

**CITY OF CASCADE, IOWA  
COUNCIL MEETING AGENDA & PUBLIC NOTICE  
MONDAY, SEPTEMBER 12, 2022, 6:00 P.M.  
CITY HALL, 320 1<sup>ST</sup> AVE WEST**

NOTICE: Notice is hereby given that the Cascade City Council will hold a meeting at 6:00 PM on Monday, September 12, 2022, 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](http://www.cityofcascade.org) under city of Cascade tab and on Local Access Channel 18

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Speakers from the Floor** (limit 2 minutes per person).
6. **Consent Agenda** – Review and approve the following:
  1. City Council Minutes 8/22/22
  2. September Claims
7. **Consideration of Street Sweeper Repairs or New Street Sweeper Purchase**
8. **Open Public Hearing on Proposed Amendment to the Cascade Urban Renewal Area**
9. **Close Public Hearing**
10. **Open Public Hearing Zoning Code Amendment – Permitting Fitness Center or Exercise Type Businesses in C-1, C-2, M-1 M-2 Zoning Districts**
11. **Close Public Hearing**
12. **Consideration of Resolution #54-22 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**
13. **Consideration of Ordinance #04-22 Providing for the Division of Taxes Levied on Taxable Property in the September, 2022 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Considering 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Final Reading at one meeting)**
14. **Consideration of Resolution #55-22 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Iowa Main Street Investments, LLC, Including Annual Appropriation Tax Increment Payments**
15. **Consideration of Resolution #56-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with R & D Vaske, LLC, Including Annual Appropriation Tax Increment Payments**
16. **Consideration of Resolution #57-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Eastern Iowa Excavating and Concrete, L.C., Including Annual Appropriation Tax Increment Payments**

- 17. Consideration of Resolution #58-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Maryville Family Partnership, L.P., Including Annual Appropriation Tax Increment Payments**
- 18. Consideration of Resolution #59-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Three B Properties, LC, Including Annual Appropriation Tax Increment Payments**
- 19. Consideration of Ordinance #05-22 A Zoning Code Amendment Change to Allow Fitness Center or Exercise Type Business in the Four Districts: C-1 Highway Commercial, C-2 General Retail, M-1 Light Industrial and M-2 Heavy Industrial (First Reading)**
- 20. Consideration on Resolution #61-22 Purchase and Installation of a Heiar Fence Along River (\$2,535.33)**
- 21. Consideration of Ordinance #03-22 ATV and UTV Regulations on State Highway 136 (Second and Third, Final Readings)**
- 22. Consideration to Resolution #60-22 Declare Old Holiday Decoration Surplus and Offer for Sale**
- 23. Consideration on Possible Future Platting of Six Condos by Beck Construction - Mulberry Street**
- 24. Discussion on Food Truck Regulations**
- 25. Swimming Pool Picture Contest – Information**
- 26. Reports – Police Chief and City Administrator**
  - 1. August Police Activity Report**
- 27. Adjournment**

August 22, 2022  
City Council Meeting Minutes

The August 22, 2022 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Hosch, Kelchen, Oliphant, Rausch and Delaney answered roll call.

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

Council reviewed the items in the consent agenda including City Council Minutes 8/8/22 and 8/10/22, Board of Adjustment 8/9/22, Utility Board Minutes 8/10/22 and Liquor License Renewals for Casey General Store #77 and Butch & Frankie's Home Goods. Motion Oliphant, second Hosch. All ayes. Motion carried.

Motion Rausch, second Delaney to open the Public Hearing for a Variance for Cascade Lumber on the 20% Greenspace. All ayes. Motion carried.

City Administrator explained the parking lot paving project and how the company will address storm water. The current storm water ordinance does not address a difference between enforcement of storm water for an existing business versus a newly developed piece of land. The City Council was asked to consider approving a variance for the company due to the fact that storm water management was being addressed.

Motion Kelchen, second Delaney to close the public hearing. All ayes. Motion carried.

Motion Rausch, second Oliphant to approve Resolution #51-22 that grants a Variance to Cascade Lumber for the 20% Greenspace Requirement. Roll call vote, all ayes, motion carried.

The City Council discussed with ECIA staff the type of building permits that would be required and the associated fees that would be considered in September. Kotter will bring back a proposal September 12.

Motion Delaney, second Hosch to approve the third and final reading of Ordinance #02-22 Building Inspections and Building Codes. Roll Call Vote, all ayes, motion carried.

Motion Oliphant, second Rausch to approve the third and final reading of Ordinance #01-22 Water and Sewer Connection Fees and Water Service Fees. Roll call vote, all ayes, motion carried.

Motion Rausch, second Hosch to approve Resolution #53-22 Setting Water and Sewer Connection and Service Fees. Roll Call vote, motion carried.

Motion Oliphant, second Kelchen to approve the first reading of Ordinance #03-22 the UTV and ATV restrictions for Highway 136 and to post the September 12 agenda as consideration for the second and third readings. Roll Call Vote, all ayes. Motion carried.

Motion Kelchen, second Oliphant to approve Resolution #52-22 hiring Cheryl Clark to Assist with Payroll and Accounts Payables duties. Roll call vote, all ayes Motion carried.

Dave Gibson from Cascade Communications explained the option the company has to renew the December 2022 expiring cable franchise agreement with the State instead of the City. The company intends to exercise this option. The franchise fees paid to the City will remain the same.

The City Council discussed the idea of a food truck ordinance that is separate from the Peddler's license. The item will be on the agenda again in September.

The City Council discussed no longer having a residency requirement for the City Clerk and will take action on this in September.

The Mayor and City Council complimented and thanked the Hometown Days Committee for planning an excellent community event this past weekend.

Motion Oliphant, second Hosch to adjourn the meeting at 7:04p.m. Motion carried.

Lisa A. Kotter, City Administrator

Steven J. Knepper, Mayor



## **September 12, 2022 Agenda**

**To: Mayor, City Council and Staff**

**From: Lisa Kotter, City Administrator**

**Date: September 10, 2022**

**Re: August Financial Reports and September Claims**

**Included in the packet is the claims list to be paid in September. The reports for August will be presented for consideration at the September 26 meeting as they are not prepared yet.**

**CLAIMS REPORT**

9/12 Meeting Claims

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK CHECK# DATE
2022	ABIGAIL WRIGHT	2022 RED CROSS CERT		250.00	
0225382	ACCO	DIVING BOARD REFINISH KIT	105.27		
0225606	ACCO	LIQUID CHLORINE	1,083.40	1,188.67	
S042215-1	AERO-MOD INC	SKIMMER HEAD	680.50		
S042619	AERO-MOD INC	Ww BELT PRESS	1,777.21	2,457.71	
9990591265	AIRGAS USA LLC	EMS Cylinder Lease		1,817.79	
2022	ANNA CONLIN	2022 WSI REIMBURSEMENT		180.00	
524518	BARD MATERIALS	SEAL COATING		3,112.90	
2213292561	BITUMINOUS MATERIALS	SEAL COAT OIL		16,143.54	
84625372	BOUND TREE MEDICAL LLC	LINEN PACKS - EMS	303.98		
84633573	BOUND TREE MEDICAL LLC	EMS IV SOLUTION & SUPPLIES	376.72		
84637727	BOUND TREE MEDICAL LLC	EMS IV SOLUTION	110.28		
84637728	BOUND TREE MEDICAL LLC	EMS - IV SOLUTION	110.28		
84661365	BOUND TREE MEDICAL LLC	IV SOLUTION, SPONGES, CURAPLEX	328.46	1,229.72	
857	BROTHERS MARKET INC	POOL WATER	17.96		
9823	BROTHERS MARKET INC	POOL WATER	11.98	29.94	
121298	BROWN SUPPLY CO	CR - FIRE HYD REPAIR NOZZLE	100.00-		
122410	BROWN SUPPLY CO	WATER DEPT PLUGS	300.00		
122427	BROWN SUPPLY CO	CURB BOX PARTS	226.80	426.80	
090122	CASCADE COMMUNICATIONS CO	PHONE BILL		986.15	
138611	CASCADE LUMBER CO	POOL-TRASH BAGS	22.99		
138709	CASCADE LUMBER CO	SHOP TOWELS	44.69		
138878	CASCADE LUMBER CO	FILTER	12.58		
139767	CASCADE LUMBER CO	GLOVES	7.99		
139768	CASCADE LUMBER CO	UPS FEES	13.70		
140364	CASCADE LUMBER CO	PLYWOOD/SCREWS	62.27	164.22	
AUG BILLS	CASCADE MUNICIPAL UTILITIES	AUGUST UTILITY BILLS	16,142.89		
WATER MET REF	CASCADE MUNICIPAL UTILITIES	CHAD SCHWARTS - WA MET REF	70.00	16,212.89	
AUGUST 2022	CASCADE PIONEER	PUBLICATION FEES-AUG		481.85	
090122	CASEYS BUSINESS MASTERCARD	MONTHLY FUEL		289.33	
7/1/22	CENTRO, INC	JULY 2022 BUS INCENTIVE PMT		12,000.00	
5120763157	CINTAS CORPORATION	AED PEDIATRIC PADS		162.58	
9/1/22	CITY LAUNDERING CO	MONTHLY LAUNDRY FEES		703.60	
4186	CLH REPAIR	VEHICLE REPAIR-STREET/SW	45.18		
4248	CLH REPAIR	DOT ANNUAL INSPECTION-EMS	52.50		
4249	CLH REPAIR	ANNUAL DOT INSPECTION - EMS	52.50	150.18	
2022	DAVIS MANTERNACH	2022 WSI & RED CROSS CERT		430.00	
2630	DELANEY'S AUTO & AG REPAIR CTR	COMPUTER REPAIR/DIAGNOSTICS		673.25	
1001189385	DOLLAR GENERAL-REGIONS 410526	TOILET PAPER-CHALL	11.72		
1001189805	DOLLAR GENERAL-REGIONS 410526	FLASH DRIVES - POLICE	25.68	37.40	
905928	FERNO	INX BATTERY - EMS		1,538.00	
083022	GEHL LAWN SERVICE	WEED CONTROL-PARKS		725.00	
13884063	GORDON FLESCH COMPANY INC	1/2 COPY MACHINE FEES		71.89	
2022	GRACE KNEPPER	2022 WSI		430.00	
6260223	HAWKINS INC	CHLORINE	2,269.90		
6263757	HAWKINS INC	CHLORINE	60.00	2,329.90	
23969	HERB GREEN FORD INC	OIL CHANGE/BRAKE PADS/ROTORS		591.94	
28664	INFRASTRUCTURE TECHNOLOGY SOL	1/2 Monthly Support Fee		211.50	
221877	JACK FUNKE	EMT RECERTIFICATION		25.00	
2022	KIRSTEN KREMER	2022 RED CROSS CERT		200.00	
REIMBURSEMENTS	KOTTER LISA	SUPPLIES/STAFF MEETING REIMB	187.90		
SEPT2022	KOTTER LISA	SEPT CONTRACT REIMBURSEMENT	472.17	660.07	
2022	LACIE COOK	2022 RED CROSS CERT & WSI		430.00	
2022	LILY KEENLANCE	2022 WSI REIMBURSEMENT		180.00	

