

**CITY OF CASCADE, IOWA
COUNCIL MEETING AGENDA & PUBLIC NOTICE
Monday, November 27, 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 27, 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 Facebook Live

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve Agenda**
- 5. Public Comment (Limit 3 minutes per person-Agenda Items and Local Government Issues)**
- 6. Consent Agenda – Review and approve the following:**
 - 1. Minutes: City Council 11/13/23**
 - 2. November 27, 2023 Claims**
- 7. Open Public Hearing on Proposed Development Agreement with ROSO Properties, L.L.C.**
- 8. Close Public Hearing**
- 9. Consideration of Resolution #89-23 Approving Development Agreement with ROSO Properties, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement**
- 10. Discussion on Changes to Ordinance for Violations to Snow Emergency Parking – Definition of Snow Emergency and Towing vs Citations**
- 11. Discussion on Changes to Ordinance for Snow Removal from Sidewalk Ordinances – 24 hours**
- 12. Discussion on Changes to Ordinance Setting Parking Citation Amounts – Raising From \$5**
- 13. Consideration of Ordinance #20-23 No Parking on West Side of Tyler Street NE from 1st Avenue to 2nd Avenue NE and East Side of Lincoln St NE from 1st Avenue West to the Alley by the Jail (First of Three Readings)**
- 14. Discussion on Changes to Ordinance for Current Burning Ordinance – Recreational Burning Only**
- 15. Resolution #90-23 Appropriating Urban Renewal Tax Revenue Funds for FY25 and Submit the Annual Urban Renewal Report for FY23**
- 16. Consideration to Approve and Submit the FY2023 Annual Financial Report**
- 17. Consideration of Ordinance #16-23 Change Library Board Meeting Time (Second of Three Readings)**
- 18. Consideration of Ordinance #17-23 Change Planning and Zoning Commission Meeting Time (First of Three Readings)**
- 19. Consideration of Ordinance #18-23 Change Parks and Recreation Board Meeting Time (First of Three Readings)**
- 20. Consideration of Ordinance #19-23 Change Utility Board of Trustees Meeting Time (First of Three Readings)**
- 21. Reports – Police Chief, Library Design Committee, City Administrator**
- 22. Public Comment (Limit 3 Minutes per person-only items on this agenda)**
- 23. Adjournment**

November 13, 2023
City Council Meeting Minutes

The November 13, 2023 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Hosch, Kelchen, Oliphant and Rausch answered roll call. Delaney was excused.

Motion Rausch, second Kelchen to approve the agenda. Four Ayes. Motion carried.

Motion Oliphant, second Hosch to approve the consent agenda items: City Council Minutes 10/23/23; Library Board 11/6/23, Planning and Zoning 10/19/23, Personnel Committee 10/13/23, Utility Board 11/8/23; and November 13, 2023 Claims, and October 2023 Financial Reports. Four Ayes. Motion carried.

S. McDermott spoke during Public Comment regarding IDOT Bridge Assessment Report and Hailey Rausch thanked the Public Works department for the very educational class tours.

Motion Oliphant, second Kelchen to Open the Public Hearing on Proposed Amendment to the Cascade Urban Renewal Area. Roll Call vote. Four Ayes. Motion carried.

Discussion regarding the Cascade Urban Renewal Area.

Motion Rausch, second Oliphant to Close the Public Hearing on Proposed Amendment to the Cascade Urban Renewal Area. Roll Call vote. Four Ayes. Motion carried.

Discussion was held regarding the consideration of Improvements at Thomas Street SE and DeLong Ave SE.

Motion Oliphant, second Kelchen to Approve 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. Roll Call vote. Four Ayes. Motion carried.

Motion Rausch, second Kelchen to Approve 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. Roll Call vote. Four Ayes. Motion carried.

Motion Oliphant, second Rausch to Approve Resolution #85-23 Authorizing Internal Advance for Funding Urban Renewal Administration and Professional Support Program for the Cascade Urban Renewal Area. Roll Call vote. Four Ayes. Motion carried.

Motion Oliphant, second Hosch to Approve Resolution #86-23 to Approve Economic Development Grant to Iowa Main Street Investments, LLC and Authorizing Internal Advance to Fund the Grant. Roll Call vote. Four Ayes. Motion carried.

Motion Rausch, second Kelchen to Suspend Three Meeting Reading Rule Since This is a Correction to a 2016 Ordinance. Roll Call vote. Four Ayes. Motion carried.

Motion Kelchen, second Rausch to approve Ordinance #15-23 to Re-Approve 2016 Sewer Rates After Recodification Error. Roll Call vote. Four Ayes. Motion carried.

Motion Oliphant, second Rausch to Resolution #82-23 Personnel Policy-Uniform Allowance. Roll Call vote. Three Ayes, Kelchen Nay. Motion carried.

Motion Kelchen, second Hosch to approve Resolution #87-23 Wellmark Blue Cross Blue Shield 2024 Renewal 3.15% Increase. Four Ayes. Motion carried.

Motion Rausch, second Oliphant to approve Ordinance #16-23 Change Library Board Meeting Time (First Reading). Roll Call vote. Four Ayes. Motion carried.

Motion Oliphant, second Rausch to approve Resolution #88-23 to Cancel Second December City Council Meeting. Roll Call vote. Four Ayes. Motion carried.

Discussion on Vacant Building Ordinance. Council instructed staff to move forward.

Reports were given by the Police Chief and the City Administrator.

Motion Oliphant, second Kelchen to adjourn at 7:49pm. All Ayes. Motion carried.

Kathy Goerd, City Clerk

Steven J. Knepper, Mayor

CLAIMS REPORT
Vendor Checks: 11/15/2023-11/28/202

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
11102023	ADVANTAGE ADMINISTRATORS	BENEFITS PAID-HEIM	118.55		14016180	11/16/23
12292022	ADVANTAGE ADMINISTRATORS	PSF BUY DOWNS		118.55		
040853	AUTOMATIC SYSTEMS CO	SONIC WALL/PROGRAMMER HRS/MILE		2,092.50		
173788	CASCADE LUMBER CO	POLY TUBE	17.08			
887430	CASCADE LUMBER CO	ALLERGEN FILTER-LIBRARY	17.49			
888465	CASCADE LUMBER CO	DISPENSER SEAL TAPE	24.58			
891345	CASCADE LUMBER CO	DOOR SWEEP-SHOP	14.79			
891365	CASCADE LUMBER CO	DRILL BIT/SCREWS/NUTSETTER	8.72	82.66		
10234036	CASCADE PIONEER	PUBLICATIONS		230.21		
1950643	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	97.35			
1952883	CITY LAUNDERING CO	UNIFORMS/SUPPLIES	64.62	161.97		
2943	MICHAEL DELANEY	MONTHLY IT SERVICE CALL/BACKUP		1,153.61		
PR20231103	IPERS	IPERS	3,586.24		14016178	11/17/23
PR20231109	IPERS	IPERS	3,561.59	7,147.83	14016178	11/17/23
PR20231109	IRS W/H	FED/FICA TAX		6,265.08	14016179	11/17/23
2310294-IN	J&R SUPPLY INC	PVC MEGA LUG/GASKET/COR BLUE		260.00		
7517	JKP DESIGNS LLC	MURAL SWEATSHIRTS/TSHIRTS		2,266.00		
NOV2023	KOPPE KREATIONS	MURAL RIBBON CUTTING ORDER		140.72		
212892	LYNCH DALLAS P.C.	ORD:MEETING TIME BOARD COMMISS	55.50			
212893	LYNCH DALLAS P.C.	VACANT BUILDING ORD EMAIL	37.00	92.50		
11082023	MAQUOKETA VALLEY COOP	STREET LIGHT LOCATION 54320266		156.37		
591	MCDERMOTT CUSTOM PUMPING LLC	SLUDGE HAULING		2,600.00		
PR20231109	MISSION SQUARE RETIRE-#303939	ICMA		1,229.20	65428	11/17/23
433-101800	PARTS AUTHORITY	CREDIT FOR POLK ST GEN SET	22.00-			
433-224343	PARTS AUTHORITY	FUILD-DIESEL EX	24.46	2.46		
23-REIFF DEC	JOE OR PEG REIFF	EMS MONTHLY BUILDING RENT		500.00		
PR20231103	TREAS STATE OF IOWA	STATE TAXES	929.51		14016177	11/17/23
PR20231109	TREAS STATE OF IOWA	STATE TAX	890.61	1,820.12	14016177	11/17/23
11262023	VISA	LEIN CONFERENCE AT DES MOINES		664.77	14016184	11/26/23
233170001864	WELLMARK BC/BS OF IA	DECEMBER 2023 PREMIUMS		9,434.16		
Accounts Payable Total				36,418.71		
Invoices: Paid				17,245.55		
Invoices: Scheduled				19,173.16		
Payroll Checks				18,513.65		
Report Total				54,932.36		

