

# PUBLIC NOTICE

## PROCEEDINGS: ARTHUR CITY COUNCIL MARCH 4 MINUTES

**3-04-2024**  
The Arthur City Council met in regular session on the above date with Mayor Chase presiding. Council members present: Fried, Lampman, Kristy Arbogast. Absent Anderson, Argo. Motion to approve the agenda and Consent agenda was made by Arbogast, second by Fried. All ayes. Motion carried. Consent Agenda: Receipts, Expenditures, Minutes of 2-05-2024.

**RECEIPT SUMMARY** – General – 7,010.72; Garbage – 1,959.36; Road Use – 1,982.66; LOST – 2,878.87; Water – 4,867.09; Sewer – 7,002.97.  
**LIBRARY REPORT:** No Report.  
**EASTER EGG HUNT & PANCAKE BREAKFAST:** The Easter egg hunt will begin at 10 a.m. and the Pancake & Sausage Breakfast will be held at 9:30 a.m. to 11:30 a.m. on March 23

**BILLS:**

Biblionix .....	.....
Automation annual sub.....	800.00
Bomgaars .....	.....
Diesel fuel conditioner .....	71.94
BV.CO. EMS Training Academy .....	.....
Training .....	100.00
City of Arthur..... Water Bill.....	25.64
Column Software PBC.....	.....
February Minutes.....	68.12
Column Software PBC.....	.....
Budget Hearing Published.....	166.74
EFTPS... Fed/ Fica tax .....	1,191.30
Foundation Analytical Lab .....	.....
Coliforms .....	16.50
Ida County Sanitation .....	.....
Garbage Contract .....	1,815.14
IDALS .....	.....
Pesticide renewal fee .....	21.50
IPERS.....IPERS.....	650.51
JBE. LLC..... Cont. Serv.....	350.00
Kalley Childers.....	.....
Reimb. LP Books.....	108.02
MidAmerican Energy.....	.....
Electric Bill .....	1,277.42
Sac County Mut. Tel. ....	.....
Phone/ Internet.....	139.25
SCSB..... Water Loan.....	565.89
Tammy Lansink.....	.....
Reimb. Registers.....	38.10
Treasurer State of Iowa .....	.....
WET Tax .....	237.64
UBI.....	.....
Harland Clark chk order.....	112.88
West Central IA Rural Water.....	.....
Purchased Water.....	2,376.00

**FIRE REPORT:** Assisted EMR on two calls. They had their air packs tested and repaired, they organized the trucks and installed fire extinguishers on all the trucks. Did a little maintenance on a couple trucks. Did some training with their air packs.  
**EMR REPORT:** Had two calls.  
**SHERIFF'S REPORT:** Talked about a committee on helping on a fair way to figure out what the cities should have to pay for the Sheriff's budget.  
**MAINTENANCE REPORT:** Had some work done on the truck at S&S repair. Started putting up new cameras at the park.  
**PUBLIC HEARING:** Adopt City Budget Resolution # 07.2024 opened at 6:00 and closed at 6:29 p.m. Arbogast made a motion to adopt the City Budget, second Lampman. All Ayes. Motion carried.  
**MAYOR COMMENTS/ CONCERNS:** None.  
**COUNCIL CONCERNS:** None.  
**CITIZEN'S CONCERNS:** None.  
**BUILDING PERMITS:** 1.  
**DELINQUENT ACCOUNTS:** 1. There being no further business the council adjourned.

Mayor Chase  
ATTEST:  
City Clerk / Manager  
Paul Arbogast

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## PROCEEDINGS: IDA GROVE CITY COUNCIL MARCH 4 MINUTES

**City of Ida Grove Council Meeting Minutes Monday, March 4, 2024 5:30 p.m. Temporary City Hall 311 Barnes Street**

**1. Call to Order:** Mayor Nathan Weill called the meeting to order at 5:32 p.m. **2. Roll Call:** Council Present: Jeff Miesner, Jared Bogue & Reynold McLead. Gregor Ernst & Jason Schable were absent. Guests in attendance were as follows: Mary Morgan, Gerrod Sholty, Scott Clark, Angela McCauley, Kelsey Vetter & Heidi Kuhl. Attorney Ryan Gaskins was also present. **3. Approval of Agenda:** Motion by McLead, second by Bogue to approve. Motion carried 3-0. **4. Angela McCauley, CMBA - Downtown Facade Project a. Resolution 2024-6 Authorizing Pay App #3 to Cornerstone Commercial Contractors:** Motion by Miesner, second by McLead to approve Resolution 2024-6, authorizing payment to Cornerstone Commercial Contractors in the amount of \$34,651.01. Motion carried 3-0. **5. Kelsey Vetter - City Hall a. City Hall Change Order #17 Landscaping \$11,857:** Council reviewed the proposed change order to add river rock in place of grass seed in several areas at City Hall for maintenance purposes. Sholty will obtain pricing to determine if public works can complete the work at a lesser cost. Motion by Bogue to reject CO #17, second by McLead. Motion carried 3-0. **b. Exterior Punch List:** Vetter explained the railings as installed at the entrance of City Hall don't meet accessibility standards as they must have a 12" extension from the top and bottom steps of the hand-rail. Motion by Bogue, second by Miesner to add extensions consistently to the railings at the minimum amount required, except the one at the top of the ramp. Motion carried 3-0. **6. Heidi Kuhl, Northland - Rate Study Agreement:** Kuhl presented an agreement to review the City's current water rates, including potentially including additional tiers for high water users as well as reviewing the City's sewer rates. Kuhl noted the importance of regular rate studies to ensure revenues are exceeding expenditures, including debt service for water and sewer loans. Motion by McLead, second by Bogue to approve the rate study agreement for a one-time fee of \$1,000. Motion carried 3-0. **7. Scott Clark, Rec Center Director - Annual Report:** Clark presented the 2023 Annual Rec Center Report. Council noted their appreciation and support of the programs offered, but voiced financial concerns with expenses exceeding revenue on some youth sports programs. Additional information on facility condition and expenses was requested as well as more in-depth information on memberships and payroll. **8. Gerrod Sholty, Foreman - Ja-**

**cob Avenue Service Line:** Sholty requested clarification regarding responsibility of water service lines located on private property (industrial portion) of Jacob Avenue. Years ago, the area was owned by one owner and water service lines were installed by the owner. Over the years, parcels have been severed and sold to multiple owners with additional connections added, of which do not meet the design and specs of the City of Ida Grove. Council agreed to notify the affected property owners of their responsibility for any expenses relating to the non-conforming water service lines. Additionally, council clarified the City's ownership of the water main feeding from the T connection on Jacob Avenue to the shut off valve going west. The City also takes ownership of the extension of the water line that was installed in the 1980's running from Quimby Street to the northwest, thence east, connecting to the private 6" service line on Jacob Avenue. **9. Consent Agenda:** Motion by Miesner, second by McLead to approve the consent agenda consisting of the following: clerk's report, claims in the amount of \$161,865.76, financial reports, minutes of the 2/20/2024 & 2/27/2024 meetings, permits and correspondence. Motion carried 3-0. **10. City Hall Parking - 3rd Street & Main Street:** No action taken; council will continue discussion at the next meeting. **11. City Hall Open House:** A ribbon cutting and open house has been set for Monday, April 15th. Watch for the newspaper announcement with further details! **12. American Rescue Plan Funds:** Council requested additional information on hydrant replacement costs, Zobel's Additional water main loop project and beginning phase 1 of Linden Lane (curb cut). No action taken. **13. Resolution 2024-5 Setting Date of Public Hearing for FY25 Consolidated General Fund Levy:** Motion by Miesner, second by Bogue to approve Resolution 2024-5 setting public hearing on the FY25 Property Tax Levy for Monday, April 1 at 5 p.m. Motion carried 3-0. **14. Organizational Chart:** Motion by McLead, second by Bogue to adopt the chart as presented and include it in the employee manual. Motion carried 3-0. **15. Second Street Business District - 2 Hour Parking:** Options for enforcement were reviewed and discussed. No action taken. **16. City Council Member News & Notes a. 3/18 Meeting to be held at 403 3rd Street 17. Adjournment:** Motion by Bogue, second by McLead to adjourn at 7:05 p.m. Motion carried 3-0.  
Heather Sweeden, City Clerk  
Nathan Weill, Mayor

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## PUBLIC NOTICE: OABCIG • TAX LEVY

		<b>NOTICE OF PUBLIC HEARING - PROPOSED PROPERTY TAX LEVY</b> Proposed ODEBOLT ARTHUR BATTLE CREEK IDA GROVE Property Tax Levy Fiscal Year July 1, 2024 - June 30, 2025		
<b>Location of Public Hearing: Conference Room, OABCIG High School, 900 John Montgomery Dr., Ida Grove, IA 51445</b>		<b>Date of Public Hearing: 3/25/2024</b>		<b>Time of Public Hearing: 12:00 PM</b>
<b>Location of Notice on School Website: www.oabcig.org</b>				

At the public hearing any resident or taxpayer may present oral or written objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed budget.

	Current Year	Final Property Tax Dollar Levy FY 2024	Budget Year	Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2025	Budget Year	Proposed Property Tax Dollar Levy FY 2025
General Fund Levy	1	3,788,755		3,788,755		4,126,483
Instructional Support Levy	2	428,303		428,303		414,194
Management	3	750,189		750,189		541,611
Amana Library	4	0		0		0
Voted Physical Plant and Equipment	5	921,111		921,111		981,365
Regular Physical Plant and Equipment	6	226,841		226,841		241,679
Reorganization Equalization	7	0		0		0
Public Education/Recreation (Playground)	8	0		0		0
Debt Service	9	1,854,623		1,854,623		1,975,641
<b>Grand Total</b>	<b>10</b>	<b>7,969,822</b>		<b>7,969,822</b>		<b>8,280,973</b>

	Current Year	Final Property Tax Rate FY 2024	Budget Year	Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2025	Budget Year	Proposed Property Tax Rate FY 2025
<b>Grand Total Levy Rate</b>		<b>13.44861</b>		<b>12.93750</b>		<b>13.42083</b>

Property Tax Comparison	Current Year	Property Taxes	Proposed	Property Taxes	Percent Change
Residential property with an Actual/Assessed Value of \$100,000		735		622	-15.37
Commercial property with an Actual/Assessed Value of \$100,000		735		622	-15.37

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.  
Reasons for tax increase if proposed exceeds the current:  
Declining enrollment means the district is on the Budget Guarantee and that is made up entirely of property taxes.

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## PUBLIC NOTICE: CITY OF GALVA • TAX LEVY

<b>CITY NAME:</b> GALVA	<b>NOTICE OF PUBLIC HEARING - CITY OF GALVA - PROPOSED PROPERTY TAX LEVY</b> Fiscal Year July 1, 2024 - June 30, 2025	<b>CITY #:</b> 47-438
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The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
Meeting Date: 3/25/2024 Meeting Time: 05:00 PM Meeting Location: City Hall 116 S. Main St Galva, IA  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) ... City Telephone Number (712) 282-4228

Iowa Department of Management	Current Year	Certified Property Tax 2023 - 2024	Budget Year	Effective Property Tax 2024 - 2025	Budget Year	Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service		10,578,258		9,808,620		9,808,620
Consolidated General Fund		88,540		88,540		82,098
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		16,094		16,094		19,844
Support of Local Emergency Mgmt. Comm.		1,981		1,981		2,296
Unified Law Enforcement		0		0		14,713
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		12,400		12,400		10,354
Other Employee Benefits		0		0		5,628
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		10,578,258		9,808,620		9,808,620
Debt Service		0		0		0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>		<b>119,015</b>		<b>119,015</b>		<b>134,933</b>
<b>CITY REGULAR TAX RATE</b>		<b>11.25086</b>		<b>12.13372</b>		<b>13.75663</b>
Taxable Value for City Ag Land		379,204		377,936		377,936
Ag Land		1,140		1,140		1,135
<b>CITY AG LAND TAX RATE</b>		<b>3.00375</b>		<b>3.01638</b>		<b>3.00315</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>						
Residential property with an Actual/Assessed Value of \$100,000	<b>Current Year</b>	<b>Certified 2023/2024</b>	<b>Budget Year</b>	<b>Proposed 2024/2025</b>		<b>Percent Change</b>
City Regular Resident		615		638		3.74
Commercial property with an Actual/Assessed Value of \$100,000	<b>Current Year</b>	<b>Certified 2023/2024</b>	<b>Budget Year</b>	<b>Proposed 2024/2025</b>		<b>Percent Change</b>
City Regular Commercial		615		638		3.74

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.  
Reasons for tax increase if proposed exceeds the current:  
Increase due to inflation causing supplies and operating costs to go up.

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## PUBLIC NOTICE: CITY OF BATTLE CREEK • TAX LEVY

<b>CITY NAME:</b> BATTLE CREEK	<b>NOTICE OF PUBLIC HEARING - CITY OF BATTLE CREEK - PROPOSED PROPERTY TAX LEVY</b> Fiscal Year July 1, 2024 - June 30, 2025	<b>CITY #:</b> 47-437
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The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
Meeting Date: 3/26/2024 Meeting Time: 06:00 PM Meeting Location: Battle Creek Community Hall  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) battlecreekia.org City Telephone Number (712) 365-4646