# CLAIMS REPORT

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL	CHECK#	CHECK DATE
20300125	LIME ROCK SPRINGS CO	DRINKS FOR POOL		123.00		
199533	LYNCH DALLAS P.C.	GEN MATTERS		460.50		
1517805	MADISON NATL LIFE INS CO, INC	OCT PREMIUMS		303.94		
080422	MAQUOKETA RIVER WATERSHED	FY23 WATERSHED MCMT PLAN		3,610.00		
080822	MAQUOKETA VALLEY COOP	OAK HILL ST LIGHTS		157.90		
083122	MCDERMOTT OIL CO	MONTHLY FUEL		2,369.86		
082622	MERCY FAMILY PHARMACY	EMS SUPPLIES		15.98		
2022	MOLLY ROLING	2022 RED CROSS CERT		250.00		
R00447047	MSA PROFESSIONAL SERVICES	PROFESSIONAL SERVICES	2,261.10			
R00447052	MSA PROFESSIONAL SERVICES	BUCHANAN ST ALLEY PROJECT	2,857.96	5,119.06		
539451	MYERS-COX	POOL CONCESSIONS	518.86			
540120	MYERS-COX	GB BAGS FOR PARK	296.64	815.50		
03720	PARTS AUTHORITY	SHOP EXPENSE	13.30			
11645	PARTS AUTHORITY	LIFT STATION	27.18			
11935	PARTS AUTHORITY	STREET FLASHER & MOWER GREASE	75.14			
12235	PARTS AUTHORITY	MOWER OIL	18.63	134.25		
807148	JOE OR PEG REIFF	1ST 1/2 PROP TAXES & SEPT RENT		958.50		
0897-000968640	BFI WASTE SERVICES LLC	GARBAGE & RC MONTHLY FEES	22,160.56			
0897-000968641	BFI WASTE SERVICES LLC	CASCADE LUMBER DUMPSTER	310.34			
897000963635	BFI WASTE SERVICES LLC	JUNE RAIL YARD DUMPSTER	310.34			
897000966090	BFI WASTE SERVICES LLC	JULY RAIL YARD DUMPSTER	310.34	23,091.58		
2943	RHINO INDUSTRIES INC	WW CHEMICALS		782.50		
1303527775	SCHWAN'S HOME SERVICE	POOL CONCESSIONS	57.45			
2186303703	SCHWAN'S HOME SERVICE	POOL CONCESSIONS	28.98			
442838625	SCHWAN'S HOME SERVICE	POOL CONCESSIONS	123.61	210.04		
08292022	STANER BRAD	FUEL REIMBURSEMENT		34.01		
237600	STATE HYGIENIC LABORATORY	WATER TESTING		389.00		
2022	TAYLOR LYONS	2022 WSI REIMBURSEMENT		180.00		
3100109090	TEST AMERICA LABORATORIES INC	WATER TESTING	1,844.00			
3100110843	TEST AMERICA LABORATORIES INC	WATER TESTING	1,446.50	3,290.50		
3582	WATER & RESOURCE RECOVERY CTR	WATER TEST		20.00		
1123	WEBER CONSTRUCTION INC	OAK HILL DETENSION POND		1,010.69		
				=====		
Accounts Payable Total				109,848.63		

**CLAIMS REPORT  
CLAIMS FUND SUMMARY**

FUND	NAME	AMOUNT
001	GENERAL	69,380.13
002	ARP- COVID-19 GRANT	2,857.96
110	ROAD USE TAX	21,151.18
600	WATER	6,199.95
601	DEPOSITS-WATER/SEWER	70.00
610	SEWER	10,189.41
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	TOTAL FUNDS	109,848.63





## **September 12, 2022 Agenda**

**To: Mayor, City Council and Staff**

**From: Lisa Kotter, Interim City Administrator**

**Date: September 10, 2022**

**Re: Street Sweeper**

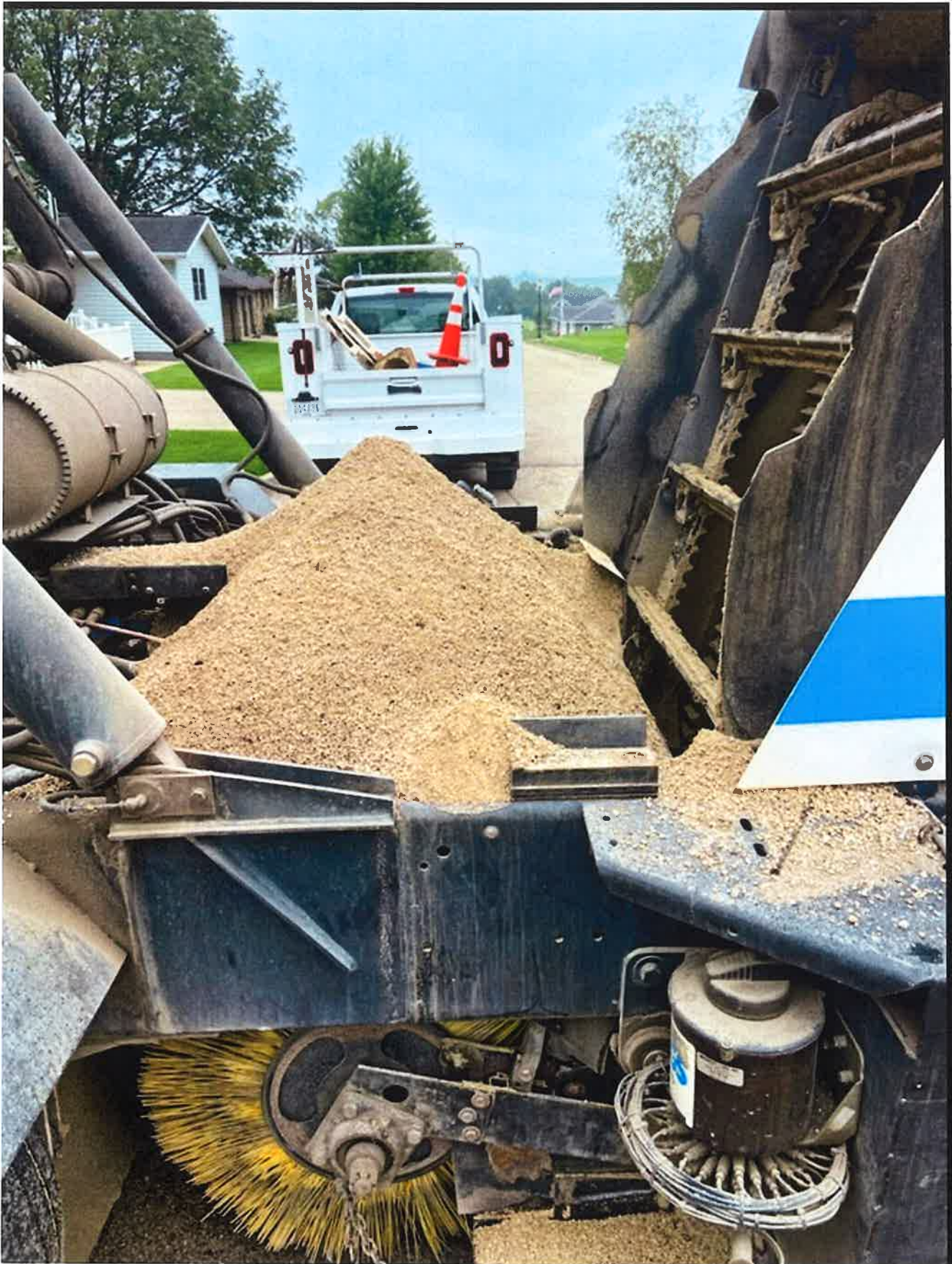
**While operating the street sweeper after seal coating activities we incurred some major deterioration in the box from rusting. Without repairs the unit is no longer operational. We have shown it to a welder and they have given us a price starting at \$5,000 if they can weld the new metal onto the bottom but if they have to weld up the sides it will cost more. He was unable to price out the extra work amount if he has to move up the sides. Phil and Ben are also working to see if they can do enough with plywood to repair the hole and make the unit work. They will be testing it on Monday. The unit will be parked at City Hall prior to the meeting to allow Council to see the extent of the damage.**

**I know that the unit has been discussed at prior year's budget meetings with previous direction to keep moving forward with repairs and not look at replacement. We would like to know if the Council is agreeable to start looking at replacement units so that we do not come to a point where we don't have one to use especially at critical times in Fall and Spring.**

**I have included pictures that show the hole...and the last picture is how all the debris fell out of the unit and on to the sweeping portion of the machine making it inoperable.**









## September 12, 2022 Agenda

**To: Mayor, City Council and Staff**  
**From: Lisa Kotter, Interim City Administrator**  
**Date: September 10, 2022**  
**Re: Urban Renewal Resolution and Ordinance**

As you know we have been discussing an Urban Renewal Plan and Area Amendment for the past few months. Our TIF Attorney crew at Dorsey and Whitney have prepared a Resolution and Ordinance for consideration. These two documents, Resolution #54-22 and Ordinance #04-22, if approved by Council allow the nine items to be added to the plan and five of the impacted parcels to be added to the TIF Area.

The nine projects are:

### Five Business Incentives

- Maryville Family-Cascade Lumber (Warehouse)
- Eastern Iowa Excavating and Concrete (Office and Warehouse)
- Three B (Remodel 1<sup>st</sup> Ave West Building with Commercial and Apartments)
- R&D Vaske (Meat Locker)
- Iowa Main Street Investments (Old Brewery into Commercial and Apartments)

### Four Public Projects

- Public Library
- Riverview Parking Lot
- Downtown Parking
- Oak Hill area Trail

Of the many parcels impacted by the projects we worked with Dubuque County to determine which ones were not in a current TIF District.

In the end there are five that will be added to the TIF area.

The first step this week is to hold a public hearing to allow public comment.

The Resolution #54-22 amends the plan to include the nine projects.

The Ordinance adds necessary parcels to the TIF to be able to collect taxes off the added increment or to allow projects to be completed and charged to the TIF revenue on the parcels that have planned projects.

Dorsey and Whitney indicated that most of their clients move to adopt the TIF Ordinance in one meeting. If you agree to this process since we have discussed the projects for a number of meetings, there will be three votes.

**The first would be a motion to approve the first reading of Ordinance #04-22.**

**The second would be a motion to waive the second and third reading and consider adoption of the final reading this same night. This motion must be passed by 4 of 5 members instead of a simple majority.**

**The third motion would be to approve the final reading and adopt ordinance #04-22.**

**If the City Council approves these two documents, then we will move on to consider adoption of five resolutions to establish a public hearing date for each of the five business development agreements that the Council will consider. The Resolutions are drafted to have these hearings on September 26 at the next meeting if approved. The ads would be placed in the September 21 edition of the Pioneer.**

**If the documents are approved, I will be working with the five business owners on the language in the agreements to present to the City Council in two weeks.**

RESOLUTION NO. #54-22

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

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

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

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

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

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Maryville Family Partnership, L.P. (the “Partnership”) in connection with the construction of a new distribution warehouse for use in the Partnership’s lumber retail business operations; (b) providing tax increment financing support to Eastern Iowa Excavating and Concrete, L.C. (the “Company”) in connection with the construction of an addition to an existing facility for use by the Company as office and shop space; (c) providing tax increment financing support to Iowa Main Street Investments, LLC in connection with the rehabilitation and renovation of a former brewery into a multiuse building, including commercial retail space and multiresidential units; (d) providing tax increment financing support to Three B Properties, LLC in connection with the rehabilitation and renovation of an existing building into a multiuse building including commercial retail space and multiresidential units; (e) using tax increment financing to pay a portion of the costs of the construction of a new municipal library; (f) using tax increment financing to pay the costs of the construction of new municipal parking lots to serve the City’s downtown; (g) using tax increment financing to pay a portion of the costs of the construction of a new recreational trail; and (h) providing tax increment financing support to R & D Vaske, LLC in connection with the construction of a new meat locker; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on September 12, 2022; and

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

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Dubuque County and the Western Dubuque Community School District; the consultation meeting was held on the 30<sup>th</sup> day of August, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

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

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the September, 2022 Addition to the Cascade Urban Renewal Area.

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

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

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

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

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

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

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



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

Passed and approved September 12, 2022.

\_\_\_\_\_  
Steven Knepper, Mayor

Attest:

\_\_\_\_\_  
Lisa A. Kotter, City Administrator and Interim City Clerk

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

EXHIBIT A  
Legal Description  
September, 2022 Addition to the Cascade Urban Renewal Area

Certain real property situated in the City of Cascade, Dubuque County, State of Iowa, bearing Dubuque County Property Tax Parcel Identification Numbers 1931251009, 1931351013, 1932151012, 1932326006; and 1932401007, and

All of the public right-of-way on and along 2<sup>nd</sup> Avenue SW situated in the corporate limits of the City of Cascade, Iowa;

All of the public right-of-way on and along 1<sup>st</sup> Avenue situated within the corporate limits of the City of Cascade, Iowa; and

All of the public right-of-way on and along Pat Street situated within the corporate limits of the City of Cascade, Iowa.