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	29,151.77
016	PARTIAL SELF-FUND	118.55
110	ROAD USE TAX	3,926.63
370	LIBRARY CAPITAL PROJECT	24.70
600	WATER	9,739.95
610	SEWER	11,970.76

	TOTAL FUNDS	54,932.36



November 27, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 22, 2023
Re: ROSO Properties

At the last meeting the Council directed staff to publish an ad stating that there will be a public hearing at this meeting for the ROSO Properties proposed development agreement for 109 1st Avenue West. After the hearing, the Council will consider the agreement. The economic incentive is for a maximum benefit of \$25,000 over 7 years, with a maximum annual payment of \$3,600. If approved this first payment is also listed on the Resolution #90-23 for TIF Debt Certification in FY25.

RESOLUTION #89-23

Resolution Approving Development Agreement with ROSO Properties, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

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

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

WHEREAS, a certain development agreement (the “Agreement”) between the City and ROSO Properties, L.L.C. (the “Developer”) has been prepared, pursuant to which the Developer would undertake the renovation and redevelopment of an existing building in the Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units (the “Project”); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$25,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on November 27, 2023, and has otherwise complied with the statutory requirements for the approval of the Agreement; and

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

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

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

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

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

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

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

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved, attached as Exhibit A, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council. Such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to incremental property tax revenue derived from the Urban Renewal Area.

Section 5. The City hereby pledges to the payment of the Agreement the Urban Renewal Tax Revenue Fund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Fund, provided, however, that no payment will be made under the Agreement unless and until monies from the Urban Renewal Tax Revenue Fund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Dubuque County, Iowa to evidence the continuing pledging of the Urban Renewal Tax Revenue Fund and the portion of taxes to be paid into such Fund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved November 27, 2023.

Steve Knepper, Mayor

Attest:

Kathy Goerdts, City Clerk

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On motion and vote the meeting adjourned.

Steve Knepper, Mayor

Attest:

Kathy Goerdts, City Clerk

DEVELOPMENT AGREEMENT

**Resolution #89-23
Exhibit A**

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.



November 27, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 22, 2023

Re: Snow Emergency and Snow Removal from Sidewalk Ordinances

As winter approaches the Council will recall we have discussed addressing a few items.

Sidewalks

The first is sidewalk shoveling regulations. In one spot in the code 6-8-4 it states sidewalks must be cleared 24 hours after the deposit of accumulation. In another spot 3-16-5 it states to remove the snow within a reasonable time. Therefore, we have a conflict and in one case vague, unenforceable language. We would recommend that 24 hours is reasonable, and I would suggest language that again makes it clear when the 24 hours is up.

REQUIRED. The owner, occupant or person in charge of any parcel or lot which fronts upon or abuts any sidewalk shall keep said sidewalk clear of all snow and ice. In the event of snow accumulating on said sidewalk due to natural means and/or by any other means, said sidewalks shall be cleared of all accumulated snow and/or ice within 24 hours from the time the snow ceases to accumulate on said sidewalk. In the event that ice had formed on any sidewalk in such a manner that it cannot be removed, the owner, occupant or person in charge of the parcel or lot which fronts upon or adjoins said sidewalk shall keep the sidewalk sprinkled with sand and/or salt, sawdust, ash or other abrasive to permit safe travel by pedestrians. Owner, occupant or person in charge of any parcel of lot will also be responsible for snow and ice removal of all pedestrian crosswalk ramps connected to said sidewalk.

ENFORCEMENT PROCESS. If the City is notified of a violation or discovers one (after the snow and/or ice has stopped for 24 hours), the City will inspect the sidewalk (pedestrian crosswalk ramp if present) and, should a violation be found, a courtesy tag will be left at the property (hung from a door knob at the property in question), notifying the property owner, occupant or person in charge of the violation and what needs to be corrected. The City will revisit the property 24 hours after issuing the door tag. If the sidewalk is found to be cleared, no further action is taken. If the violation remains, the City then will dedicate City staff to clear sidewalk or designated contractor. **(6) CONTINUED VIOLATIONS.** Each 24-hour period where a violation occurs shall constitute a separate offense under this section for enforcement purposes. Repeated violations or subsequent additional accumulations of snow and/or ice shall not nullify any pending notice issued under this section.

ABATEMENT EXPENCE. Failure of the owner, occupant or person in charge of any parcel or lot to cause the removal of snow and/or ice within the time established under this section shall result in the City Administrator or his/her designee causing the removal of said snow and/or ice. If the owner, lessee, or occupant of any property does not comply within the stated period, the snow or ice shall be cleared by the city or designated contactor and billed to the owner, or lessee, or occupant. If the amount assessed hereunder is not paid within 30 days after it is billed to the owner, or occupant, or lessee, the city clerk shall place the amount due and all finance charges in the next succeeding tax roll as a special charge.

Snow Emergency and Parking During Snow Emergency

Currently the code defines what is the likely weather that we call an emergency but yet we still have to declare one. Therefore it seems like it would be clearer to simply state that the Mayor or City Administrator have the right to declare the snow emergency and then what the requirements are during that defined time. The Public Works crew would recommend that people can park on the road unless we declare an emergency during the winter. Therefore if it is a small snow we will just plow around those vehicles on the road as it will not block people in. If people do not want that small snow row in the road by their house it is advised to park on a off-road location.

Once a snow emergency has been proclaimed the parking is currently not allowed until the snow has stopped and the road is cleared of snow. The only consequence we list if you are in violation is to be towed away. That was much easier when we had a tow business in the community . We are discussing the possibly of Lehmans and Delaney being a towing option. However, that being the only option means we are limited to only taking action if someone else is available.

The other option we would like the City Council to consider adding to the code is a citation being issued for the violation of parking during a snow emergency. In this case we are looking at something high enough that it is similar to the cost of towing. The goal is not to generate revenue but to get compliance so the crews can get the snow removed efficiently and without delay. When someone is parked on the road there is the effort to for public works to get in touch with police, look up who the person is, try and reach them and write the citation if no one can be found. We would also like to consider that second and third violations are increased amounts. We are looking to have amounts be in the range of \$150, \$200, \$250 amounts.

Even and odd parking days are currently in the code and not enforced or followed. This would be best for large cities that need to cover routes over a two-day period either way and then at least you grt one side today and one side tomorrow. Either way we think for Cascade it would be best to have no regulations for small snow and if it is an Emergency just get off the road and we will be done in a day. This code section is also not clear if the even odd is to be done during a snow emergency or just during any snow event, yet it still requires someone to announce it via the media which makes it seems like it is not an everyday every other side of the street thing.

