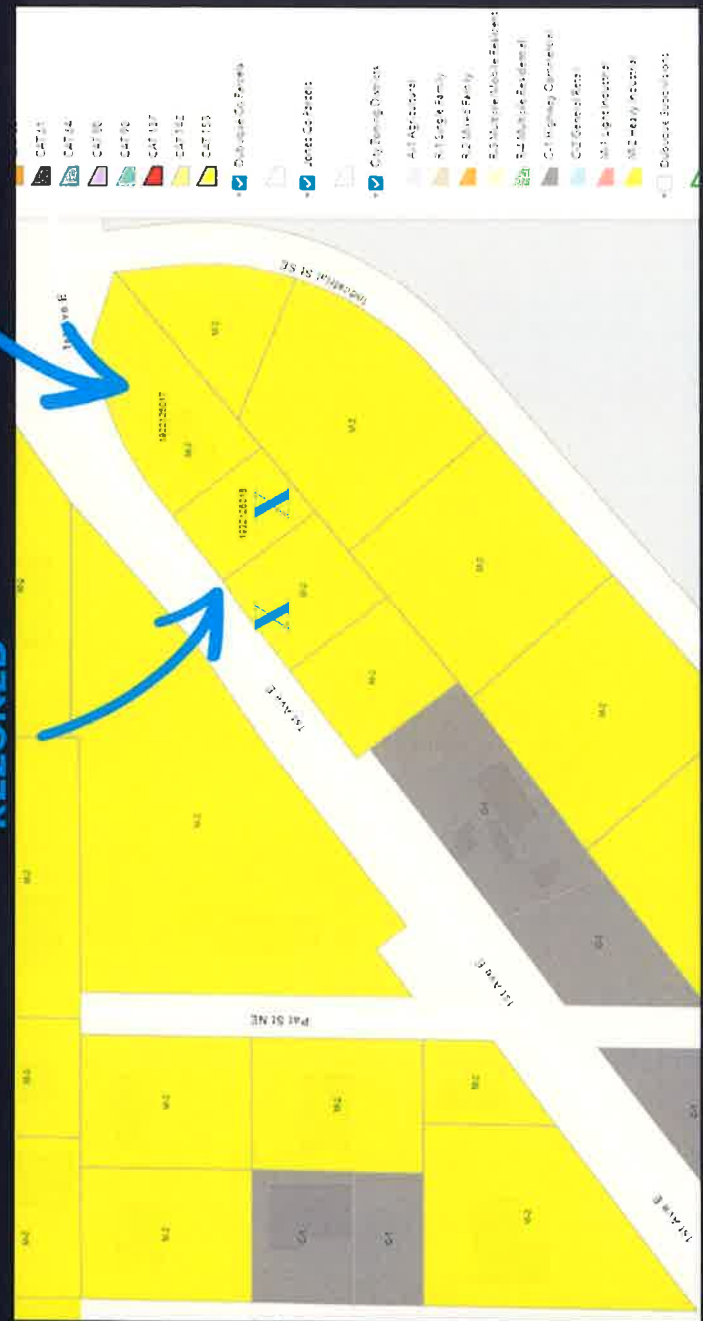
Kathy Goerd, City Clerk

First, Second and Third Readings all January 23, 2023.

ZONING EAST 1ST AVE

1724 EAST 1ST AVE

TWO CEDC LOTS TO BE REZONED





January 23, 2023 Agenda

To: P&Z Commission Members
From: Lisa Kotter, City Administrator
Date: January 20, 2023
Re: Parkridge No 3 Plat and Rezone