Upon motion and vote, the meeting adjourned.

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Mayor

Attest:

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City Clerk

CITY OF CASCADE, IOWA

URBAN RENEWAL PLAN AMENDMENT  
CASCADE URBAN RENEWAL AREA

September, 2022

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

**1) Addition of Property.** The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2022 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development and/or blighted area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

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

**A.**

**Name of Project:** Maryville Family Partnership, L.P. Development Project

**Date of Council Approval of Project:** September 12, 2022

**Description of the Project:** Maryville Family Partnership, L.P. (the “Partnership”) has undertaken the construction of a new distribution warehouse (the “Project”) situated on certain real property bearing Dubuque County Property Tax Parcel Identification Number 1931251009 (the “Warehouse Property”) in the Urban Renewal Area for use in the Partnership’s lumber retail business operations.

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

The costs incurred by the City in providing tax increment financing assistance to the Partnership will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$3,000.

**Description of Use of TIF for the Project:** The City intends to enter into a development agreement with the Partnership with respect to the Project and to provide economic development payments (“Payments”), an economic development grant (“Grant”) and/or an economic development forgivable loan (“Forgivable Loan”) to the

Partnership thereunder. The Payments would be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. The Grant and the Forgivable Loan would be funded from borrowed funds and/or an internal advance of City funds on hand. In any case the obligations (the "Obligations") entered into by the City to fund the Grant and/or the Forgivable Loan would be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$20,000, plus the Admin Fees and any interest expense incurred by the City on the Obligations.

**B.**

**Name of Project:** Eastern Iowa Excavating and Concrete, L.C. Expansion Project

**Date of Council Approval of Project:** September 12, 2022

**Description of the Project:** Eastern Iowa Excavating and Concrete, L.C. (the "Company") has undertaken the construction of an addition to an existing building (the "Expansion Project") situated on certain real property bearing Dubuque County Property Tax Parcel Identification Number 1932151012 (the "Expansion Property") in the Urban Renewal Area for use by the Company as office and shop space.

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

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$5,000.

**Description of Use of TIF for the Project:** The City intends to enter into a development agreement with the Company with respect to the Expansion Project and to provide economic development payments ("Payments"), an economic development grant ("Grant") and/or an economic development forgivable loan ("Forgivable Loan") to the Company thereunder. The Payments would be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. The Grant and the Forgivable Loan would be funded from borrowed funds and/or an internal advance of City funds on hand. In any case the obligations (the "Obligations") entered into by the City to fund the Grant and/or the Forgivable Loan would be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Expansion Project will not exceed \$60,000, plus the Admin Fees and any interest expense incurred by the City on the Obligations.

C.

**Name of Project:** Brewery Redevelopment Project

**Date of Council Approval of Project:** September 12, 2022

**Description of the Project:** Iowa Main Street Investments, LLC (the “Developer”) has proposed to undertake the renovation and redevelopment of a former brewery (the “Brewery Redevelopment Project”) on certain real property bearing Dubuque County Property Tax Parcel Identification Number 1836490008 (the “Redevelopment Property”) in the Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units.

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

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$5,000.

**Finding of Blight for Redevelopment Property:** The City had identified blighted conditions (the “Blighted Conditions”) on the Redevelopment Property including the deterioration of private properties and structures and faulty land use and lot layout conditions. The Brewery Redevelopment Project will alleviate such Blighted Conditions.

**Description of Use of TIF for the Project:** : The City intends to enter into a development agreement with the Developer with respect to the Brewery Redevelopment Project and to provide economic development payments (“Payments”), an economic development grant (“Grant”) and/or an economic development forgivable loan (“Forgivable Loan”) to the Developer thereunder. The Payments would be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. The Grant and the Forgivable Loan would be funded from borrowed funds and/or an internal advance of City funds on hand. In any case the obligations (the “Obligations”) entered into by the City to fund the Grant and/or the Forgivable Loan would be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Brewery Redevelopment Project will not exceed \$70,000, plus the Admin Fees and any interest expense incurred by the City on the Obligations.

D.

**Name of Project:** Triple B Properties, LC Expansion Project

**Date of Council Approval of Project:** September 12, 2022

**Description of the Project:** Triple B Properties, LC (the “Developer”) has proposed to undertake the renovation and redevelopment of an existing building (the “Renovation Project”) situated on certain real property bearing Dubuque County Property Tax Parcel

Identification Number 1836486004 (the “Renovation Property”) in the Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units.

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

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$5,000.

**Finding of Blight for Redevelopment Property:** The City had identified blighted conditions (the “Blighted Conditions”) on the Renovation Property including the deterioration of private properties and structures and faulty land use and lot layout conditions. The Redevelopment Project will alleviate such Blighted Conditions.

**Description of Use of TIF for the Project:** The City intends to enter into a development agreement with the Developer with respect to the Renovation Project and to provide economic development payments (“Payments”), an economic development grant (“Grant”) and/or an economic development forgivable loan (“Forgivable Loan”) to the Developer thereunder. The Payments would be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. The Grant and the Forgivable Loan would be funded from borrowed funds and/or an internal advance of City funds on hand. In any case the obligations (the “Obligations”) entered into by the City to fund the Grant and/or the Forgivable Loan would be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Redevelopment Project will not exceed \$70,000, plus the Admin Fees and any interest expense incurred by the City on the Obligations.

E.

**Name of Project:** Municipal Library Development Project

**Date of Council Approval of Project:** September 12, 2022

**Description of Project and Project Site:** The Municipal Library Development Project (the “Library Project”) will consist of the construction of a new building to serve as the municipal library on certain real property (the “Library Property”) bearing either (i) Dubuque County Property Tax Parcel Identification Numbers 1931351011, 1931351012, and 1931351013 (the “Intended Library Parcels”) or (ii) Dubuque County Property Tax Parcel Identification Numbers 1931303010 and 1931303011 (the “Alternate Library Parcels”) in the Urban Renewal Area and the construction of related parking and public infrastructure improvements. The completed Library Project will have a direct, positive impact on increased and improved commerce and development in the Urban Renewal Area through the provision of enhanced library services and facilities.

**Description of Properties to be Acquired in Connection with Library Development Project:** To the extent that the Library Project will be constructed on the Intended Library Parcels, the City will acquire such Intended Library Parcels.

**Description of Use of TIF:** The City intends to pay the costs of the Library Project in the amount of \$3,500,000. The City will likely issue bonded indebtedness to pay for a portion of the construction of the Library Project. The City may also use internal advances of funds to cover certain Library Project costs. The City intends to use incremental property tax revenues derived from the Urban Renewal Area to pay a portion of the debt service on the City's bonds or notes and to repay any internal advances of funds made with respect to the Library Project. It is anticipated that the City's use of incremental property tax revenues for the Library Project will not exceed \$1,350,000, plus any interest expense incurred by the City on any bonded indebtedness or internal advances issued by the City to fund the Library Project.

**Analysis of Use of TIF:** In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the Library Project and alternative development and funding options for the Library Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined that a need exists for the provision of new and improved library services and facilities in the Urban Renewal Area. The City's ability to fulfill its role in library services in the Urban Renewal Area is diminished by inadequate, outdated and undersized library facilities. There is no conceivable way for the City to outsource or privatize the services provided by the municipal library.

2) Alternate Financing Options:

\* Local Option Sales and Services Tax Revenues: The City intends to use Local Option Sales and Services Tax Revenues to pay for a portion of the Library Project.

\* General Fund: The City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund reserves to aid in the funding of the Library Project funding without risking unsound fiscal practice.

\* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

\* Debt Service Levy: It is not feasible for the City to issue general obligation indebtedness for the Library Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the financing for the Library Project. The use of tax increment financing will lessen the burden on individual taxpayers that would result from a spike in the debt service levy rate

and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area.

\* Utility Surpluses: The City does not have surpluses in its sewer and/or water utility funds that could aid in the funding of the Library Project.

\* Fundraising: The City has undertaken a private capital fundraising campaign to raise funds to aid in paying the costs of the Library Project.

**F.**

**Name of Project:** Riverview Parking Lot Project

**Date of Council Approval of Project:** September 12, 2022

**Description of Project and Project Site:** To the extent that the City does not construct the Municipal Library Development Project on the Alternate Library Parcels (as defined herein), the Riverview Parking Lot Project will consist of the construction of a municipal parking lot on such Alternate Library Parcels in the Urban Renewal Area to serve downtown commercial enterprises.

It is expected that the completed Riverview Parking Lot Project will cause increased and improved ability of the City to provide adequate parking infrastructure resulting in .

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

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Riverview Parking Lot Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Riverview Parking Lot Project will not exceed \$150,000, plus any interest expense incurred by the City on the Obligations.

**G.**

**Name of Project:** Old Brewery Parking Lot Project

**Date of Council Approval of Project:** September 12, 2022

**Description of Project and Project Site:** The Old Brewery Parking Lot Project will consist of the acquisition of certain real property situated adjacent to the Brewery Redevelopment Property and bearing Dubuque County Property Tax Parcel Identification Numbers 1836490007 and 1836490006 (the "Old Brewery Parking Lot Property") and the development of a municipal parking lot thereon to serve downtown commercial enterprises.



It is expected that the completed Old Brewery Parking Lot Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

**Description of Properties to be Acquired in Connection with Project:** In addition to the Old Brewery Parking Lot Property, the City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Old Brewery Parking Lot Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Old Brewery Parking Lot Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Old Brewery Parking Lot Project will not exceed \$300,000.

## H.

**Name of Project:** Trail Connection Project

**Date of Council Approval of Project:** September 12, 2022

**Description of Project and Project Site:** The Trail Connection Project will consist of the construction of a recreational trail beginning at the southwest curve of Mulberry Drive and continuing west through the industrial park to Industrial Street and then north to and around Brother's Market grocery store in order to connect the Oak Hill Subdivision with commercial businesses and existing trails.

It is anticipated that the completed Trail Connection Project will have a positive impact on commerce in the Urban Renewal Area through the provision of enhanced recreational amenities and the increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

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

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Trail Connection Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Trail Connection Project will not exceed \$450,000.

## I.

**Name of Project:** R & D Vaske, LLC Development Project

**Date of Council Approval of Project:** September 12, 2022

**Description of the Project:** R & D Vaske, LLC (the “Company”) has proposed to undertake the construction of a new meat locker (the “Meat Locker Project”) situated on certain real property bearing Dubuque County Property Tax Parcel Identification Number 1932152009 in the Urban Renewal Area for use in the Company’s meat processing business operations.

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

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$5,000.

**Description of Use of TIF for the Project:** The City intends to enter into a development agreement with the Company with respect to the Meat Locker Project and to provide economic development payments (“Payments”), an economic development grant (“Grant”) and/or an economic development forgivable loan (“Forgivable Loan”) to the Company thereunder. The Payments would be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. The Grant and the Forgivable Loan would be funded from borrowed funds and/or an internal advance of City funds on hand. In any case the obligations (the “Obligations”) entered into by the City to fund the Grant and/or the Forgivable Loan would be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Meat Locker Project will not exceed \$40,000, plus the Admin Fees and any interest expense incurred by the City on the Obligations.

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

Constitutional debt limit of the City:	<u>\$9,012,115</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with this September, 2022 Amendment*:	<u>\$2,533,000</u>

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

EXHIBIT A  
Legal Description  
Cascade Urban Renewal Area  
September, 2022 Addition

Certain real property situated in the City of Cascade, Dubuque County, State of Iowa, bearing Dubuque County Property Tax Parcel Identification Numbers 1931251009, 1932151012, 1931351013, 1932326006; and 1932401007, and

All of the public right-of-way on and along 2<sup>nd</sup> Avenue SW situated in the municipal limits of the City of Cascade;

All of the public right-of-way on and along 1<sup>st</sup> Avenue situated within the municipal limits of the City of Cascade; and

All of the public right-of-way on and along Pat Street situated within the municipal limits of the City of Cascade.