Again no draft ordinances were created until we get direction from the City Council.

CHAPTER 16

SNOW REMOVAL

3-16-1 Purpose

3-16-2 Snow Emergency Declaration

3-16-3 Snow Removal Routes

3-16-4 Driveways & Snow from Private Property

3-16-5 Removal of Snow & Ice from Sidewalks

3-16-6 Vehicle Parking During a Snow Emergency

3-16-1 PURPOSE.

The purpose of this Chapter is to establish and maintain uniform definitions and procedures concerning snow and ice removal for the City of Cascade. The City will provide snow and ice removal in a safe and cost-effective manner, taking into account safety, budget, personnel and environmental concerns. This Chapter does not guarantee that the streets, public parking lots, city maintained sidewalks, and other public areas will be free of snow and ice; but rather attempts to maintain an adequate traveling surface for properly equipped vehicles and pedestrians during winter conditions. Snow and ice removal from public streets, public parking areas, city maintained sidewalks, and other public areas is an emergency operation that takes precedence over other non-emergency work for the public works department.

3-16-2 SNOW EMERGENCY DECLARATION.

A snow emergency is defined as a snowfall event of 4 inches or more; however, any amount of snow combined with ice, rain, and/or wind may also constitute a snow emergency. The Mayor and/or his/her designee may declare a snow emergency. A snow emergency may be declared in advance of an anticipated storm, during a storm, or after a storm. A snow emergency will normally not last more than 24 hours past the end of the last snowfall; but may be extended or shortened when conditions warrant. The public will be informed of a snow emergency through mass media outlets as deemed necessary by the Mayor.

remove inches?

3-16-3 SNOW REMOVAL ROUTES.

The City Council shall establish and maintain a priority list of streets, public parking areas, city maintained sidewalks, and other public areas for snow and ice removal by resolution.

3-16-4 DRIVEWAYS AND SNOW FROM PRIVATE PROPERTY.

City snowplows will not clear private driveways. The snow placed in driveways by the city plows is an unavoidable consequence of removing snow from the streets and it is the responsibility of the property owner to remove. Snow from private driveways, parking lots and sidewalks may not be placed on city streets. The only exception is snow in the Downtown Business District where the proximity of buildings to the street leaves no place other than the street to remove snow to. Downtown snow must be placed on the street in such a way that a safety hazard is not created and the travel path of the street is not obstructed.

3-16-5 REMOVAL OF SNOW AND ICE ACCUMULATIONS ON SIDEWALKS.

It is the responsibility of the abutting property owners to remove snow and ice accumulations promptly from sidewalks. If a property owner does not remove snow and ice accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax.

*- clear timeline?
6-8-4 says
24 hrs*

3-16-6 VEHICLE PARKING DURING A SNOW EMERGENCY.

No person shall park, abandon or leave unattended any vehicle on any public street, alley or City-owned off-street parking area during a snow emergency proclaimed by the Mayor unless the snow has been removed or plowed from said street, alley or parking area and the snow has ceased to fall. Vehicles parked on the street during a snow emergency are subject to tow without notice to the owners and at the owner's expense. A snow emergency parking ban shall continue from its proclamation through the duration of the snow or ice storm and the twenty-four hour period after cessation of the storm except as above provided upon streets that have been fully opened. The ban shall be of uniform application and the Police Chief is directed to publicize the requirements, using all available news media, in early November each year. The emergency may be extended or shortened when conditions warrant.

add citation?

3-3-33 PARKING DURING SNOW EMERGENCY.

No person shall park, abandon, or leave unattended any vehicle on any public street, alley, or City-owned off-street parking area during any snow emergency proclaimed by the Mayor unless the snow has been removed or plowed from said street, alley or parking area and the snow has ceased to fall. Vehicles parked on the street or alley during a snow emergency are subject to tow without notice to the owner and at the owners' expense. A snow emergency parking ban shall continue from its proclamation through the duration of the snow or ice storm and the twenty four hour period after cessation of the storm except as above provided upon streets which have been fully opened.

The ban shall be of uniform application and the Chief of Police is directed to publicize the requirements widely, using all available news media, in early November each year. When predictions or occurrences indicate the need, the Mayor shall proclaim a snow emergency and the Police Chief shall inform the news media to publicize the proclamation and the parking rules under the emergency. Such emergency may be extended or shortened when conditions warrant.

and/or City Adm

(Code of Iowa, Sec. 321.236)

1. Alternate Side Parking. For the purpose of facilitating the plowing and removal of snow from the streets during winter months, the following parking restrictions shall be imposed when announced to the public by the City of Cascade via news media the prior day:
 - a. No vehicle shall be parked on the side of the street where buildings bear odd numbers on odd numbered days of the month between the hours six o'clock (6:00) a.m. and six o'clock (6:00) p.m. the same day.
 - b. No vehicle shall be parked on the side of the street where buildings bear even numbers on even numbered days of the month between the hours of six o'clock (6:00) a.m. and six o'clock (6:00) p.m. the same day.
 - c. On street parking is prohibited in the Downtown Business District during a snow emergency until such area has been cleaned of snow. The Downtown Business District is First Avenue from Fillmore Street to Johnson Street; Pierce Street from 1st Avenue W. to 2nd Avenue S.W.; Buchanan Street from the alley between 1st Avenue W. and 2nd Avenue N.W. to 2nd Avenue S.W.; and Lincoln Street from 2nd Avenue N.W. to 2nd Avenue S.W.

*just say
always ok to park
unless emergency
declared*

6-8-4 CLEANING SNOW, ICE, AND ACCUMULATIONS.

It shall be the duty of the owner to keep sidewalks abutting the owner's property clear of the natural accumulations of snow or ice. If the owner fails to do so within twenty-four (24) hours after deposit of accumulation, the Mayor may have the natural accumulations of snow or ice removed without notice to the property owner. The Mayor shall give the Council an itemized and verified statement of the removal costs and a legal description of the property at the next regular Council meeting. The costs shall be reviewed by the Council, and if found correct, shall be assessed against the property as taxes. The City Clerk shall be directed to certify the costs to the County Treasurer for collection as provided in Section 364.12 of the Code of Iowa.

(Code of Iowa, Sec. 364.12(2b) and (2e))

In addition, the City may issue a municipal infraction for violators as follows per year:

1. First Offense – Written warning - add fee?
2. Second Offense - \$125.00
3. Third and Each Repeat Offense - \$250.00

(Ord. 7-16, Passed March 14, 2016)

add door hanger with 24 hrs notice then we remove



November 27, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 22, 2023
Re: Parking Citation Amounts

As we are preparing for winter, staff is looking at the snow emergency ordinance and other winter regulations. Staff also reviewed and discussed the current parking codes and violation amounts. Chief Heim indicated these amounts have been the same for a very long time. We would suggest considering raising the amount to something that at least is enough to make an impact. Our goal is not to generate revenue but to get compliance with the law so that a first-time offense generates attention to the violation.

The biggest safety concern is some of the yellow painted curb areas where parking regulations are being ignored at corners. This occurs in front of Luna Raes the most and makes that intersection of 1st Ave West and Buchanan Street dangerous.

We also have two-hour parking in downtown, which was intended to prevent downtown residential tenants and employees from parking downtown all day in ideal spots for business patrons. There is always a challenge in enforcement of that two-hour ordinance, because if you get too strict people usually feel as if you are chasing shopping customers away as well. We would like to discuss violation amounts and enforcement. If changes are made or enforcement is stepped up, we would suggest providing a time for education and communication to the public. After that time period, we would then ask the police department to more strictly enforce the parking regulations.