Maryville is ready to begin Phase 3 of Parkridge subdivision. The Plat is included. They have already submitted the storm water plans which were approved by our engineer. Once the plat is approved we will begin review of the public improvements such as streets, water and sewer. While researching for this approval, I discovered that the entire subdivision is zoned as Agriculture, not Single-Family R-1. In order to have residential lots in this Ag zone, the minimum lot size is 5 acres. Obviously these lots do not comply with Ag zoning and should all be R-1. The first phase was approved in 2009 and the second in 2019. I have consulted legal counsel to be sure we approve this properly since we are going to be impacting 17 homes that are already built. None of these homeowners would be required to fill out an application to rezone, nor would they be asked to pay the \$200 fee. Jared Althoff and Maryville will complete one application and pay the fee for the new Phase 3 and we will add all the other parcels to the consideration. Planning and Zoning has been made aware of this request and will plan to have a public hearing on February 16. Once we have discussed this at the Council meeting, my intent is to send a letter to all impacted property owners with an explanation of why this is being done. I have also checked on the assessment. In the assessment world parcels are divided into classifications and are not impacted by City zoning. Therefore since all these already developed parcels are used as single family residential they are being taxed as such. Therefore, there is no real consequence to property owners except to correct the error on paper for our City zoning laws.

In the packet are maps showing you all impacted parcels and a list off the County GIS system of all the owners.

RESOLUTION #06-23

**A RESOLUTION APPROVING FINAL PLAT OF PARKRIDGE NO. 3 IN DUBUQUE
AND JONES COUNTY, IOWA**

WHEREAS, there has been filed with the City of Cascade, Iowa, a final plat of survey of Parkridge No. 3 is a subdivision consisting of Lot 7 of Parkridge No 2 in Dubuque County and Part of Lot 1 of the Subdivision of all that part of the N 1/2 , NE ¼ of Section 6, T86N, R1W Lying North of the River Except Parcel 97-140 Thereof and Except Parcel 2011-31 Thereof in Jones County All in the City of Cascade, Iowa; and,

WHEREAS, this final plat of survey has been examined by the Planning & Zoning Commission of Cascade, Iowa, and the Commission found the same conforms to the Cascade Zoning Code and recommends approval to the Cascade City Council; and,

WHEREAS, the City Council has examined the final plat of survey and finds the same conforms to the Ordinances relating thereto.

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

Section I. That the above described final plat is hereby approved by the Cascade City Council.

Section II. That the Mayor and City Clerk are hereby authorized and directed to sign the approval of the City of Cascade upon said plat.

PASSED AND APPROVED this 23rd day of January, 2023.

Steven Knepper, Mayor

ATTEST:

Kathy Goerdt, City Clerk

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

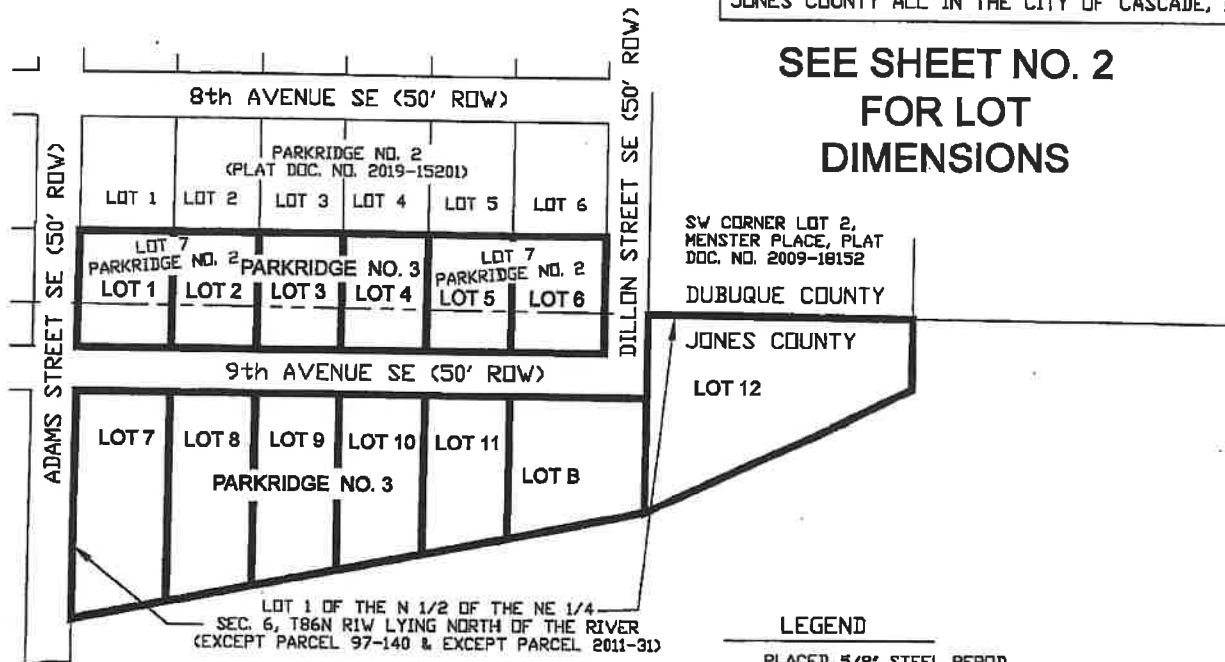
Index Legend

Location: Lot 7, Parkridge No. 2 in Dubuque County and Part of Lot 1, North 1/2, NE 1/4, Sec. 6, T86N R1W of the 5th P.M. Lying North of the River in Jones County all in the City of Cascade, Iowa
 Requestor: Jared Althoff
 Proprietor: Maryville Family Partnership LP
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032
 mjweber1@bernardtel.com 563-590-499

Final Plat of PARKRIDGE NO. 3 in the City of Cascade, Iowa

NOTE: PARKRIDGE NO. 3 IS A SUBDIVISION OF LOT 7 OF PARKRIDGE NO. 2 IN DUBUQUE COUNTY AND PART OF LOT 1 OF THE SUBDIVISION OF ALL THAT PART OF THE N 1/2, NE 1/4 OF SEC. 6, T86N R1W LYING NORTH OF THE RIVER EXCEPT PARCEL 97-140 THEREOF AND EXCEPT PARCEL 2011-31 THEREOF IN JONES COUNTY ALL IN THE CITY OF CASCADE, IOWA.

**SEE SHEET NO. 2
FOR LOT
DIMENSIONS**

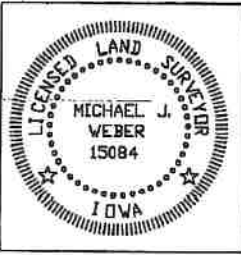
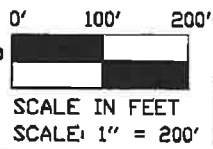


NOTES:
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

SURVEYED LINE
 UTILITY EASEMENT LINE
 EXISTING PROPERTY LINE
 COUNTY LINE

LEGEND

PLACED 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
 FOUND 5/8" STEEL ROD W/ORANGE PLASTIC CAP NO. 15084 UNLESS OTHERWISE NOTED
 () RECORDED DIMENSION
 P.O.B. POINT OF BEGINNING
 ROW RIGHT OF WAY
 SF SQUARE FEET