ORDINANCE NO. 04-22

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2022 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Cascade, Iowa (the “City”) previously enacted an ordinance entitled “An Ordinance Providing For The Division Of Taxes Levied On Taxable Property In The Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Cascade Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Cascade, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the September, 2022 Addition to the Cascade Urban Renewal Area of the City of Cascade, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Cascade to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Cascade, Iowa.

“County” shall mean Dubuque County, Iowa.

“2022 Urban Renewal Area Addition” shall mean the September, 2022 Addition to the Cascade Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on September 12, 2022:

Certain real property situated in the City of Cascade, Dubuque County, State of Iowa, bearing Dubuque County Property Tax Parcel Identification Numbers 1931251009, 1931351013, 1932151012, 1932326006; and 1932401007.

“Urban Renewal Area” shall mean the entirety of the Cascade Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2022 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2022 Urban Renewal Area Addition each year by and for the benefit of the

State of Iowa, the City, the County and any school district or other taxing district in which the 2022 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2022 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2022 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2022 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2022 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Cascade, Iowa, on September 12, 2022.

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Steven Knepper, Mayor

Attest:

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Lisa A. Kotter City Administrator and Interim City Clerk

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There being no further business to come before the meeting, it was upon motion adjourned.

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Steven Knepper, Mayor

Attest:

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Lisa A. Kotter City Administrator and Interim City Clerk

RESOLUTION NO. 55-22

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Iowa Main Street Investments, LLC, Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Iowa Main Street Investments, LLC (the “Developer”) in connection with the rehabilitation and renovation of a former brewery in the Cascade Urban Renewal Area into a multiuse building, including commercial retail space and multiresidential units; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments in an amount not to exceed \$70,000 under the authority of Section 403.9(1) of the Code of Iowa; and

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

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

Section 1. This City Council shall meet on September 26, 2022, at 6:00 o’clock p.m., at the Cascade City Hall 320 1<sup>st</sup> Ave West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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



NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH  
IOWA MAIN STREET INVESTMENTS, LLC AND AUTHORIZATION OF ANNUAL  
APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall, on September 26, 2022, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and Iowa Main Street Investments, LLC (the “Developer”), in connection with the rehabilitation and renovation of a former brewery in the Cascade Urban Renewal Area into a multiuse building, including commercial retail space and multiresidential units. The Agreement provides for certain financial incentives to the Developer in the form of incremental property tax payments to the Developer in a total amount not exceeding \$70,000 as authorized by Section 403.9 of the Code of Iowa.

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

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

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

Lisa Kotter  
City Administrator and Interim Clerk

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

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

Passed and approved September 12, 2022.

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Steven Knepper, Mayor

Attest:

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Lisa A. Kotter, City Administrator and  
Interim City Clerk

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On motion and vote the meeting adjourned.

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Steven Knepper, Mayor

Attest:

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Lisa A. Kotter, City Administrator and  
Interim City Clerk

RESOLUTION NO. 56-22

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with R & D Vaske, LLC, Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with R & D Vaske, LLC (the “Company”) in connection with the construction of a new meat locker in the Urban Renewal Area for use in the Company’s meat processing business operations; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed \$40,000 under the authority of Section 403.9(1) of the Code of Iowa; and

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

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

Section 1. This City Council shall meet on September 26, 2022, at 6:00 o’clock p.m., at the Cascade City Hall 320 1<sup>st</sup> Ave West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH R &  
D VASKE, LLC AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX  
INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall 320 1<sup>st</sup> Ave West, on September 26, 2022, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and R & D Vaske, LLC (the “Company”), in connection with the construction of a new meat locker in the Cascade Urban Renewal Area for use in the Company’s meat processing business operations. The Agreement provides for certain financial incentives to the Company in the form of incremental property tax payments to the Company in a total amount not exceeding \$40,000 as authorized by Section 403.9 of the Code of Iowa.

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

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

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

Lisa Kotter  
City Administrator and Interim City Clerk

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

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

Passed and approved September 12, 2022.

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Steven Knepper, Mayor

Attest:

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Lisa Kotter  
City Administrator and Interim City Clerk

• • • •

On motion and vote the meeting adjourned.

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Steven Knepper, Mayor

Attest:

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Lisa Kotter  
City Administrator and Interim City Clerk

RESOLUTION NO. 57-22

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Eastern Iowa Excavating and Concrete, L.C., Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the "Development Agreement") with Eastern Iowa Excavating and Concrete, L.C. (the "Company") in connection with the construction of an addition to an existing facility in the Urban Renewal Area for use by the Company as office and shop space; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed \$60,000 under the authority of Section 403.9(1) of the Code of Iowa; and

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

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

Section 1. This City Council shall meet on September 26, 2022, at 6:00 o'clock p.m., at the Cascade City Hall 320 1<sup>st</sup> Ave West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH  
EASTERN IOWA EXCAVATING AND CONCRETE, L.C. AND AUTHORIZATION OF  
ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall 320 1<sup>st</sup> Ave West, on September 26, 2022, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and Eastern Iowa Excavating and Concrete, L.C. (the “Company”), in connection with the construction of an addition to an existing facility in the Cascade Urban Renewal Area for use by the Company as office and shop space. The Agreement provides for certain financial incentives to the Company in the form of incremental property tax payments to the Company in a total amount not exceeding \$60,000 as authorized by Section 403.9 of the Code of Iowa.

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

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

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

Lisa Kotter  
City Administrator and Interim City Clerk

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

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

Passed and approved September 12, 2022.

---

Steven Knepper, Mayor

Attest:

---

Lisa A. Kotter, City Administrator and  
Interim City Clerk

• • • •

On motion and vote the meeting adjourned.

---

Steven Knepper, Mayor

Attest:

---

Lisa A. Kotter, City Administrator and  
Interim City Clerk



RESOLUTION NO. 58-22

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Maryville Family Partnership, L.P., Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Maryville Family Partnership, L.P. (the “Partnership”) in connection with the construction of a new distribution warehouse for use in the Partnership’s lumber retail business operations in the Urban Renewal Area; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Partnership in the form of annual appropriation incremental property tax payments under the authority of Section 403.9(1) of the Code of Iowa; and

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

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

Section 1. This City Council shall meet on September 26, 2022, at 6:00 o’clock p.m., at the Cascade City Hall 320 1<sup>st</sup> Ave West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH  
MARYVILLE FAMILY PARTNERSHIP, L.P. AND AUTHORIZATION OF ANNUAL  
APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall 320 1<sup>st</sup> Ave West, on September 26, 2022, at 6:00 o’clock p.m., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and Maryville Family Partnership, L.P. (the “Partnership”), in connection with the construction of a new distribution warehouse for use in the Partnership’s lumber retail business operations in the Cascade Urban Renewal Area. The Agreement provides for certain financial incentives to the Partnership in the form of incremental property tax payments to the Partnership in a total amount not exceeding \$20,000 as authorized by Section 403.9 of the Code of Iowa.

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

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

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

Lisa Kotter  
City Administrator and Interim City Clerk

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

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

Passed and approved September 12, 2022.

---

Steven Knepper, Mayor

Attest:

---

Lisa Kotter  
City Administrator and Interim City Clerk

••••

On motion and vote the meeting adjourned.

---

Steven Knepper, Mayor

Attest:

---

Lisa Kotter  
City Administrator and Interim City Clerk

RESOLUTION NO. 59-22

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Three B Properties, LLC, Including Annual Appropriation Tax Increment Payments

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

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

WHEREAS, the City proposes to enter into a certain development agreement (the "Development Agreement") with Three B Properties, LLC (the "Developer") in connection with the renovation and redevelopment of an existing building in the Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Developer in the form of (i) annual appropriation incremental property tax payments (the "Payments") in an amount not to exceed \$50,000 under the authority of Section 403.9(1) of the Code of Iowa, and (ii) an economic development grant (the "Grant") in an amount not to exceed \$20,000; and

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

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

Section 1. This City Council shall meet on September 26, 2022, at 6:00 o'clock p.m., at the Cascade City Hall 320 1<sup>st</sup> Ave West, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the Payments and the Grant.

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

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH  
THREE B PROPERTIES, LLC AND AUTHORIZATION OF ANNUAL APPROPRIATION  
TAX INCREMENT PAYMENTS

The City Council of the City of Cascade, Iowa (the “City”), will meet at the Cascade City Hall 320 1<sup>st</sup> Ave West, on September 26, 2022, at 6:00 pm., at which time and place proceedings will be instituted and action taken to consider approval of a Development Agreement between the City and Three B Properties, LLC (the “Developer”), in connection with the renovation and redevelopment of an existing building in the Cascade Urban Renewal Area into a multiuse building including commercial retail space and multiresidential units. The Agreement provides for certain financial incentives to the Developer in the form of (i) annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$50,000 as authorized by Section 403.9 of the Code of Iowa, and (ii) an economic development grant in an amount not to exceed \$20,000.

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

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

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

Lisa Kotter  
City Administrator and Interim City Clerk

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

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

Passed and approved September 12, 2022.

---

Steven Knepper, Mayor

Attest:

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Lisa A. Kotter, City Administrator and  
Interim City Clerk

• • • •

On motion and vote the meeting adjourned.

---

Steven Knepper, Mayor

Attest:

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Lisa A. Kotter, City Administrator and  
Interim City Clerk



## September 12, 2022 Agenda

**To: Mayor, City Council and Staff**  
**From: Lisa Kotter, City Administrator**  
**Date: September 10, 2022**  
**Re: Zoning Code Change-Gyms**

I have issued a building permit to reconstruct a building at the site of the old bowling alley. At the time the permit was issued only a garage stall for a semi-trailer tractor was planned. After I learned that a gym/fitness business was planned, I reviewed our zoning code to find that none of our commercial and industrial districts allow fitness type businesses. I met with the owners Jake and Jackie McAllister to make a plan that the Commission and Council could permit this type of business. I advised the McAllisters to apply for a change in the zoning code for the M1 Light Industrial District. That application and fee have been submitted. When I published the ad for the hearing, I added three other districts for your consideration for the same type of business. Therefore, the consideration is whether we would add a gym/fitness center to a permitted use for C1 Highway Commercial, C2 General Retail, M1 Light Industrial and M2 Heavy Industrial. The Planning and Zoning Commission held their public hearing on September 8, 2022. There was no public comment, and the Commission is recommending adoption of the ordinance. The City Council must also hold a public hearing on and that ad was published for September 12. In the packet for your review is the application, the published notice, a map of the applicant's property, the current businesses allowed in C-1, C-2, M-1 and M-2 and the draft ordinance for Council consideration.

**ORDINANCE #05-22**

**AN ORDINANCE AMENDING CHAPTER 165, SCHEDULES OF DISTRICT REGULATIONS OF THE CODE OF ZONING ORDINANCES FOR THE CITY OF CASCADE, IOWA**

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

SECTION I. Section Modified. That Chapter 165, Section 11, of the Code of Zoning Ordinances of the City of Cascade, Iowa, shall be amended as follows:

**165.11 C-1 Highway Commercial District**

B. PERMITTED PRINCIPAL USES AND STRUCTURES. The permitted principal uses and structures shall be amended as follows:

13. Fitness Center or Exercise Type Business, Parking Requirement - 1space/200 sq ft. of floor area devoted to such purpose.

**165.11 C-2 General Retail District**

B. PERMITTED PRINCIPAL USES AND STRUCTURES. The permitted principal uses and structures shall be amended as follows:

24. Fitness Center or Exercise Type Business, Parking Requirement, No Off Street Parking Required in This District

**165.11 M-1 Light Industrial District**

B. PERMITTED PRINCIPAL USES AND STRUCTURES. The permitted principal uses and structures shall be amended as follows:

16. Fitness Center or Exercise Type Business, Parking Requirement - 1space/200 sq ft. of floor area devoted to such purpose.