Our recommendation would be to increase all the \$5 amounts to something like \$15 or \$20. And then have the fee still double after 30 days.

This is also linked to the discussion about parking during a snow emergency.

No ordinance changes are drafted at this time. If changes are recommended we will draft this for a future meeting. The current fees are in the packet.

3-3-94 LOCAL PARKING FINES.

Scheduled fines as follows are established, payable by mail or in person at the City Clerk's office within thirty days of the violation, for the following parking violations:

		Penalty After 30 Days
		Penalty After 30 Days
1. Overtime parking	\$5.00	\$10.00
2. Prohibited parking	\$5.00	\$10.00
3. No parking zone	\$5.00	\$10.00
4. Blocking alley	\$5.00	\$10.00
5. Illegal parking	\$5.00	\$10.00
6. Street cleaning	\$5.00	\$10.00
7. Snow removal ban	\$5.00	\$10.00
8. Persons with disabilities parking	\$100.00	\$200.00

(Code of Iowa, Sec. 321L.4(2))



November 27, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 22, 2023

Re: No Parking Tyler Street and Lincoln Street

There are two areas to be discussed for possible no parking.

Tyler Street NE

The first is due to the number of large trucks that travel on Atchison Road/Tyler Street. The challenge is when drivers approach the intersection of 1st Avenue East and Tyler Street near the elementary school. The change being considered is to no longer allow parking on the West side of the street in the first block north of 1st Avenue East due to the dangerous situation when trucks are attempting to turn with parked cars on Tyler Street between 1st Avenue East and 2nd Avenue NE. A map is in the packet. All the neighbors were notified, and staff recognizes that this provides some level of inconvenience and change to the neighborhood. While we recognize this downside, we would ask the Council to also consider balancing the safety at the intersection.

Lincoln Street NW

The change being considered in this area is only during the winter and is to no longer allow parking on the East side of the street in the first block north of 1st Avenue West due to the dangerous situation when plow trucks/end loaders are attempting to turn as this is the main route to move downtown snow. When cars are parked on both sides of Lincoln Street our City plow crew cannot make a pass safely between the vehicles. A map is included in the packet.

Again, we recognize that this provides some level of inconvenience and change to the neighborhood. While the staff recognizes this downside, we ask the City Council to balance the safety at the intersection and ability for our staff to complete snow removal operations. As this is a snow issue, the no parking regulation being proposed would be in force from December 1 to April 1.

The ordinance is drafted so as to allow Council to take action on a first reading if this is agreeable.

ORDINANCE #20-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING CHAPTER 3-3-29 TRAFFIC CODE**

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

Section I. Section Modified. Title III Community Protection, Chapter 3 Traffic Code, Subsection 29 Stopping, Standing or Parking Prohibited in Specified Areas of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

3-3-29 STOPPING, STANDING, OR PARKING PROHIBITED IN SPECIFIED PLACES.

No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control device, in any of the following places:

15. On the following specified streets or alleys:

t. The West side of Tyler Street NE from 1st Ave East to the south side of the 2nd Avenue NE right of way line

u. The East side of Lincoln Street NW from 1st Avenue West to the south side of the first alley north of this intersection. (Only December 1 to April 1)

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

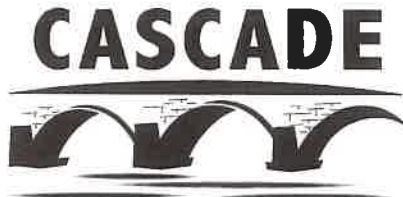
First Reading:

Second Reading:

Third Reading:

Publication:

Sent to American Legal:



A Place We Call Home

City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114

November 21, 2023

Council to Discuss No Parking on Tyler Street NE

On Monday, November 27, 2023 at 6:00 p.m. at City Hall the City Council will be discussing the issue of parking regulations on Tyler Street NE. The change being considered is to no longer allow parking on the West side of the street in the first block north of 1st Avenue East due to the dangerous situation when trucks are attempting to turn with parked cars on Tyler Street between 1st Avenue East and 2nd Avenue NE. Please see the attached map.

We recognize that this provides some level of inconvenience and change to the neighborhood. While the elected officials recognize this downside, they must also balance the safety at the intersection. If you are interested in the discussion, please feel free to attend the meeting, call me or email me at the contact information below.

If there are any questions or concerns, please contact me at (563) 852-3114 or admin@citycascade.com.

Sincerely,

Lisa A. Kotter
City Administrator

SHOP LOCAL, BUY LOCAL



A Place We Call Home

City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114

November 21, 2023

Council to Discuss No Parking on Lincoln Street NW

On Monday, November 27, 2023 at 6:00 p.m. at City Hall the City Council will be discussing the issue of parking regulations on Lincoln Street NW. The change being considered is only during the winter and is to no longer allow parking on the East side of the street in the first block north of 1st Avenue West due to the dangerous situation when plow trucks are attempting to turn as this is the main route to move downtown snow. When cars are parked on both sides of Lincoln Street our City plows cannot make a pass safely between the vehicles. Please see the attached map.

We recognize that this provides some level of inconvenience and change to the neighborhood. While the elected officials recognize this downside, they must also balance the safety at the intersection and ability to complete snow removal operations. As this is a snow issue, the no parking regulation being proposed would be in force from December 1 to April 1. If you are interested in the discussion, please feel free to attend the meeting, call me or email me at the contact information below.

If there are any questions or concerns, please contact me at (563) 852-3114 or admin@citycascade.com.

Sincerely,

Lisa A. Kotter
City Administrator

SHOP LOCAL, BUY LOCAL



November 27, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 22, 2023
Re: Burning Ordinance

At the last meeting I distributed a copy of the burning ordinance for review prior to this meeting. The ordinance is on the agenda for discussion to consider making some changes. It is my suggestion that a few sections are reviewed. While discussing this ordinance with staff and elected officials, it was believed that a number of items we find in the code, were thought to be prohibited. The two main items people would have thought were not allowed were yard waste burning and garbage, rubbish burning in a burn barrel.

The first item I would suggest we discuss is the underlined part of Section 4 which states:

Code: Landscape Waste. (Grass, Leaves and Small Branches) The disposal by open burning of landscape waste originating on premises. All burning must be under constant visual supervision by the owner or owner representative and not create a nuisance to neighbor. The burning of landscape waste produced in clearing, grubbing and construction operations is not permitted. Rubber tires shall not be used to ignite the landscape waste.

We have already had a number of calls this Fall about people burning leaves, which typically smolders and generates a larger amount of smoke. In addition, from an administrative perspective, using language that states “creating a nuisance to a neighbor” means an individual has to complain and one neighbor might be more tolerant than another, so the law gets enforced differently depending on your neighbors or possibly your neighbors willingness to complain and state it is a nuisance to them. The neighbor determining the nuisance also makes things subjective versus objective, is difficult to enforce and is something we would recommend trying to avoid.

The second item we recommend discussing and is of even more importance is the current item #6. This allows people in residential areas with 4 or less units to burn their own waste if it was generated from that property. Again, this is a code that no one seems to recall being allowed but it is listed as allowed. The code included this language long before the 2021 re-codification, so this is not an error that occurred from this process. I have not found an incorporated City that would allow this type of burning. This again puts the burden on a neighbor to state it is a nuisance. This also creates the possibility of creating angst between neighbors.

Code: 6. Burn Barrels. The open burning of residential waste on the property where such waste is generated, at dwellings of four (4) units or less, provided it does not create a nuisance for nearby properties.