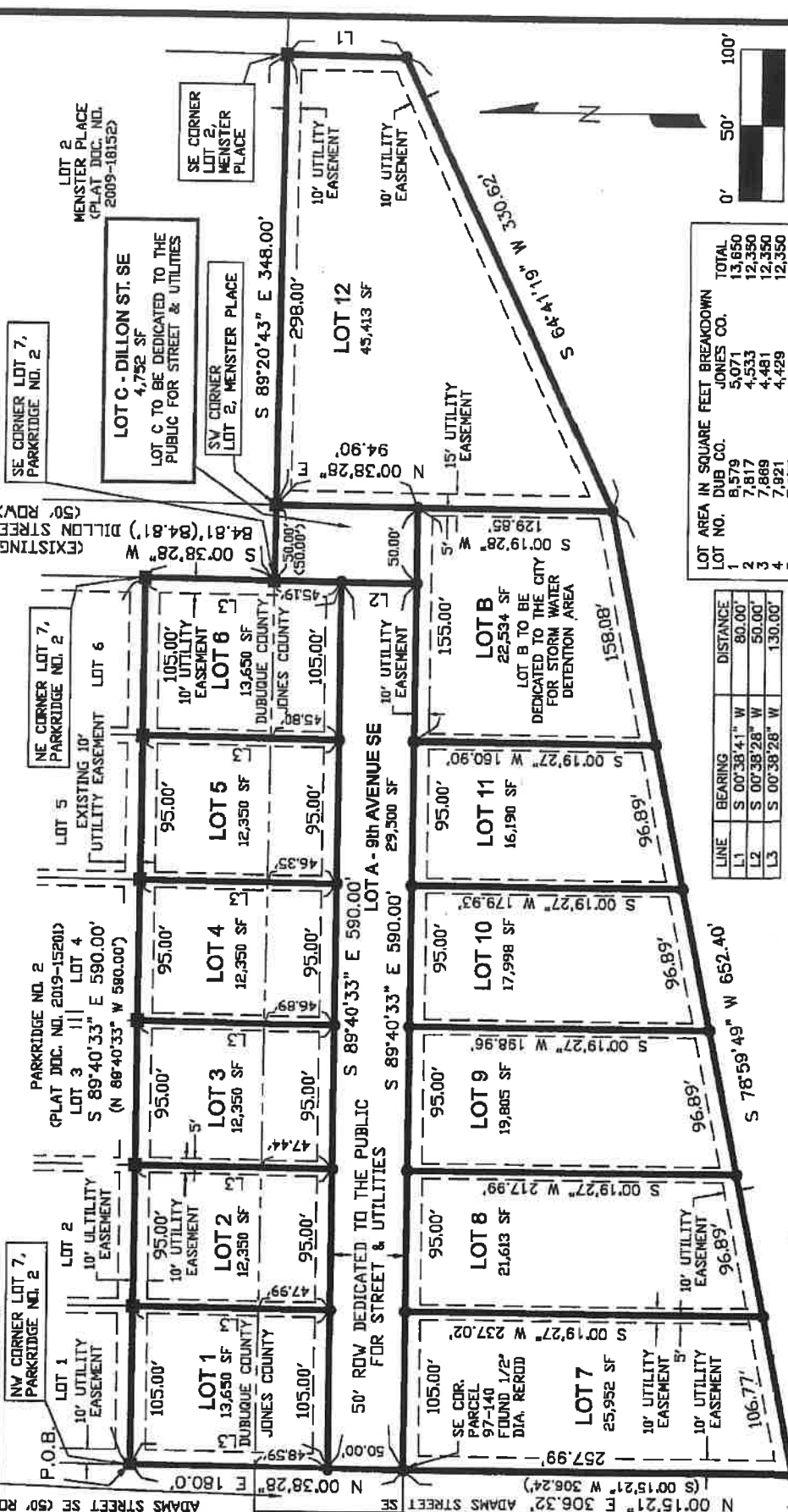
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 SHEETS COVERED BY THIS SEAL: SHEET 1, 2 & 3

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 879-4173
 FAX: (563) 879-4199
 DRAWN BY: MJW
 SURVEY DATE: 1/04/23
 DWG: 22089-PARKRIDGE NO-3-FP
SHEET 1 OF 8

FINAL PLAT of PARKRIDGE NO. 3

PARCEL 97140
 CONSTR. NO. 97-98-2990
 PLAT BK N, PG 153



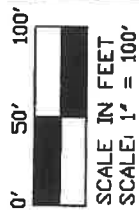
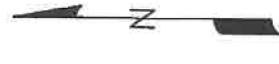
SE CORNER LOT 7,
 PARKRIDGE NO. 2

LOT C - DILLON ST. SE
 4,752 SF
 LOT C TO BE DEDICATED TO THE
 PUBLIC FOR STREET & UTILITIES

SE CORNER
 LOT 2,
 MENSTER PLACE

SV CORNER
 LOT 2, MENSTER PLACE

LOT 12
 45,413 SF



LOT NO.	DUB CO.	JONES CO.	TOTAL
1	8,579	5,071	13,650
2	7,817	4,533	12,350
3	7,869	4,481	12,350
4	7,921	4,429	12,350
5	7,973	4,377	12,350
6	8,873	4,777	13,650

LINE	BEARING	DISTANCE
L1	S 00°38'41" W	80.00'
L2	S 00°38'28" W	50.00'
L3	S 00°38'26" W	130.00'

LOT 1 OF THE N 1/2 OF THE NE 1/4
 SEC. 6, T86N R14W LYING NORTH OF THE RIVER
 (EXCEPT PARCEL 97-140 & EXCEPT PARCEL 2011-31)