**165.11 M-2 Heavy Industrial District**

B. PERMITTED PRINCIPAL USES AND STRUCTURES. The permitted principal uses and structures shall be amended as follows:

18. Fitness Center or Exercise Type Business, Parking Requirement - 1space/200 sq ft. of floor area devoted to such purpose.

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

SECTION 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 10<sup>th</sup> day of October, 2022.

---

Steven Knepper, Mayor

ATTEST:

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Lisa A. Kotter, City Administrator, Interim City Clerk



City of Cascade  
320 1st Avenue West  
P.O. Box 400  
Cascade, Iowa 52033  
Ph. 563-852-3114  
[admin@citycascade.com](mailto:admin@citycascade.com)

## Application for Change of Zoning District Amendment

### APPLICANT INFORMATION

1. Name, Address, Phone of applicant: McAllister Real Estate LLC,  
1303 1st Ave E, Cascade IA 52033

(Phone)

Email of Applicant

jake@midwestinjection.com

2. District Application Is Requested an Amendment for: \_\_\_\_\_

\_\_\_ R-1 Single Family Residential    \_\_\_ R-2 Mixed Residential

\_\_\_ R-3 Multi/Mobile Residential    \_\_\_ R-4 Multiple Residential

\_\_\_ A-1 Agricultural    \_\_\_ C-1 Highway Commercial

\_\_\_ C-2 General Retail     M-1 Light Industrial

\_\_\_ M-2 Heavy Industrial

3. Describe the Amendment You Are Requesting to be Added or Deleted:

Asking for M1 zoning to include Fitness center

*pd #150<sup>02</sup>  
check  
1176*

4. Although the amendment would impact all properties within this zoning district, please explain the applicant's reason for requesting this change and the specific property that this change would first impact.

at address 1303 1<sup>st</sup> Ave E. Cascade IA a tenant purposed to be a fitness center which is not currently permitted.

5. Signature and date:

  
(Applicants or Property Owners Signature)

8-17-22  
(Date)

10. Application Fee \$150.

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# CITY OF CASCADE

---

Mayor Marcus Behnken  
City Administrator Deanna McCusker  
City Clerk/Treasurer Danielle Hartke

320 1<sup>st</sup> Avenue West  
PO Box 400  
Cascade IA 52033  
Phone 563-852-3114  
Fax 563-852-7554  
cascadeclerk@netins.net

Council Members  
Bill Hosch  
Pat Kearney  
Steve Knepper  
Ed Recker  
Greg Staner

August 22, 2022

RE: Notice for Zoning Code Amendment Public Hearing

Please publish the following two legal notices in the August 31, 2022 edition of the Cascade Pioneer and provide an affidavit of publication.

## NOTICE OF PUBLIC HEARING ON ZONING CODE AMENDMENT

Notice is hereby given that Thursday September 8, 2022 at 6:00PM the Planning and Zoning Commission will hold a public hearing at the Council Chambers, 320 1<sup>st</sup> Ave West to consider the following amendment to the Zoning Code:

“Add that gymnasiums and fitness centers are allowed in C-1, C-2, M-1 and M-2 Zoning districts.”

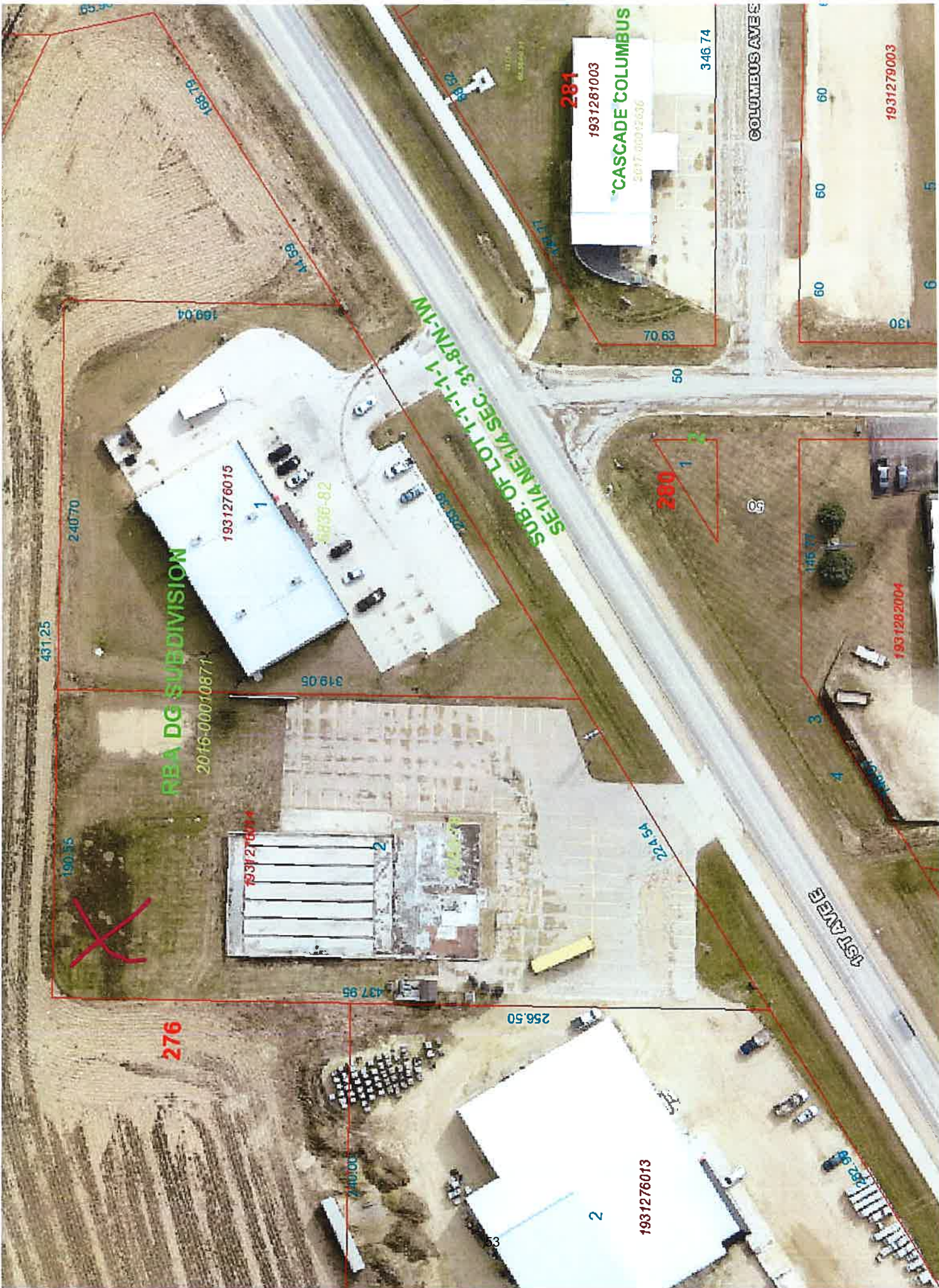
At the above designated time and place, an opportunity to be heard will be given to proponents and opponents of the zoning code change.

## NOTICE OF PUBLIC HEARING ON ZONING CODE AMENDMENT

Notice is hereby given that Monday, September 12, 2022 at 6:00PM the City Council will hold a public hearing at the Council Chambers, 320 1<sup>st</sup> Ave West to consider the following amendment to the Zoning Code:

“Add that gymnasiums and fitness centers are allowed in C-1, C-2, M-1 and M-2 Zoning districts.”

At the above designated time and place, an opportunity to be heard will be given to proponents and opponents of the zoning code change.



RBA DG SUBDIVISION

2016-00010871

SUB. OF LOT 1-1-1-1-1  
SERVING SEC. 31-87N-1W

CASCADE COLUMBUS

1931281003

2437-00012436

276

284

290

1931282004

1931279003

1931276013

1931276015

1931276014

256.50

346.74

COLUMBUS AVENUE

SERVING

431.25

240.70

199.04

65.77

168.79

25.88

144.71

70.63

50

60

60

60

130

6

6

146.77

50

3

4

224.54

319.05

137.95

240.00

53



C-1 HIGHWAY COMMERCIAL DISTRICT

A. Statement of Intent. The "C-1" Highway Commercial District is intended to accommodate commercial development which primarily serves the traveling public. Also, this district is intended to accommodate certain other commercial uses which ordinarily requires access to a major street or highway.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Automobile sales, service and repair, including farm implements.	1 space/300 sq.ft. of sales, service or office floor area.
2. Drive-in eating or drinking establishment.	5 spaces plus 1 space/50 sq.ft. of floor area.
3. Night club or restaurant.	1 space/100 sq.ft. of floor area.
4. Dance hall or skating rink.	1 space/100 sq.ft. of floor area
5. Bowling alley.	5 spaces/lane or alley.
6. Motel or tourist camp.	1 space/unit or campsite.
7. Public utilities but not including equipment storage or maintenance.	1 space/substation or one (1) per employee on the site.
8. Railroads.	None.
9. Retail business.	1 space/100 sq.ft. of floor area.
10. Mini-warehouse.	Adequate parking and drive-way areas shall be provided around the building's perimeter subject to approval.
11. Business and professional offices and studios.	Same as 10.
12. Medical, dental and chiropractic clinics.	Same as 10.

C-2 GENERAL RETAIL DISTRICT

A. Statement of Intent. The "C-2" General Retail District is intended to accommodate a broad range of retail, wholesale, and commercial uses not necessarily dependent upon a highway location or serving the traveling public.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
<ol style="list-style-type: none"> <li>1. Apartments above a store or shop.</li> <li>2. Automobile sales, service and repair.</li> <li>3. Farm implement sales, service and repair.</li> <li>4. Business and professional office and studios.</li> <li>5. Medical, dental and chiropractic clinics.</li> <li>6. Retail businesses.</li> <li>7. Person service and repair shops.</li> <li>8. Laundry or dry cleaning.</li> <li>9. Frozen food locker.</li> <li>10. Clubs and lodges.</li> <li>11. Public garages.</li> <li>12. Mini-warehouse.</li> <li>13. Storage garage.</li> <li>14. Parking lot.</li> <li>15. Plumbing, heating and electrical sales, service and repair shops.</li> <li>16. Blacksmith or welding shop.</li> <li>17. Printing shops.</li> <li>18. Restaurants, cafes, taverns.</li> </ol>	<p>No off-street parking required in this district.</p>

<p>19. Commercial amusements.</p> <p>20. Wholesale display and salesrooms.</p> <p>21. Public and community buildings.</p> <p>22. Hotels and motels.</p> <p>23. Public utilities, but not including equipment storage or maintenance yards or buildings.</p>	<p>No off-street parking required in this district.</p>
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C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Storage warehouses in conjunction with the permitted principal uses or structures of this district.
3. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
4. Satellite receivers.

D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:

1. Manufacturing, assembly and processing uses except the manufacture, warehousing, storage or blending of fertilizers, pesticides, insecticides or other chemicals that are combustible, explosive or of a toxic nature potentially dangerous to the health, safety and general welfare of the people of Cascade. All operations must be contained within the limits of the buildings. Minimum required off-street parking 1 space/employee plus 1 space/vehicle used by the industry.

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
<p>Commercial Uses:</p> <p>No Minimum</p>	<p>None except where apartments are above a shop or store, a rear yard of 20-feet shall be</p>	<p>4-stories or 50-feet.</p>



M-1 LIGHT INDUSTRIAL DISTRICT

A. Statement of Intent. The "M-1" Light Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect existing and future land uses in other districts.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Farm implement sales, service, repair, and assembly.	1 space/300 sq. ft. of sales service or office floor area.
2. Automotive and truck sales, service and repair.	1 space/300 sq. ft. of sales service or office floor area.
3. Automobile paint and body shop.	1 space/300 sq. ft. of sales service or office floor area.
4. Building material sales and storage.	1 space/300 sq. ft. of sales service or office floor area.
5. Manufacturing, assemble and processing uses, but not including the manufacture, processing or blending of fertilizers, pesticides, insecticides or other chemicals, fuels or petroleum products that are combustible, explosive or of toxic nature.	1 space/employee plus 1/vehicle used by the industry.
6. Concrete products manufacture and central mixing and proportioning plant.	1 space/employee plus 1/vehicle used by the industry.
7. Wholesaling, warehousing or storage but not including the bulk storage of liquid fertilizer, agricultural chemical or petroleum products.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.
8. Contractor's office, shop and storage yard.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.