I have not yet drafted a new ordinance, so after discussion I will take direction from Council if there is any change recommended and get it drafted for December 11.

6-4-7 BURNING OF REFUSE.

1. It shall be unlawful for any person to burn or incinerate any garbage, rubbish, or refuse within the City except by permission of the City Council.
2. This section shall not apply to any incinerator operated under a license granted by the City or any burning conducted under the direction of the fire department for training purposes.
3. This section shall not apply to outdoor cooking appliances used for residential recreational purposes using commonly acceptable fuels.

6-4-8 OPEN BURNING RESTRICTED.

No person shall allow, cause or permit open burning of combustible materials where the products of combustion are emitted into the open air without passing through a chimney or stack, except that open burning is permitted in the following circumstances:

(IAC, 567-23.2[455B] and 567-100.2)

1. Disaster Rubbish. The open burning of rubbish, including landscape waste, for the duration of the community disaster period in cases where an officially declared emergency condition exists.

(IAC, 567-23.2[3a])

2. Trees and Tree Trimmings. The open burning of trees and tree trimmings at a City-operated burning site by City employees only, provided such burning is conducted in compliance with the rules established by the State Department of Natural Resources.

(IAC, 567-23.2[3b])

(Ord. 51-14, Passed September 8, 2014)

3. Flare Stacks. The open burning or flaring of waste gases, provided such open burning or flaring is conducted in compliance with applicable rules of the State Department of Natural Resources.

(IAC, 567-23.2[3c])

4. Landscape Waste. (Grass, Leaves and Small Branches) The disposal by open burning of landscape waste originating on premises. All burning must be under constant visual supervision by the owner or owner representative and not create a nuisance to neighbor. The burning of landscape waste produced in clearing, grubbing and construction operations is not permitted. Rubber tires shall not be used to ignite the landscape waste.

(IAC, 567-23.2[3d])

(Ord. 51-14, Passed September 8, 2014)

5. Recreational Fires. Open fires for cooking, heating, recreation and ceremonies, provided they comply with the limits for emission of visible air contaminants established by the State Department of Natural Resources.

(IAC, 567-23.2[3e])

6. Burn Barrels. The open burning of residential waste on the property where such waste is generated, at dwellings of four (4) units or less, provided it does not create a nuisance for nearby properties.

(IAC, 567-23.2[3f] and 567-20.2[455B])

(Ord. 51-14, Passed September 8, 2014)

7. Training Fires. Fires set for the purpose of bona fide training of public or industrial employees in fire fighting methods, provided that written notification is postmarked or delivered to the Director at least ten (10) working days before such action commences. All asphalt roofing and materials containing asbestos shall be removed prior to the training fire.

(IAC, 567-23.2[3g])

8. Variance. Any person wishing to conduct open burning of materials not permitted herein may make application for a variance to the Director.

(IAC, 567-23.2[2])



November 27, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 22, 2023

Re: Resolution #90-23 TIF Indebtedness Certification and Urban Renewal Annual Report

Each the City is required to complete two forms regarding TIF and Urban Renewal. The first is to certify the debt or obligations the City is going to pay off with TIF revenues in FY25. With the exception of FY23, over the past few years, the City has been requesting more than is available in the TIF. In rounded numbers the City would ask for approximately \$420K and we only had a maximum amount to receive of approximately \$313K. That is okay to do but we must keep track of how much the shortfall is so as to ask for the difference over time. The Council will recall that the one year that these numbers drastically changed was in FY23 when the city only asked for \$91K after the water debt was completed. On the audited financial statement the TIF Fund was \$258K in the negative with the FY22 audit. This year we will review the fund after we receive the audited numbers for year-end FY23 but we are estimating that number to go to \$268K. The shortfall was asked for last year but it will take FY24 and FY25 to make the TIF fund whole and balanced back to zero. This year for FY25 we are recommending the new debt we are certifying is for the incentives and expenses listed below.

The totals we are recommending to ask for new debt is \$211,100 for the upcoming FY25. We would receive this TIF Revenue amount plus a balance of \$179K that was certified in past years but not yet received. Therefor the total will be \$390K.

- River Bend Retirement Comm (6th year payment of a 7-year agreement) \$ 40,000
- Premium Plant Services (5th year payment of a 10-year agreement) \$ 16,000
- Premium Plant Services (5th payment of a 5-year business incentive) \$ 12,000
- Cheryl’s Flour Garden & Bakery (4th year payment of a 10-year agreement) \$7,000
- AHECO (3rd year payment of a 10-year agreement) \$6,000
- Centro (4th payment of a 5-year business incentive) \$36,500
- Iowa Main Street Investments (2nd Payment of a 10-year agreement).....\$7,000
- Cascade Storage (Eastern Iowa Excavating (2nd payment of 10-year rebate).....\$6,000
- Cascade Lumber (4th of 5-year agreement).....\$4,000
- Three B (2nd of 10-year agreement).....\$5,000
- RD Vaske (2nd of 6-year agreement).....\$4,000
- Beck Construction.....\$13,000
- Buchanan Street Sewer Improvement.....\$20,000
- Administrative Salary and Benefits.....\$31,000
- ROSO Properties LLC.....(1st year payment of a 7-year agreement)\$3,600

The second form is the Urban Renewal Report for FY23 that closed in June 2023. The reports summarizes what actually transpired in the TIF during that year.

Both of these reports are approved with the Resolution #90-23 and are due to the State and County on December 1.

RESOLUTION #90-23

**OBLIGATING AND APPROPRIATING URBAN RENEWAL TAX REVENUE FUNDS
FOR THE REIMBURSEMENT OF INCREMENTAL PROPERTY
TAXES AND BUSINESS INCENTIVES, WHICH
SHALL COME DUE IN THE 2025 FISCAL YEAR AND SUBMITTING ALL TIF
INDEBTEDNESS FORMS AND ANNUAL URBAN RENEWAL REPORT**

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

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

WHEREAS, the City has scheduled payments in the amount of \$211,100 (the Annual Payment), which shall come due in the 2025 fiscal year, which begins July 1, 2024 and ends June 30, 2025, with respect to the City’s October 9, 2017 development agreement with Callahan Construction for the River Bend Retirement Community, LLC.; the City’s June 10, 2019 development agreement with Joel and Cheryl Wood for Cheryl’s Flour Garden & Bakery; the City’s November 11, 2019 development agreement and business incentive agreement with Premium Plant Service, Inc.; the City’s October 12, 2020 development agreement with AHECO; the City’s June 28, 2021 development agreement with Centro, Inc., the City’s June 28, 2021 development agreement with Beck Construction, the City’s September 26, 2022 Development Agreement with Iowa Main Street Investment, the City’s September 26, 2022 Development Agreement with Cascade Storage (Eastern Iowa Excavating), the City’s September 26, 2022 Development Agreement with Three B, the City’s September 26, 2022 Development Agreement with Cascade Lumber, the City’s September 26, 2022 Development Agreement with RD Vaske, the City’s November 27, 2023 Development Agreement with ROSO Properties LLC, the internal advance for Buchanan Street sewer improvements approved on November 13, 2023, the internal advance for Administrative Salary and Benefits costs approved on November 13, 2023.

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the 2025 fiscal year; and,

WHEREAS, the City must also submit the Annual Urban Renewal Report for Fiscal Year 2022-2023 which is due December 1, 2023.