LEGEND

- PLACED 5/8" STEEL REOD
- MARKED "WEBER PLS 15084"
- FOUND 5/8" STEEL REOD
- 15084 UNLESS OTHERWISE NOTED
- SURVEYED LINE
- - - UTILITY EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - COUNTY LINE
- POINT OF BEGINNING
- RIGHT OF WAY
- ROW
- SQUARE FEET

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

PARCEL 2011-31
 CONSTR. NO. 2011-1128,
 PLAT BK T, PG 209

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

DRAWN BY: MJM
 SURVEY DATE: 1/04/23
 DWG. 22089-PARKRIDGE NO-3-FP

SHEET 2 OF 8

Surveyor's Certificate

I, Michael J. Weber, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me, To Wit:

PARKRIDGE NO. 3 in the City of Cascade, Iowa being comprised of Lot 7 of Parkridge No. 2 in Dubuque County in the City of Cascade, Iowa as shown in Plat Document No. 2019-15201 of the Dubuque County Recorder's Office and part of Lot 1 of the North 1/2 of the NE 1/4 of Section 6, T86N R1W of the 5th P.M., Lying North of the River in Jones County in the City of Cascade, Iowa, Excepting Parcel 97-140 as shown in Instrument No. 97 98 2930, Plat Book M Page 153 of the Jones County Recorder's Office and Excepting Parcel 2011-31 as shown in Instrument No. 2011 1128, Plat Book T Page 209 of the Jones County Recorder's Office being more particularly described as follows: Commencing at the NW corner of the said Lot 7 being the point of beginning; thence S 89°40'33" E (assumed bearing), 590.00' along the North line of said Lot 7 to the NE corner of said Lot 7; thence S 00°38'28" W, 84.81' along the East line of said Lot 7 to the SE corner of said Lot 7 also being the North line of Lot 1 of the North 1/2 of the NE 1/4 of Section 6, T86N R1W of the 5th P.M., Lying North of the River in Jones County; thence S 89°20'43" E, 348.00' along said North line to the SE corner of Lot 2 of Menster Place as shown in Plat Document No. 2009-18152 of the Dubuque County Recorder's Office; thence S 00°38'41" W, 80.00'; thence S 64°41'19" W, 330.62'; thence S 78°59'49" W, 652.40' to the East line of said Parcel 2011-31; thence N 00°15'21" E, 257.99' along said East line to the SE corner of said Parcel 97-140; thence N 00°38'28" E, 180.00' along the East line of said Parcel 97-140 and the West line of said Lot 7 of Parkridge No. 2 to the point of beginning, containing 6.44 acres and subject to easements of record and not of record.

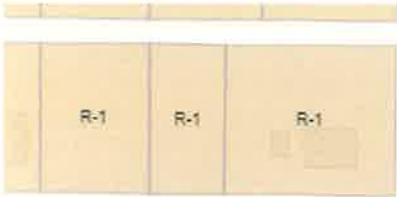
This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as PARKRIDGE No. 3 in the City of Cascade, Iowa, subject to easements and right of ways of record and not of record, the plat of which is attached and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

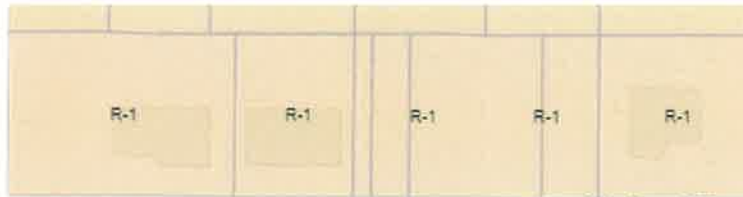
BY _____
 Michael J. Weber
 Licensed Land Surveyor
 License No. 15084

 Date
 License Renewal Date: 12/31/23

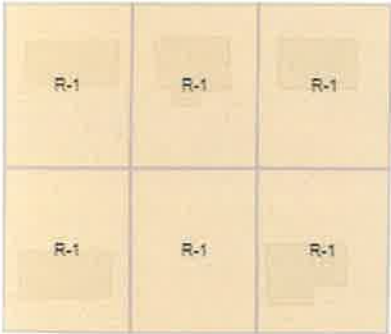
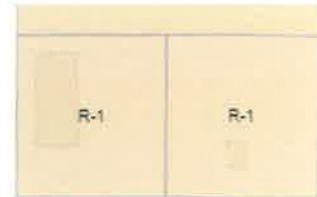