Iowa Department of Management	Current Year	Certified Property Tax 2023 - 2024	Budget Year	Effective Property Tax 2024 - 2025	Budget Year	Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service		15,402,547		15,590,457		15,590,457
Consolidated General Fund		128,920		128,920		130,492
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		14,135		14,135		19,356
Support of Local Emergency Mgmt. Comm.		4,001		4,001		4,529
Unified Law Enforcement		23,104		23,104		23,386
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		8,486		8,486		8,494
Other Employee Benefits		0		0		0
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		15,402,547		15,590,457		15,590,457
Debt Service		0		0		0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>		<b>178,646</b>		<b>178,646</b>		<b>186,257</b>
<b>CITY REGULAR TAX RATE</b>		<b>11.59846</b>		<b>11.45868</b>		<b>11.94684</b>
Taxable Value for City Ag Land		213,075		211,221		211,221
Ag Land		641		641		634
<b>CITY AG LAND TAX RATE</b>		<b>3.00375</b>		<b>3.03474</b>		<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>						
Residential property with an Actual/Assessed Value of \$100,000	<b>Current Year</b>	<b>Certified 2023/2024</b>	<b>Budget Year</b>	<b>Proposed 2024/2025</b>		<b>Percent Change</b>
City Regular Resident		634		554		-12.62
Commercial property with an Actual/Assessed Value of \$100,000	<b>Current Year</b>	<b>Certified 2023/2024</b>	<b>Budget Year</b>	<b>Proposed 2024/2025</b>		<b>Percent Change</b>
City Regular Commercial		634		554		-12.62

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.  
Reasons for tax increase if proposed exceeds the current:  
Increase in operating expenses

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**PUBLIC NOTICE:  
OABCIG FY25  
CALENDAR HEARING**

**PUBLIC NOTICE**  
**Odebolt Arthur**  
**Battle Creek Ida Grove**  
**Community School District**  
**NOTICE OF PUBLIC HEARING**  
**PROPOSED CALENDAR**  
**FOR THE**  
**2024-2025 School Year**  
Location of Public Hearing: Conference Room, OA/BCIG High School, 900 John Montgomery Dr., Ida Grove, Iowa, 51445. Date of Hearing: Monday, March 25, 2024, 11:55 a.m. The Board of Directors of the OABCIG School District will hold a public hearing to consider the school calendar for the 2024-2025 School Year. Any person may appear at the time and place of hearing and file or voice objections to the proposed calendar.

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**PUBLIC NOTICE:  
WARNKE REMER  
RE-ZONING REQUEST**

**NOTICE REGARDING  
PUBLIC HEARING  
OF IDA GROVE'S CITY COUNCIL**  
YOU ARE HEREBY NOTIFIED that the Ida Grove City Council will conduct a Public Hearing to be held on Monday, March 18 at 5:30 p.m. at the Ida Grove City Council Chambers, located at 403 Third Street, for the purpose of rezoning land within the City of Ida Grove. The application requests the parcels described below be rezoned from single family residential to suburban.  
18-26-0202: LOT 2 BLK 2  
REPLATTED HILLCREST ADDN  
18-26-0203: LOT 3 BLK 2  
REPLATTED HILLCREST ADDN  
18-26-0204: LOT 4 BLK 2  
REPLATTED HILLCREST ADDN  
18-26-0306: LOT 6 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0307: LOT 7 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0205: LOT 5 BLK 2  
REPLATTED HILLCREST ADDN  
18-26-0301: LOT 1 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0302: LOT 2 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0303: LOT 3 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0304: LOT 4 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0305: LOT 5 BLK 3  
REPLATTED HILLCREST ADDN  
18-26-0308: OUT LOT A BLK 3  
REPLATTED HILLCREST ADDN  
The properties listed above are located within the City of Ida Grove, Ida County, Iowa.  
All persons desiring to be heard on the proposal, either for or against, may appear at the above time and place.  
/s/ Heather Sweeden, City Clerk

Published in Ida County Courier on March 13, 2024

**PROBATE:  
NELS WALTER JOHNSON**

**IN THE DISTRICT COURT OF  
THE STATE OF IOWA  
IN AND FOR IDA COUNTY  
IN THE MATTER OF THE ESTATE  
OF NELS WALTER JOHNSON,  
Deceased**  
**Probate No. ESPR009725**  
**NOTICE OF PROBATE OF  
WILL, OF APPOINTMENT OF  
EXECUTOR AND NOTICE TO  
CREDITORS**

To All Persons Interested in the Estate of Nels Walter Johnson, deceased, who died on or about Jan. 22, 2024:

You are hereby notified that on the 3rd day of March, 2024, the Last Will and Testament of Nels Walter Johnson, deceased, bearing date of the 16th day of July, 2021, was admitted to probate in the abovenamed court and that Joyce Johnson was appointed Executor of the estate. Any action to set aside the Will must be brought in the district court of said county within the later to occur of four months from the date of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above-named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated this 4th day of March, 2024.  
Joyce Johnson  
4884 - 105th Street  
Washta, Iowa 51061  
**Executor of Estate**  
Michael R. Bovee  
Montgomery, Barry,  
Bovee & Davis, LLP  
Attorneys for Executor  
316-11th Street Southwest Plaza  
P.O. Box 500  
Spencer, Iowa 51301-0500  
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