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

Section 1. The City Council hereby obligates \$211,100 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment for the 2024 fiscal year, which begins July 1, 2023 and ends June 30, 2024 for the following economic development projects:

- River Bend Retirement Comm (6th year payment of a 7-year agreement) \$ 40,000
- Premium Plant Services (5th year payment of a 10-year agreement) \$ 16,000
- Premium Plant Services (5th payment of a 5-year business incentive) \$ 12,000
- Cheryl’s Flour Garden & Bakery (4th year payment of a 10-year agreement) \$7,000
- AHECO (3rd year payment of a 10-year agreement) \$6,000
- Centro (4th payment of a 5-year business incentive) \$36,500
- Iowa Main Street Investments (2nd Payment of a 10-year agreement).....\$7,000
- Cascade Storage (Eastern Iowa Excavating (2nd payment of 10-year rebate).....\$6,000
- Cascade Lumber (4th of 5-year agreement).....\$4,000
- Three B (2nd of 10-year agreement).....\$5,000
- RD Vaske (2nd of 6-year agreement).....\$4,000
- Beck Construction.....\$13,000
- Buchanan Street Sewer Improvement.....\$20,000
- Administrative Salary and Benefits.....\$31,000
- ROSO Properties LLC.....(1st year payment of a 7-year agreement)\$3,600

Section 2. The City Clerk is hereby directed to certify the amount obligated for Appropriation in Section 1 above, on the City’s December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year, this report is attached as Exhibit A.

Section 3. The City Clerk is hereby directed to submit the Annual Urban Report for the Fiscal Year 2023 to the State of Iowa, which is attached as Exhibit B.

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

PASSED AND APPROVED this 27th day of November, 2023

Steven Knepper, Mayor

ATTEST:

Kathy Goerd, City Clerk

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

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

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

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 211,100

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

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

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

Notes/Additional Information:

Dated this 28th day of November, 2023

Signature of Authorized Official 563.852.3114
Telephone

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>AHECO Holdings - Corner Taproom</u> <u>10 Year Incremental Prop Tax Rebate Not to Exceed \$60,000</u> <hr/> <hr/>	<u>10/12/20</u>	<u>6,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Callahan Construction Inc</u> <u>River Bend Retirement Community LLC</u> <u>7 Year Incremental Prop Tax Rebate Not to Exceed \$280,000</u> <hr/> <hr/>	<u>10/09/17</u>	<u>40,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Centro, Inc</u> <u>10 Year Economic Development Tax Increment Pmt Not to Exceed \$245,000</u> <u>Plus 3 Annual Economic Development Tax Incentive Pmts of \$12,000</u> <hr/> <hr/>	<u>06/29/21</u>	<u>36,500</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Cheryl & Joel Wood</u> <u>Cheryl's Flour Garden Bakery</u> <u>10 Year Tax Increment Pmt Not to Exceed \$70,000</u> <hr/> <hr/>	<u>6/10/19</u>	<u>7,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Premium Plant Services Inc</u> <u>10 Year Tax Increment Pmt Not to Exceed \$160,000</u> <u>Plus 5 Annual Economic Development Pmt of \$12,000</u> <hr/> <hr/>	<u>11/28/19</u>	<u>28,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 1: 117,500

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. Cascade Lumber Company <u>\$8,000 Internal Advance from Gen FY23 Payments</u> <u>\$4,000 for FY24 Incentive</u> <u>\$4,000 Remaining for 2 years-FY25 & FY26</u>	<u>9/26/2022</u>	<u>4,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Cascade Storage dba Eastern Iowa Excavating & Concrete L.C. <u>20 Semiannual Payments not to Exceed \$60,000</u> <u>(Need to charge for the \$5,000 legal fees)</u>	<u>9/26/2022</u>	<u>6,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. Iowa Main Street Investments, LLC <u>Annual Appropriations not to Exceed \$70,000</u> <u>20 Semiannual payments not to Exceed \$7,000 per Fiscal Year</u> <u>(Need to charge for the \$5,000 legal fees)</u>	<u>9/26/2022</u>	<u>7,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. R & D Vaske, LLC. <u>Annual Appropriations not to Exceed \$40,000</u> <u>(Need to charge for the \$5,000 legal fees)</u>	<u>9/26/2022</u>	<u>4,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. Three B Properties, LLC <u>Annual Appropriation tax increment payments not to Exceed \$50,000-10 year</u> <u>Economic Development Grant not to Exceed \$20,000 (FY24 only)</u> <u>(Need to charge for the \$5,000 legal fees)</u>	<u>9/26/2022</u>	<u>5,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 2: 26,000

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

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

City: CASCADE County: DUBUQUE & JONES

Urban Renewal Area Name: CASCADE URBAN RENEWAL AREA 30138 & 53008

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. <u>Beck Construction, Inc. and Beck Construction Group, LLC</u> <u>Annual Appropriations tax increment payments not to Exceed \$90,000</u> <u>7 years-semi annual payments-1st payment Dec 2023, 2nd pymt June 2024</u>	<u>6/28/21</u>	<u>13,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
12. <u>ROSO Properties, LLC</u> <u>Annual Appropriation tax increment payments not to exceed \$25,000</u> <u>7 years not to exceed \$3,600 per year</u>	<u>11/27/23</u>	<u>3,600</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
13. <u>Administration Costs</u>	<u>11/13/23</u>	<u>31,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
14. <u>Buchanan St Sewer Public Improvement</u>	<u>11/13/23</u>	<u>20,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
15. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 3: 67,600

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

Levy Authority Summary

Local Government Name: CASCADE
 Local Government Number: 31G286

Resolution #90-23
 Exhibit B

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL	31038	20
CASCADE ORIGINAL URBAN RENEWAL	53008	1

TIF Debt Outstanding: 624,600

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2022 Cash Balance
is of 07-01-2022:	-259,628	0	Restricted for LMI

TIF Revenue:	90,309
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	9,151
Total Revenue:	99,460

Rebate Expenditures:	68,260
Non-Rebate Expenditures:	39,480
Returned to County Treasurer:	0
Total Expenditures:	107,740

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2023 Cash Balance
is of 06-30-2023:	-267,908	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 784,768

Urban Renewal Area Data Collection

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

JR Area Creation Date: 05/1995

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

JR Area Purpose: revenues for development projects.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM	310135	310120	0
CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM	310139	310137	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM	310152	310138	0
CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT	310193	310194	2,326,803
CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT	310195	310196	0
CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT	310263	310264	1,318,207
CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT	310265	310266	0
CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT	310275	310276	314,963
CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT	310283	310284	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT	310285	310286	0
CASCADE CITY/WESTERN DBQ SCH/UR 61 INCREMENT	310347	310348	0
CASCADE CITY/WESTERN DBQ SCH/UR 64 INCREMENT	310359	310360	0
CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT	310439	310440	0
CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT	310441	310442	0
CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT	310465	310466	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 90 INCREMENT	310477	310478	0
CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310613	310614	0
CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT	310615	310616	0
CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT	310637	310638	0
CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT	310661	310662	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	450,650	5,501,047	442,350	0	0	11,091,476	0	11,091,476
Taxable	0	243,938	4,950,942	398,115	0	0	8,587,606	0	8,587,606
Homestead Credits									5

GIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -259,628 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

GIF Revenue: 90,309
 GIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 9,151
Total Revenue: 99,460

Rebate Expenditures: 68,260
 Non-Rebate Expenditures: 39,480
 Returned to County Treasurer: 0
Total Expenditures: 107,740

GIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -267,908 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

2012B Water Improvements

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

Smart Communication Systems

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

River Bend Retirement Community

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

Cheryl's Flour Garden

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

Premium Plant Svc

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

AHECO Holdings LLC

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

Beck Construction Inc

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

Centro, Inc

Description: 10 Year Econ Develop Rebate Agreement
 Classification: Industrial/manufacturing property

Physically Complete: Yes
Payments Complete: No

Cascade Lumber

Description: 5 Year Econ Develop Rebate Agreement
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