6th Ave SE



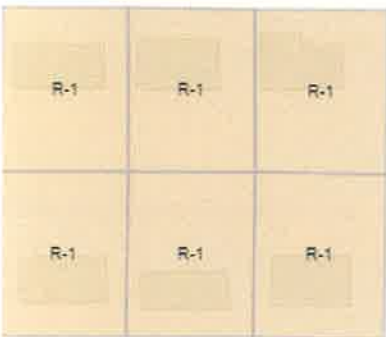
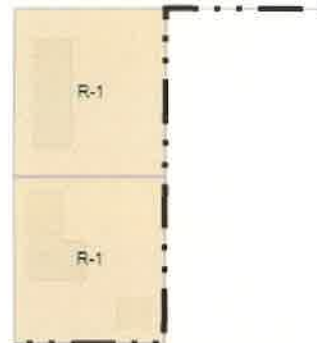
6th Ave SE



7th Ave SE



7th Ave SE



8th Ave SE

Adams St SE



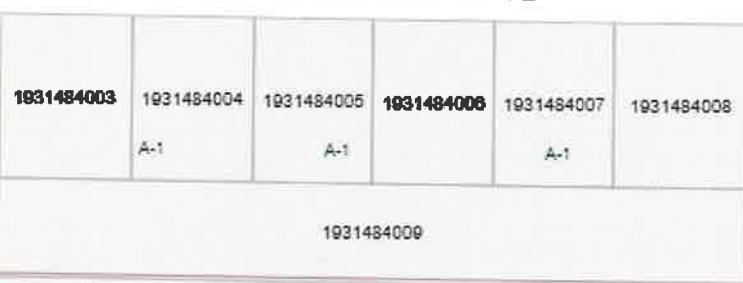
8th Ave SE

Dillon St SE

1931486004



Ave SE



0406200010



A-1

OwnerName	Address	City State Zip Code
COOKSLEY, MATTHEW J & HOFFMANN, SARAH L	1208 7TH AVE SE	CASCADE ,IA 52033-9530
DILLER, PATRICK S & JENNIFER L	1200 7TH AVE SE	CASCADE ,IA 52033
FRASHER, RANDY T & JOYCE A	1100 6TH AVE SE	CASCADE ,IA 52033
HOFFMAN, MARTIN E & LINDA M	408 2ND AVE SW	CASCADE ,IA 52033
HOSCH, THOMAS J & NANCY E	1208 6TH AVE SE	CASCADE ,IA 52033
HUGHES, ROCHELLE M & BRADLEY T	1104 6TH AVE SE	CASCADE ,IA 52033
KASPAR, PETER & EWA	1204 7TH AVE SE	CASCADE ,IA 52033
KEARNEY, CHAD MICHAEL & CARREE J	1105 7TH AVE SE	CASCADE ,IA 52033
KELCHEN, JACOB & JACQUELYN	1104 7TH AVE SE	CASCADE ,IA 52033
MANTERNACH, HERBERT R & JACQUIE M	2170 DEBORAH DR	DUBUQUE ,IA 52001
MARYVILLE FAMILY PARTNERSHIP LP	1000 1ST AVE E	CASCADE ,IA 52033
MENSTER, MATTHEW C & CARRIE J	1100 7TH AVE SE	CASCADE ,IA 52033
NEIERS, TED & JAYNE	1205 7TH AVE SE	CASCADE ,IA 52033
REITER, CHARLES J & CHERYL L	PO BOX 14	CASCADE ,IA 52033
RIES, ALEX D & NICOLE L	1108 7TH AVE SE	CASCADE ,IA 52033
SAUSER, STEPHEN M & MARLENE A	PO BOX 21	CASCADE ,IA 52033-0021
SNYDER, DANIEL A & ASHLEAH E	1201 7TH AVE SE	CASCADE ,IA 52033
TUMEY, SCOTT & ASHLEY	1109 7TH AVE SE	CASCADE ,IA 52033



January 23, 2023 Agenda

To: P&Z Commission Members

From: Lisa Kotter, City Administrator

Date: January 20, 2023

Re: Business Tax Credit Changes in State Law

Attached you will find some explanation pages on how commercial and industrial tax credits are given out in Iowa. This process is new and a big change for in 2023. We will go over the change at the meeting.