9. Grain elevator and storage bins.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
10. Feed milling.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
11. Veterinarian's office and kennel.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
12. Truck and freight terminal.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
13. Welding and machine shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
14. Plumbing, heating, air conditioning and sheet metal shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
15. Railroads and public utilities including storage and maintenance yards and buildings.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.

M-2 HEAVY INDUSTRIAL DISTRICT

A. Statement of Intent. The "M-2" Heavy Industrial District is intended to accommodate general manufacturing and related uses of a heavy industrial character while providing protection from harmful effects to existing and future land uses in other districts.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Farm implement sales, service, repair, and assembly.	1 space/300 sq. ft. of sales service or office floor area.
2. Automotive and truck sales, service and repair.	1 space/300 sq. ft. of sales service or office floor area.
3. Automobile paint and body shop.	1 space/300 sq. ft. of sales service or office floor area.
4. Building material sales and storage.	1 space/300 sq. ft. of sales service or office floor area.
5. Manufacturing, assemble and processing uses, but not including the manufacture, processing or blending of fertilizers, pesticides, insecticides or other chemicals, fuels or petroleum products that are combustible, explosive or of toxic nature.	1 space/employee plus 1/vehicle used by the industry.
6. Concrete products manufacture and central mixing and proportioning plant.	1 space/employee plus 1/vehicle used by the industry.
7. Wholesaling, warehousing or storage but not including the bulk storage of liquid fertilizer, agricultural chemical or petroleum products.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.
8. Contractor's office, shop and storage yard.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.
9. Grain elevator and storage bins.	1 off-street loading

	space for each 5,000 sq. ft. of floor area or fraction thereof.
10. Feed milling.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
11. Veterinarian's office and kennel.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
12. Truck and freight terminal.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
13. Welding and machine shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
14. Plumbing, heating, air conditioning and sheet metal shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
15. Railroads and public utilities including storage and maintenance yards and buildings.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
16. Drive-in eating or drinking establishments.	5 spaces plus 1 space/50 sq.ft. of floor area.
17. Mini warehouse.	Adequate parking and driveway areas shall be provided around the building's perimeter, subject to approval.

C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Uses and structures clearly incidental and necessary to the permitted principal uses of this district.



## September 12, 2022 Agenda

**To: Mayor, City Council and Staff**

**From: Lisa Kotter, Interim City Administrator**

**Date: September 10, 2022**

**Re: Fence Purchase on East Side of River**

As you know there was work done on the bank on the east side of the river earlier this year. The old chain link fence was removed. The Mayor asked me to coordinate getting a price to put up a fence on City property behind Cascade Communication and the Farmer's Bureau Financial Services. Although these abut the private land owners the fence behind these two businesses is on private property. The City cannot keep installing fence to the North to the bridge as our land is west of the wall's edge as you move north. Therefore, if a fence were to be installed further to the north it would be on the property where American Realty is located. We cannot install a fence on private property so I contacted the owner Shari Greenwood. There is currently a white picket fence behind American Realty. I approached building owner I asked Shari Greenwood if she was interested in replacing her fence at the same time. We had gotten a price on both our fence and hers. The City's portion is \$2535.33 and American Realty's is \$1816.37. In the packet is an email from Ms. Greenwood that she has agreed to do her portion so both sections will match. The Heair's quote is also included for a total of \$4,351.70. We had looked to other contractors and did not get a reply. The Request is to approve \$2,535.33 to install this fence from account 001-650-6799 City Hall Capital Improvements.

**Heiar Brothers Fencing, Inc.**  
 13975 Ryan Road  
 Peosta, IA 52068

# Estimate

Phone: 563-557-1904 Fax 563-557-2130

Date	Estimate #
8/31/2022	671614

Name / Address
City of Cascade 321 1st Ave. West P.O. Box 400 Cascade IA 52033

P.O. No.	
Terms	

Customer Phone
563 852 3114

Exempt Cert Date	County

Item Number	Description	Qty	U/M	Rate	Total
	Material and labor to install 90 ft of commercial grade chain link fence  OPTION: 170 ft \$4,351.70	1	LS	2,535.33	2,535.33

I thank you for the opportunity to bid on your project. We look forward to working with you.

The Customer is responsible for locating their property lines & or pins and the location of any fence constructed by the contractor.  
 All Electrical work to be done by others.  
 The customer is solely responsible for any errors in the location of any fence constructed by the contractor.  
 The customer is responsible for obtaining proper permits (if needed). The customer must clearly mark or have marked all private lines; examples being sewer lines, sprinklers, barbeque grill gas lines, or electrical lines etc.  
 If rock is found additional costs may be incurred for time & material.  
 If paying by credit card there will be a 3% fee added to invoice total.  
 Pricing is valid for 30 days from date of estimate.

<b>Subtotal</b>	\$2,535.33
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$2,535.33

## Lisa Kotter

---

**From:** Shari Greenwood <sharigreenwood@gmail.com>  
**Sent:** Thursday, September 1, 2022 5:13 PM  
**To:** Lisa Kotter; Debbie Frommelt; peggy nesler  
**Subject:** fence behind the Cascade office

We would like to add the black chain link fence to our property next to your property with the cost of about 1800.00 as long as they take out the old fence and dispose of it. You can email us a bill after it is completed.

Thank you!

Sincerely,



**563-542-2097**

**Broker/Owner in Iowa**

**American Realty of Dubuque**

[www.sharigreenwood@gmail.com](mailto:www.sharigreenwood@gmail.com)

[www.americanofdubuque.com](http://www.americanofdubuque.com)

***Licensed to sell REAL ESTATE in the state of Iowa***





## **September 12, 2022 Agenda**

**To: Mayor, City Council and Staff**  
**From: Lisa Kotter, Interim City Administrator**  
**Date: September 10, 2022**  
**Re: UTV ATV Laws**

**As you know we have our City Code regarding off road vehicles. At the last meeting the City Council adopted the first reading of the ordinance. The new ordinance now would coincide with the State Code changes that allows UTV-ATVs to be on State Highway 136.**

**Staff was directed to post this agenda to include the possible approval of the second and third readings.**

**This action would take two motions. The first is to approve having the second, third and final readings at this meeting. This motion must pass with 4 in the affirmative.**

**If that motion passes, then the City Council can proceed to adopt the final reading of the ordinance.**



**ORDINANCE #03-22**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF  
CASCADE, IOWA, BY AMENDING PROVISIONS FOR UTV-ATV OPERATIONS IN  
THE CITY OF CASCADE, IOWA**

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Cascade, Iowa, that the following two Sections are deleted under the Title III Community Protection, Chapter 3 Traffic Code, 71 Places of Operation, Sub 2 and 3 (3-3-71(1)) and (3-3-71(2)):

3-3-71 PLACES OF OPERATION. The operators of ATVs and UTVs shall comply with the following restrictions as to where ATVs and UTVs may be operated within the City:

1. Streets. ATVs and UTVs may be operated on all City streets unless prohibited by this Section. ATVs and UTVs may stop at service stations or convenience stores along any permitted street.  
99

~~2. Prohibited Streets. ATVs and UTVs shall not be operated upon any City street which is a primary road extension through the City. However, an ATV/UTV may cross such a primary road extension. Primary road extensions shall include all of Highway 136.~~

~~3. Exceptions to Prohibited Streets. The City of Cascade, a political subdivision can legally operate an ATV/UTV on prohibited streets for the purpose of construction or maintenance per State Code 321.234A.~~

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

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

PASSED, ADOPTED AND APPROVED this 12<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Steve Knepper, Mayor

ATTEST:

\_\_\_\_\_  
Lisa A. Kotter, Interim City Clerk

1<sup>st</sup> Reading: 8-22-22

2<sup>nd</sup> Reading: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_



## September 12, 2022 Agenda

**To: Mayor, City Council and Staff**

**From: Lisa Kotter, Interim City Administrator**

**Date: September 10, 2022**

**Re: Old Christmas Decorations**

A number of years ago the City purchased new wreaths that are placed on light poles. The old ones were never disposed of and are stored at various City buildings. They are taking up storage space and will not be put up again. The staff is recommending that the City Council declare these surplus. We would suggest that we offer them for sale to anyone interested in buying them. We will place pictures on Facebook and the website and pick a day when we can have them all out to be viewed and people can come purchase them. We thought perhaps \$25-40 per wreath. If any do not sell, we would dispose of them prior to Christmas this year in the garbage.



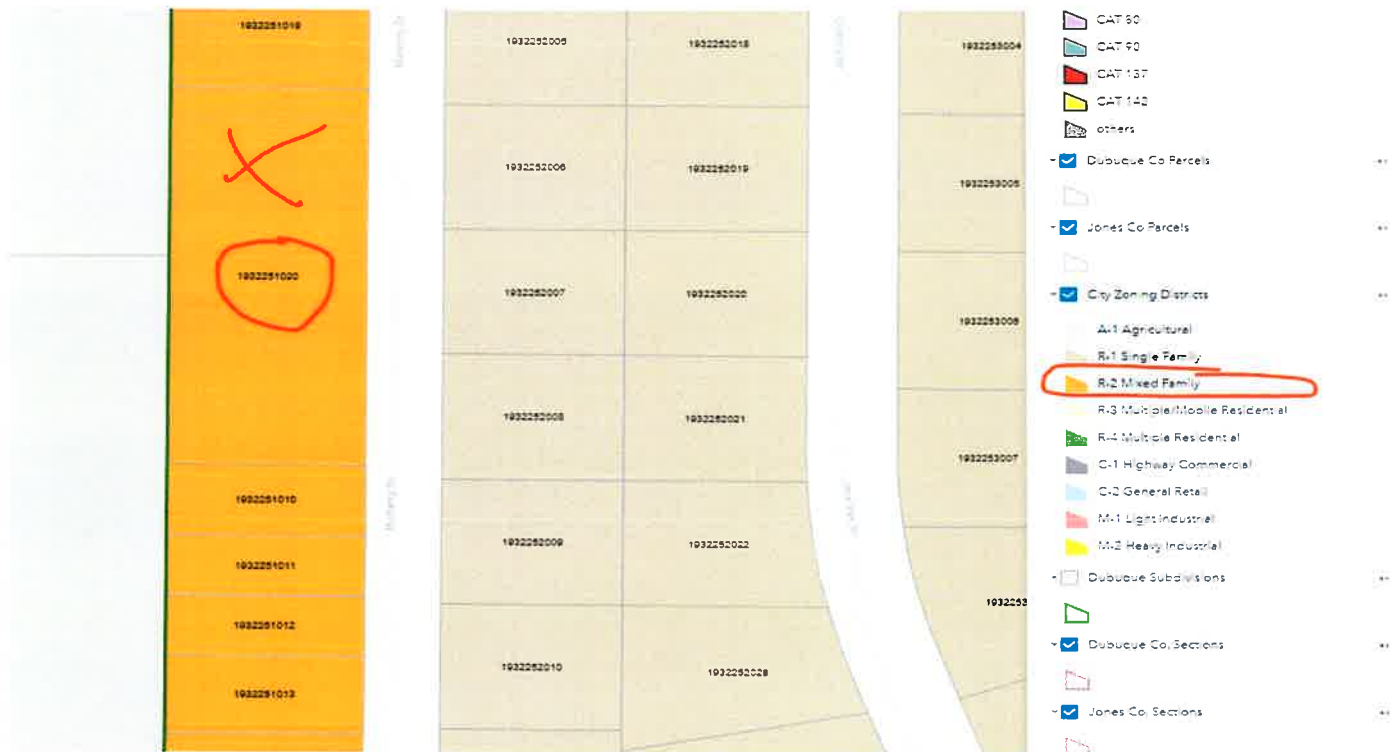


# September 12, 2022 Agenda

To: Mayor, City Council and Staff  
 From: Lisa Kotter, Interim City Administrator  
 Date: September 10, 2022  
 Re: Beck Six Condos

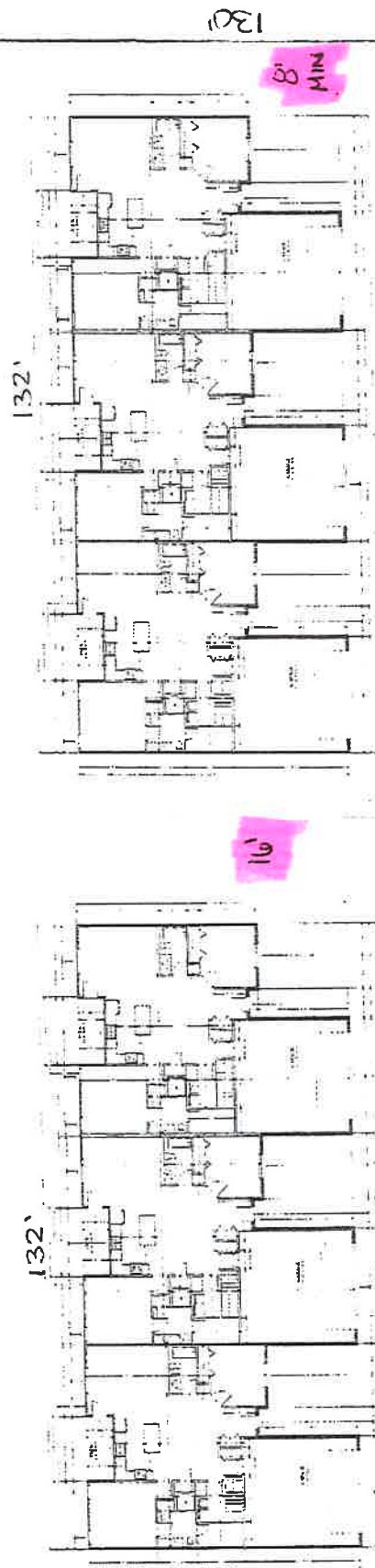
Mike Beck and I have met about him building six condo units on an R2 parcel on the west side of Mulberry Street. He does not know how many he may retain for rentals or sell for private ownership. If they are rented he can leave them as one lot. However, if anyone is interested in purchasing them, Mike will need to separate them into up to six lots. He would like to get foundations poured yet this Fall so they can be worked on over the winter. Therefore, I think it is appropriate for the Council to discuss the project and be sure you concur with the possibility of a land division if interested purchases come forward. He can build on them the way the land is plotted now but I don't want the Council to not discuss ahead of construction.

The R2 zoning allows for zero interior setbacks as long as side lots are 8 feet each and front and rear are 25 feet. The R2 zoning is included as are plans that show how the set backs fit on this lot. If the City Council is agreement with this construction design I think it is appropriate to go on record as such with a motion.



301'

45' REAR SET BACK



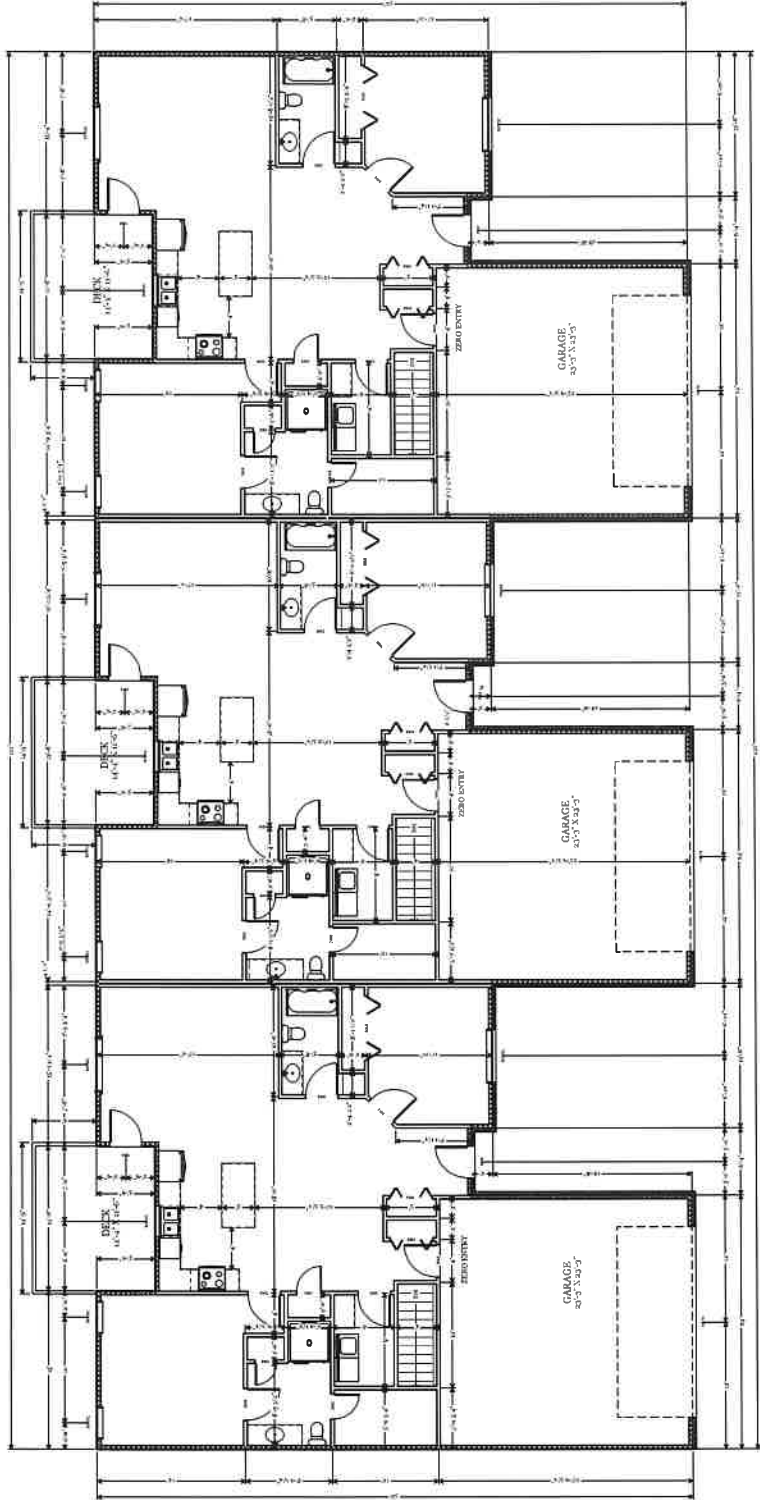
25' FRONT SET BACK

MULBERRY STREET

8' MIN.

**GENERAL NOTES:**

1. MAIN FLOOR 1437 SQ. FT. EACH UNIT
2. 2x4 EXTERIOR WALLS
3. 2x4 GARAGE & INTERIOR WALLS
4. 7/16" EXTERIOR SHEATHING
5. 8" BASEMENT & 9" MAIN FLOOR WALLS (UNLESS NOTED)
6. 8" FOUNDATION WALLS W/ BRICKLEDGE ON FRONT
7. 6/12 PITCH, 12" HEELS, 24" OVERHANG
8. INTERIOR DIM. TO CENTER OF WALL
9. EXTERIOR DIM. TO O.S. OF SHEATHING



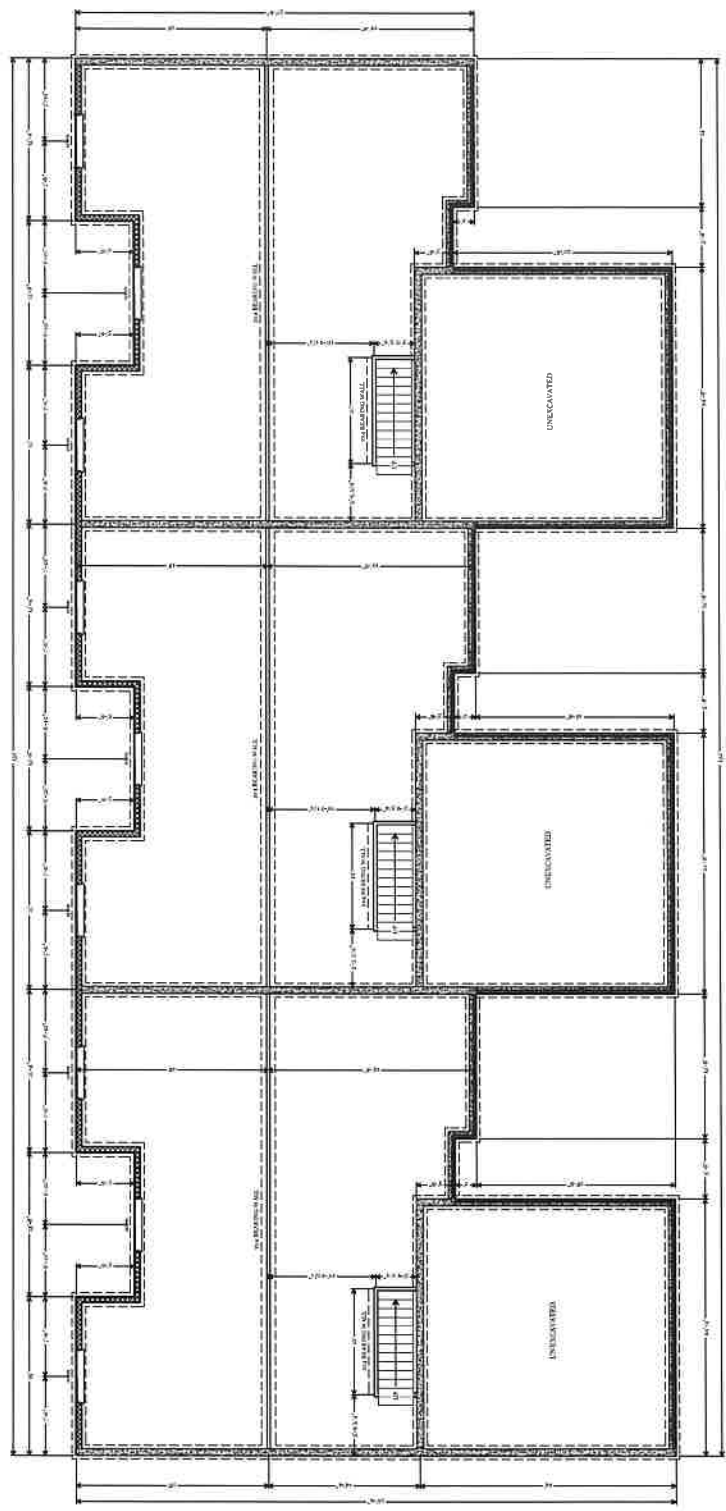
**MAIN FLOOR PLAN**

J & L LUMBER IS NOT A LICENSED ARCHITECT AND  
 THEREFORE DOES NOT HAVE THE AUTHORITY TO  
 SEAL OR SIGN ARCHITECTURAL DRAWINGS.  
 THESE DRAWINGS ARE THE PROPERTY OF J & L  
 LUMBER AND ARE NOT TO BE REPRODUCED OR  
 COPIED IN ANY MANNER WITHOUT THE WRITTEN  
 PERMISSION OF J & L LUMBER.

**B&L MANTERNACH**  
**2022 TRIPLEX**

**J & L LUMBER**  
 6803 COLUMBUS ST.  
 NEW VIENNA, IA 52065  
 563-921-3915

DATE: 9/9/2022  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: JDC  
 PAGE: 3  
 OF 3 PAGES



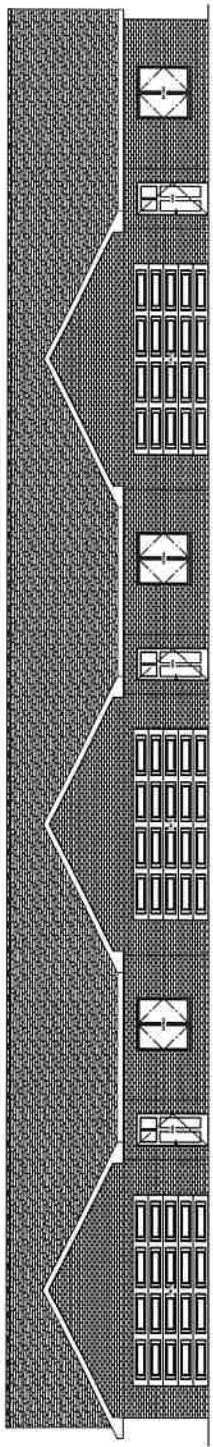
FOUNDATION PLAN

A LICENSED ARCHITECT HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL BOARD OF THE STATE OF MISSISSIPPI. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

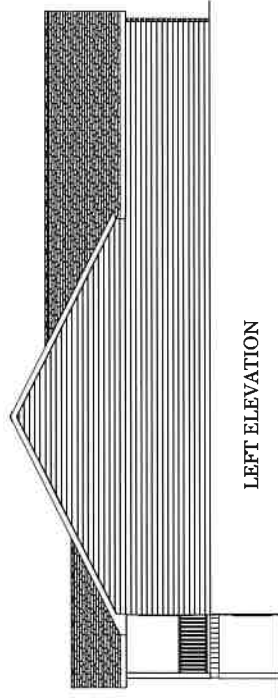
**B&L MANTERNACH**  
**2022 TRIPLEX**

**J & L LUMBER**  
 6803 COLUMBUS ST.  
 NEW VIENNA, LA 70665  
 563-921-3915

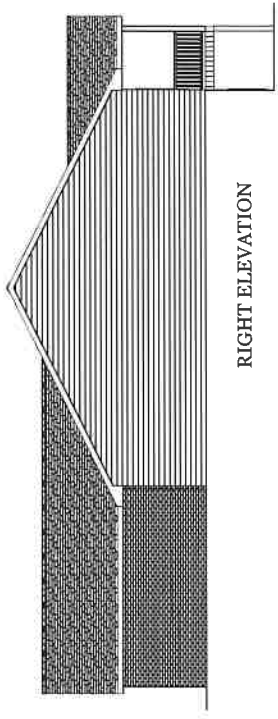
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 SCALE: 3/8" = 1'-0"  
 DRAWN BY: JDC  
 PAGE: 1  
 OF: 3 PAGES



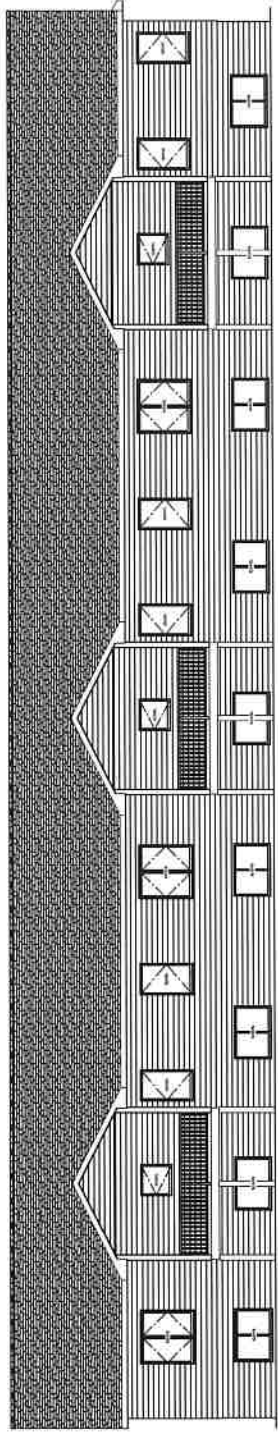
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

R-2

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Single-Family Dwelling  Area: 9,600-sq.ft. Width: 80-feet Depth: 120-feet	Single and two-family dwellings and other non-institutional uses: Front ..... 25-feet Rear ..... 25-feet Side ..... 8-feet Street side, corner lot.... 25-feet	2 1/2 stories or 35 feet
Zero-Lot line single-family attached dwelling: Area: 6,000-sq.ft. Width: 60-feet Depth: 100-feet	Zero-Lot line single-family attached dwelling:  Front ..... 25-feet Rear ..... 25-feet Interior Side.. 0-feet Exterior Side.. 8-feet Corner Lot.... 25-feet	2½ stories or 35-feet
Multi-family dwelling up to 4 units: Area: 7,200 sq.ft. Width: 60 feet Depth: 120 feet	Multi-family dwellings, schools, churches or other public or institutional buildings:  Front ..... 30 feet Rear ..... 30 feet Side ..... 20 feet Street side, corner lot .... 25 feet	

F. PERMITTED SIGNS.

1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area.
2. Bed and breakfast home sign not to exceed four (4) square feet in area.
3. Church or public bulletin board not to exceed sixteen (16) square feet in area.
4. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area.
5. Home occupation signs not to exceed three (3) square feet





Summary

Parcel ID 1932251020
Alternate ID
Property Address MULBERRY DR SE
CASCADE IA 52033
Sec/Twp/Rng N/A
Brief Tax Description LOT 2 OAK HILL NO. 14;
(Note: Not to be used on legal documents)
Deed Book/Page 2018-3680 (10/14/2019)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District CASWD - CASCADE CITY/WESTERN DBQ SCH
School District WESTERN DUBUQUE SCHOOL DISTRICT

Owners

Deed Holder
Beck Construction Inc
PO Box 98
Cascade IA 52033
Contract Holder
Mailing Address
Beck Construction Inc
PO Box 98
Cascade IA 52033

Land

Lot Dimensions Regular Lot: 301.00 x 130.00
Lot Area 0.90 Acres; 39,130 SF

Sales

Table with 8 columns: Date, Seller, Buyer, Recording, Sale Condition - NUTC, Type, Multi Parcel, Amount. Row 1: 7/20/2010, OAK HILL, L.L.P., A LIMITED LIABILITY PARTNERSHIP, BECK, MIKE, 10-10170, Normal, Deed, Y, \$0.00

There are other parcels involved in one or more of the above sales:

- List of recording links: Recording: 10-10170 - Parcel: 1932201002, 1932201003, 1932201004, 1932201005, 1932201006, 1932201007, 1932202001, 1932202002, 1932202003, 1932202004, 1932202005, 1932202006, 1932203001, 1932203002, 1932203003, 1932203004, 1932203005, 1932203011, 1932204001, 1932204002, 1932204003, 1932204004, 1932204005, 1932204006, 1932204007, 1932204008, 1932205001, 1932205002, 1932205003, 1932205004, 1932205005, 1932205006, 1932205007, 1932205008, 1932205009, 1932205010, 1932205011, 1932205012



## September 12, 2022 Agenda

**To: Mayor, City Council and Staff**  
**From: Lisa Kotter, Interim City Administrator**  
**Date: September 10, 2022**  
**Re: Food Truck Ordinance**

Earlier in the week I emailed the City Council four examples of food trucks from communities around us. You can see upon review that they all have a fairly extensive ordinance. It is much different than the one Cascade had drafted and considered in 2019. Before I draft an ordinance, I would appreciate more input from the Council?

Some questions...

When do we require a permit?

Where are they allowed to park? Private property or public parks streets?

Do we want to know they are insured?

Do we want to know they are licensed?

Do we consider how they compete against the bricks and mortar food establishments in our community?

Should the City receive revenue from these trucks doing business in our community in the form of a permit fee?



## **September 12, 2022 Agenda**

**To: Mayor, City Council and Staff**

**From: Lisa Kotter, Interim City Administrator**

**Date: September 10, 2022**

**Re: Pool Picture Contest**

**I would like to gather pictures for marketing the pool and for use on our social media and website. I have spoken to the auditors to confirm that this idea is okay from a financial perspective. They have okayed this idea.**

**I would like to invite people to submit pictures from their 2022 visits to our pool. Once the submission period is over each of the elected officials will pick one picture to move on to the finals. The public will then get to vote on Facebook for their favorite pic.**

**The top three winners will either receive a 2023 family pass, or \$100 or \$50 off a pool pass in 2023.**

**I think this is a positive promotion tool and a way for us to get more pictures for us to use. No action is needed but I want to be sure the City Council is okay with this contest.**

**Please see the draft flyer I included.**

# SWIMMING POOL PICTURE CONTEST

SHARE AND WIN.



TO WRAP UP THE SWIMMING SEASON WE  
ARE ASKING POOL VISITORS TO EMAIL US THEIR FAVORITE  
2022 PICTURE TAKEN AT THE CASCADE POOL

THE MAYOR AND CITY COUNCIL WILL EACH PICK THEIR FAVORITE PICTURES.

THE TOP 6 WILL BE PUT ON FACEBOOK IN OCTOBER FOR A  
COMMUNITY VOTE TO DETERMINE THE TOP THREE.

PICTURE ENTRY DEADLINE  
SEPTEMBER 30 AT 4PM

EMAIL YOUR PICTURE ENTRIES TO  
[CLERK@CITYCASCADE.COM](mailto:CLERK@CITYCASCADE.COM)

FIRST PLACE - 2023 FAMILY POOL PASS

SECOND PLACE - \$100 OFF 2023 POOL PASS

THIRD PLACE - \$50 OFF 2023 POOL PASS

THE CITY HAS THE RIGHT TO USE ALL SUBMITTED  
PICTURES IN COMMUNITY MARKETING

# CASCADE

MONTHLY INCIDENT COUNT REPORT    Statistics from Reported Date: 8/1/2022 12:00:00AM to 8/31/2022 11:59:00PM

## Case Report

[IMPORTED] : ACCIDENT: HIT AND RUN: 1 2%

[IMPORTED] : ALCOHOL OFFENSES: 3 6%

[IMPORTED] : DRIVING WHILE SUSPENDED/ REVOKED/BARRED: 1 2%

[IMPORTED] : FAILURE TO MAINTAIN CONTROL: 1 2%

[IMPORTED] : SPEEDING CITATION: 1 2%

Grand Total: 12.96%    Total # of Incident Types Reported: 7

Field Interview

ACCIDENT: HIT AND RUN: 1 2%

ALARM: 1 2%

ALARM-BUSINESS: 1 2%

ANIMAL BITE: 1 2%

ASSIST AMBULANCE: 4 7%

ASSIST CITY: 1 2%

ASSIST DUBUQUE COUNTY: 3 6%

ASSIST FIRE DEPARTMENT: 1 2%

ASSIST JONES COUNTY: 1 2%

ATV VIOLATION-WARNING: 1 2%

CRIMINAL MISCHIEF: 2 4%

DEATH INVESTIGATION: 1 2%

DRUG LAW VIOLATIONS: 2 4%

EQUIPMENT VIOLATION: 1 2%

EQUIPMENT VIOLATION-WARNING: 1 2%

EXPIRED REGISTRATION: 1 2%

FIREWORKS COMPLAINT: 1 2%

FOUND ITEM: 2 4%

FRAUD & DECEIT: BY CHECK, CREDIT CARD, MONEY ORDER, ETC.: 1 2%

HARASSMENT/THREATS: 1 2%

HARASSMENT: TELEPHONE: 1 2%

PAPER SERVICE: 1 2%

Field Interview

POSSESSION OF TOBACCO BY MINOR: 1 2%

PRESENTATION: EMS: 1 2%

PRESENTATION: FRAUD: 1 2%

PRESENTATION: SCHOOL: 1 2%

RECORDS CHECK: 1 2%

REQUEST FOR SECURITY CHECK: 2 4%

SPECIAL ASSIGNMENT: 1 2%

SPEED WARNING: 2 4%

STOLEN VEHICLE-MISSING: 1 2%

STOP SIGN-WARNING: 1 2%

SUSPICIOUS ACTIVITY: 1 2%

SUSPICIOUS PERSON: 1 2%

SUSPICIOUS VEHICLE: 1 2%

WELFARE CHECK: 2 4%

Grand Total: 87.04% Total # of Activity Types Reported: 47