City of Cascade

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

Debts/Obligations For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

2012B Water System Improvements Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/28/2012
FY of Last Payment:	2022

Smart Communication Systems LLC

Debt/Obligation Type:	Rebates
Principal:	4,076
Interest:	0
Total:	4,076
Annual Appropriation?:	Yes
Date Incurred:	05/14/2018
FY of Last Payment:	2023

Cheryl's Flour Garden

Debt/Obligation Type:	Rebates
Principal:	64,860
Interest:	0
Total:	64,860
Annual Appropriation?:	Yes
Date Incurred:	06/10/2019
FY of Last Payment:	2030

River Bend Retirement

Debt/Obligation Type:	Rebates
Principal:	202,460
Interest:	0
Total:	202,460
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2030

Premium Plant Services

Debt/Obligation Type:	Rebates
Principal:	166,984
Interest:	0
Total:	166,984
Annual Appropriation?:	Yes
Date Incurred:	12/31/2019
FY of Last Payment:	2030

AHECO Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	58,240

Interest: 0
Total: 58,240
Annual Appropriation?: Yes
Date Incurred: 10/12/2020
Y of Last Payment: 2032

Beck Construction Inc

Debt/Obligation Type: Rebates
Principal: 60,000
Interest: 0
Total: 60,000
Annual Appropriation?: Yes
Date Incurred: 06/28/2021
Y of Last Payment: 2030

Centro, LLC

Debt/Obligation Type: Rebates
Principal: 36,500
Interest: 0
Total: 36,500
Annual Appropriation?: Yes
Date Incurred: 06/29/2021
Y of Last Payment: 2031

Cascade Lumber

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

City of Cascade

Debt/Obligation Type: Internal Loans
Principal: 27,480
Interest: 0
Total: 27,480
Annual Appropriation?: No
Date Incurred: 01/01/2023
Y of Last Payment: 2023

Non-Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

FIF Expenditure Amount: 0
 Tied To Debt: 2012B Water System
 Improvements Bond
 Tied To Project: 2012B Water Improvements

FIF Expenditure Amount: 0
 Tied To Debt: Beck Construction Inc
 Tied To Project: Beck Construction Inc

FIF Expenditure Amount: 0
 Tied To Debt: AHECO Holdings LLC
 Tied To Project: AHECO Holdings LLC

FIF Expenditure Amount: 12,000
 Tied To Debt: Premium Plant Services
 Tied To Project: Premium Plant Svc

FIF Expenditure Amount: 27,480
 Tied To Debt: City of Cascade
 Tied To Project: City of Cascade

Rebates For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

116 Industrial St

IIF Expenditure Amount: 3,981
 Rebate Paid To: Smart Communication Systems LLC
 Tied To Debt: Smart Communication Systems LLC
 Tied To Project: Smart Communication Systems
 Projected Final FY of Rebate: 2023

113 Tyler St NE

IIF Expenditure Amount: 38,849
 Rebate Paid To: Callahan Construction Inc
 Tied To Debt: River Bend Retirement
 Tied To Project: River Bend Retirement Community
 Projected Final FY of Rebate: 2027

133 Industrial St SE

IIF Expenditure Amount: 14,537
 Rebate Paid To: Premium Plant Svc
 Tied To Debt: Premium Plant Services
 Tied To Project: Premium Plant Svc
 Projected Final FY of Rebate: 2030

126 1st Ave W

IIF Expenditure Amount: 4,672
 Rebate Paid To: Cheryl's Flour Garden Bakery
 Tied To Debt: Cheryl's Flour Garden
 Tied To Project: Cheryl's Flour Garden
 Projected Final FY of Rebate: 2030

101 1st Ave W

IIF Expenditure Amount: 1,760
 Rebate Paid To: AHECO Holdings LLC
 Tied To Debt: AHECO Holdings LLC
 Tied To Project: AHECO Holdings LLC
 Projected Final FY of Rebate: 2031

145 Industrial St SE

IIF Expenditure Amount: 461
 Rebate Paid To: Centro. LLC
 Tied To Debt: Centro, LLC
 Tied To Project: Centro, Inc
 Projected Final FY of Rebate: 2032

1000 1st Ave E

IIF Expenditure Amount: 4,000

Rebate Paid To:	Cascade Lumber
Tied To Debt:	Cascade Lumber
Tied To Project:	Cascade Lumber
Projected Final FY of Rebate:	2026

Jobs For CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL

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

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

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

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

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 24 INCREM		
TIF Taxing District Inc. Number:	310120		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,156,630	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 29 INCREM		
TIF Taxing District Inc. Number:	310137		
TIF Taxing District Base Year:	1997		UR Designation
FY TIF Revenue First Received:	1999	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,674	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 24 INCREM		
TIF Taxing District Inc. Number:	310138		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	87,110	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 39 INCREMENT		
TIF Taxing District Inc. Number:	310194		
TIF Taxing District Base Year:	2002		UR Designation
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	163,620	2,942,173	0	0	0	3,689,455	0	3,689,455
Taxable	0	88,568	2,647,955	0	0	0	3,108,606	0	3,108,606
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,362,652	2,326,803	2,326,803	0	0

FY 2023 TIF Revenue Received: 56,039

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 39 INCREMENT		
TIF Taxing District Inc. Number:	310196		
TIF Taxing District Base Year:	2002		UR Designation
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	22,250	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 43 INCREMENT		
TIF Taxing District Inc. Number:	310264		
TIF Taxing District Base Year:	2003		UR Designation
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,464,674	0	0	0	1,464,674	0	1,464,674
Taxable	0	0	1,318,207	0	0	0	1,318,207	0	1,318,207
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	113,948	1,318,207	1,318,207	0	0

FY 2023 TIF Revenue Received: 26,700

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 43 INCREMENT		
TIF Taxing District Inc. Number:	310266		
TIF Taxing District Base Year:	2003		UR Designation
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,098	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 47 INCREMENT		
TIF Taxing District Inc. Number:	310276		
TIF Taxing District Base Year:	2005		UR Designation
FY TIF Revenue First Received:	2007	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	287,030	1,094,200	442,350	0	0	5,937,347	0	5,937,347
Taxable	0	155,370	984,780	398,115	0	0	4,160,793	0	4,160,793
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	332,477	4,160,793	314,963	3,845,830	92,400

FY 2023 TIF Revenue Received: 7,570

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 50 INCREMENT		
TIF Taxing District Inc. Number:	310284		
TIF Taxing District Base Year:	2005		
FY TIF Revenue First Received:	2007		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District Statutorily ends:	2027	Blighted	No
		Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	402,900	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 50 INCREMENT		
TIF Taxing District Inc. Number:	310286		
TIF Taxing District Base Year:	2005		
FY TIF Revenue First Received:	2007		UR Designation
Subject to a Statutory end date?	No	Slum	No
		Blighted	04/2009
		Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,459	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 61 INCREMENT		
TIF Taxing District Inc. Number:	310348		
TIF Taxing District Base Year:	2008		UR Designation
FY TIF Revenue First Received:	2010	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,226	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 64 INCREMENT		
TIF Taxing District Inc. Number:	310360		
TIF Taxing District Base Year:	2009		UR Designation
FY TIF Revenue First Received:	2011	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	288,474	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 79 INCREMENT		
TIF Taxing District Inc. Number:	310440		
TIF Taxing District Base Year:	2010	Slum	UR Designation No
FY TIF Revenue First Received:	2014	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	160,056	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 80 INCREMENT		
TIF Taxing District Inc. Number:	310442		
TIF Taxing District Base Year:	2010	Slum	UR Designation No
FY TIF Revenue First Received:	2014	Blighted	04/2009
Subject to a Statutory end date?	No	Economic Development	12/2009