HF 2552

Business Property Tax Credit Conversion to Business Property Tax Partial Rollback Reduction



Legislative History



SF 295 made several significant changes to the property tax system in Iowa.



One component included the creation of Business Property Tax Credit (BPTC).



Any commercial, industrial or railway property owner to request a credit to their

property taxes on a portion of their assessed valuation (typically toward taxes due on up to the first \$224,000 of valuation per eligible property).



This functioned like the Homestead Credit in that if the state were to not fully

fund the credit, or the state appropriation was insufficient to provide all applicants the full benefit, their credit was pro-rated. In those instances, business owners still received a credit, but less than the full amount. Local Government budgets were not impacted.



HF 2552, passed during the 2022 Legislative Session, converted the previous BPTC into a permanent and automatic rollback reduction on the first \$150,000 of property tax valuation for all commercial, industrial and rail property owners. The legislation also removed the application process to request a credit and it will now be applied automatically to all eligible properties.

What does the rollback mean? The rollback is the percentage of assessed property valuation that tax is applied on. In other words, the total assessed value multiplied by the rollback percentage will yield the taxable value.



The reduced rollback rate on this portion of value will match that of residential property each year (currently 54.13% for FY2023). The remainder of value of eligible properties will be taxed at the current rate for their classification (currently fixed at 90% for the eligible property classes).



Independently, this rollback would result in a fiscal impact on local government budgets by reducing revenues or shifting the tax burden to residential properties.



To make up for this loss, a standing appropriation of up to \$125M annually has been created. Legislative Services Agency (LSA) estimates say that by FY2030, the \$125M amount will not be sufficient to cover the total cost of the program. If the state fails to increase the standing appropriation, or does not maintain the appropriation, the result will be a loss of revenue or shift of the tax burden to residential properties.



Future growth in the number of eligible properties, and the unknown number of properties that do not currently apply for the BPTC are variables in this calculation. The result will be reductions to local revenues and likely shifts to residential taxpayers.

*The LSA Fiscal Note can be found here.

BPTC Conversion to Business Property Tax Partial Rollback Reduction

HF 2552
**Business Property Tax Credit Conversion to
 Business Property Tax Partial Rollback Reduction**



HF 2552 passed during the 2022 legislative session, converted the previous BPTC into a permanent and almost a rollback reduction on the first \$150,000 of property tax value on for all commercial, industrial and retail property owners. The legislation also removed the application process to receive a credit and it will now be applied automatically to all eligible properties.



What does the rollback mean? The rollback is the percentage of assessed property valuation that tax is applied on. In other words, the total assessed value multiplied by the rollback percentage will yield the taxable value.

The reduced rollback rate on this portion of value will match that of residential property each year. Currently 54.13% for FY2023. The remainder of value of eligible properties will be taxed at the current rate for their classification (currently fixed at 95% for the eligible property classes).

Independently, this rollback would result in a fiscal impact on local government budgets by reducing revenues or shifting the tax burden to residential properties.

To make up for this loss, a standing appropriation of up to \$125M annually has been created. Legislative Services Agency (LSA) estimates say that by FY2030 the \$125M amount will not be sufficient to cover the total cost of the program. If the state fails to increase the standing appropriation, counties may experience a shift of the tax burden to residential properties.

Future growth in the number of eligible properties and the unknown number of properties that do not currently apply for the BPTC are variables in this calculation. The result will be reductions to local revenues and likely shifts to residential taxpayers.

Legislative History



SS 295 made several significant changes to the property tax system in Iowa. One component included the creation of Business Property Tax Credit (BPTC).

Any commercial, industrial or highway property owner to request a credit to their property taxes on a portion of their assessed valuation. The state will pay up to the first \$274,000 of valuation per eligible property.

This functioned like the Home-Stepped Credit in that if the state were to not fully fund the credit, or the state appropriation was insufficient to provide all applicants the full benefit, then a credit was pro-rated. In those instances, business owners still received a credit, but less than the full amount. Local Government budgets were not impacted.

- Replaced BPTC to a permanent & partial property tax rollback reduction on business properties
- The first \$150,000 taxable value of eligible business properties to be taxed at residential rollback rate
 - 56.4919% for FY24*
- Remaining taxable value of business properties over \$150,000 taxed at 90%*

*The LSA's 2024 State Budget Report

BPTC Conversion to Business Property Tax Partial Rollback Reduction

HF 2552 Business Property Tax Credit Conversion to Business Property Tax Partial Rollback Reduction



Legislative History



SF 295 made several significant changes to the property tax system in Iowa.

One component included the creation of Business Property Tax Credit (BPTC).



Any commercial, industrial or railway property owner to request a credit to their property taxes on a portion of their assessed valuation (typically toward taxes due on up to the first \$224,000 of valuation per eligible property).



This functioned like the Home-based Credits in that if the state were to not fully fund the credit, or the state appropriation was insufficient to provide all applicants the full benefit, their credit was pro-rated. In those instances, business owners still received a credit, but less than the full amount. Local Government budgets were not impacted.



HF 2552 passed during the 2022 legislative session, converted the previous BPTC into a permanent and automatic 6% rollback reduction on the first \$150,000 of property tax valuation for all commercial, industrial and all property owners. The legislation also removed the application process to receive a credit and it will now be applied automatically to all eligible properties.

When does the rollback occur? The rollback is the percentage of assessed property valuation that tax is applied on. In other words, the total assessed value multiplied by the rollback percentage will yield the taxable value.



The reduced rollback rate on this portion of value will match that of resident property each year. (currently 54.73% for FY2023). The remainder of value of eligible properties will be taxed at the current rate for their classification (currently fixed at 93% for the eligible property classes).



Independently, this rollback would result in a fiscal impact on local government budgets by reducing revenues or shifting the tax burden to residential properties.



To make up for this loss, a standing appropriation of up to \$125M annually has been created - equalling the \$125M amount will not be sufficient to cover the total cost of the program. If the state fails to increase the standing appropriation, or does not maintain the appropriation, the result will be a loss of revenue or shift of the tax burden to residential properties.



Future growth in the number of eligible properties, and the unknown number of properties that do not currently apply for the BPTC are variables in this calculation. The result will be reductions to local revenues, and thus shifts to residential taxpayers.

- State appropriation of up to \$125M annually to “backfill” this revenue reduction to local governments.
- If \$125M appropriation is insufficient to cover reductions, local government revenues are reduced.
- LSA estimated FY2029 as a ballpark for when this gap may begin to occur*

*The LSA report can be found here

BPTC Conversion to Business Property Tax

Partial Rollback Reduction

How would I calculate impact by individual business property/unit?

Taxable value (with \$150,000 max)*.564919 * (city rate/1,000) = _____

PLUS Remainder of taxable value (over \$150,000) * .9 * (city rate/1,000)

= _____

And subtract from total taxable value * .90* (city rate/1,000)

*A general rule of thumb is around \$400-\$700 per eligible property/unit of at least \$150,000 taxable value (depending upon the average tax rate method used)

BPTC Conversion to Business Property Tax

Partial Rollback Reduction

Here is an example:

An eligible property has a taxable value of \$250,000.

\$150,000 of taxable value is taxed at a rollback rate of 56.4919%, and the city tax rate is \$13.00

The math: $\$150,000 * .564919 * (\$13/1,000) = \$1,101.59$

The remaining \$100,000 of value is taxed at 90% rollback rate:

The math: $\$100,000 * .9 * (\$13/1,000) = \$1,170$

Sum $\$1,101.59 + \$1,170 = \$2,271.59$

Before this change, the entire taxable value would be taxed at 90% rollback rate. The math: $\$250,000 * .9 * (\$13/1,000) = \$2,925$

The total difference: $\$2,925 - \$2,271.59 = \$653.41$