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,373	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 90 INCREMENT		
TIF Taxing District Inc. Number:	310466		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	2014		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2034	Economic Development	03/2012

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	276,680	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 90 INCREMENT		
TIF Taxing District Inc. Number:	310478		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	0		UR Designation
Subject to a Statutory end date?	No	Slum	No
		Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,036	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 137 (2019) INCREMENT		
TIF Taxing District Inc. Number:	310614		
TIF Taxing District Base Year:	2018		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	447,188	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY AG/WESTERN DBQ SCH/UR 137 (2019) INCREMENT		
TIF Taxing District Inc. Number:	310616		
TIF Taxing District Base Year:	2018		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	81,575	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 142 INCREMENT		
TIF Taxing District Inc. Number:	310638		
TIF Taxing District Base Year:	2019		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	170,570	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CASCADE (31G286)		
Urban Renewal Area:	CASCADE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL (31038)		
TIF Taxing District Name:	CASCADE CITY/WESTERN DBQ SCH/UR 150 INCREMENT		
TIF Taxing District Inc. Number:	310662		
TIF Taxing District Base Year:	2020		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	04/2009
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	762,650	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ORIGINAL URBAN RENEWAL
 JR Area Number: 53008

JR Area Creation Date: 12/1998

Jones County identifies this as TIF area 330. City Map lists this as CAT 29 and CAT 47. Development Area for tax incentive for annexation of medical clinic, local match funds for community park development grant. The funds are used for econ development

JR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CASCADE CITY/WESTERN DUBUQUE SCH/URBAN RENEWAL INCREM	530410	530411	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

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

GIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

GIF Revenue: 0
 GIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

GIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: CASCADE (31G286)
 Urban Renewal Area: CASCADE ORIGINAL URBAN RENEWAL (53008)
 TIF Taxing District Name: CASCADE CITY/WESTERN DUBUQUE SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 530411
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District Statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,525	0	0	0	0

FY 2023 TIF Revenue Received: 0



November 27, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 22, 2023
Re: Annual Financial Report FY23

Each year as a part of the budget process, every City must complete an annual financial report that reports on the year end for FY23. Clerk Goerdts completes this report in the State portal. We would ask the Council to review, approve and direct submission of the report which is due December 1. As required by the State a summary of the report is published in the paper.

STATE OF IOWA				
2023				
FINANCIAL REPORT		16203100500000		
FISCAL YEAR ENDED		CITY OF CASCADE		
JUNE 30, 2023 CITY OF CASCADE, IOWA		PO Box 400		
DUE: December 1, 2023		CASCADE IA 52033-0400		
NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.				
ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property			1,057,953	1,055,174
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,057,953		1,057,953	1,055,174
Delinquent Property Taxes	0		0	0
TIF Revenues	99,460		99,460	106,798
Other City Taxes	390,190	0	390,190	445,000
Licenses and Permits	40,845	0	40,845	17,400
Use of Money and Property	96,199	15,280	111,479	110,413
Intergovernmental	566,788	0	566,788	763,113
Charges for Fees and Service	548,625	4,416,474	4,965,099	4,761,836
Special Assessments	0	0	0	0
Miscellaneous	187,726	1,513,591	1,701,317	235,537
Other Financing Sources, Including Transfers in	0	0	0	0
Total Revenues and Other Sources	3,877,916	5,945,345	9,823,261	8,603,501
Expenditures and Other Financing Uses				
Public Safety	576,081		576,081	637,086
Public Works	576,180		576,180	789,489
Health and Social Services	0		0	0
Culture and Recreation	613,740		613,740	
Community and Economic Development	140,671		140,671	
General Government	359,303		359,303	
Debt Service	303,825		303,825	
Capital Projects	324,194		324,194	521,800
Total Governmental Activities Expenditures	2,893,994	0	2,893,994	3,764,104
Business type activities		4,086,821	4,086,821	
Total All Expenditures	2,893,994	4,086,821	6,980,815	7,947,664
Other Financing Uses, Including Transfers Out	0	0	0	0
Total All Expenditures/and Other Financing Uses	3,415,455	4,455,490	7,870,945	9,055,894
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	462,461	1,489,855	1,952,316	-452,393
Beginning Fund Balance July 1, 2022	1,644,307	1,059,561	2,703,868	5,346,043
Ending Fund Balance June 30, 2023	2,106,768	2,549,416	4,656,184	4,893,650
NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:				
Non-budgeted Internal Service Funds		Pension Trust Funds		
Private Purpose Trust Funds		Agency Funds		
Indebtedness at June 30, 2023		Indebtedness at June 30, 2023		
Amount		Amount		
General Obligation Debt	1,915,000	Other Long-Term Debt	0	
Revenue Debt	6,828,297	Short-Term Debt	0	
TIF Revenue Debt	0			
		General Obligation Debt Limit	9,888,005	



November 27, 2023 Agenda

To: Mayor, City Council and Staff
From: Lisa Kotter, City Administrator
Date: November 22, 2023
Re: Library Board Meeting Time Ordinance

The City Council approved the first reading of the ordinance change at the November 13, 2023 meeting.

The following is the explanation from the prior meeting.

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: November 13, 2023

Second Reading:

Third Reading:

Publication:

Sent to American Legal:



November 27, 2023 Agenda

To: Mayor, City Council and Staff

From: Lisa Kotter, City Administrator

Date: November 22, 2023

Re: Parks and Recreation Board, Utility Board of Trustees, Planning and Zoning Board Meeting Time Ordinance

The City Council approved the first reading of a change to the Library Board meeting time ordinance at the November 13, 2023 meeting. It was also discussed to make all the standing board and commission ordinances the same to allow more flexibility for the members. At the advice of our legal team there are three more ordinances in the packet for consideration. All three list a general rule about meetings versus listed a specific day and time of the month.

Ordinance #17-23 is for the Planning and Zoning Commission

Ordinance #18-23 Parks and Recreation Board

Ordinance #19-23 Utility Board of Trustees

Memo 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 #17-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING
CHAPTER 2-8-3 PLANNING AND ZONING COMMISSION**

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

Section I. Section Modified. Title II Policy and Administration, Chapter 8 Planning and Zoning Commission, Subsection 3 Meetings of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

2-8-3 MEETINGS

3. 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. ~~The Commission meetings are on the third Thursday of each month, as needed, at seven o'clock (7:00) p.m.~~

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:

ORDINANCE #18-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING
CHAPTER 2-9-3 PARKS AND RECREATION BOARD**

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

Section I. Section Modified. Title II Policy and Administration, Chapter 9 Parks and Recreation Board, Subsection 3 Meetings of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

2-8-3 MEETINGS

3. The Board shall meet not less than once per month, at a regular time to be set by the Board, the agenda for which shall be publicly posted and published as required by Iowa Code Section 21.4. The Board shall meet on the first Monday of each month at seven o'clock (7:00) p.m.

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 #19-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA, BY AMENDING
CHAPTER 2-10-4 UTILITY BOARD OF TRUSTEES**

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

Section I. Section Modified. Title II Policy and Administration, Chapter 10 Utility Board of Trustees, Subsection 4 Meetings of the Code of Ordinances of the City of Cascade, Iowa, is repealed and the following adopted in lieu thereof:

2-8-3 MEETINGS

3. The Board shall meet not less than once per month, at a regular time to be set by the Board, the agenda for which shall be publicly posted and published as required by Iowa Code Section 21.4. The Board of Trustees meets on the second Wednesday of each month at five fifteen (5:15) p.m. at the Cascade City Hall Council Chambers. The public meetings shall be video recorded for broadcast on the 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: