### HANCOCK COUNTY **BOS** 11.13.24

November 13, 2024 Garner, Iowa

The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Florence (Sis) Greiman, Gary Rayhons, and Jerry J. Tlach present. Absent: none. The minutes of November 12, 2024 meeting were read and approved. No further business to come before the Board, motion made to adjourn at 9:51 a.m. by Supervisor Tlach and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on November

ATTEST: Michelle K. Eisenman, Auditor Gary Rayhons, Chair

18, 2024.

Published in The Leader on Wednesday, Dec. 11, 2024

#### **ORIGINAL NOTICE**

IN THE IOWA DISTRICT COURT IN AND FOR MILLS COUNTY FIRST NATIONAL BANK OF OMA-HA, a National Banking Association, Plaintiff.

JAMES TAGG; SPOUSE OF JAMES TAGG, IF ANY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AN AGENCY OF THE UNITED STATES OF AMERICA; NEBRASKA FURNITURE MART; TYFFANI ADAMS and PARTIES IN POSSESSION, Defendants.

CASE NO FOCV027634 **ORIGINAL NOTICE** BY PUBLICATION TO THE ABOVE-NAMED DEFEN-DANT: TYFFANI ADAMS

You are hereby notified that there is now on file in the office of the Clerk of the District Court in and for Mills County, Iowa, a Foreclosure Petition (Equity) in the above-entitled action which prays for an in rem judgment in the amount of \$114,371.21, plus interest as it accrues, the costs of this action, and that said sums be declared a first lien upon the following described premises located in Mills County, Iowa, to wit:

Lot 30 of Glenbrook Division II, located in the NE ¼ of Section 11, Township 72 N, Range 43 W of the 5 th P.M., Mills County, Iowa. That the Mortgage on the above-described real estate be foreclosed,

that a Special Execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for such other relief as the Court may deem just and equitable. The attorney for Plaintiff is Donald J. Pavelka, Jr., whose address is Suite 401, 421 West Broadway, Council Bluffs. lowa 51503, Telephone: (712) 256-5566

You are further notified that unless you file a Motion or Answer on or before January 14, 2025, in the lowa District Court for Mills County at the courthouse located at 418 Sharp St., Glenwood, Iowa 51534, judgment by default may be rendered against you for the relief demanded in the Petition.

This case has been filed in a county that utilizes electronic filing. You should refer to (i) Iowa Court Rules Chapter 16 for general rules and information on electronic filing; and (ii) Iowa Court Rules Chapter 16, division VI regarding protection of personal information in court filings. If you require the assistance of auxiliary aids or services to participate in Court because of a disability immediately call your district ADA coordinator at 712-328-5883. (If you are hearing impaired call Relay lowa TTY at 1-800-735-2942 ) IMPORTANT - YOU ARE AD-

VISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR **INTERESTS** 

Published in The Leader on Wednesday, Dec. 11, 18, and 25, 2024

#### PROBATE | MONA CATHERINE LUNDSTROM

THE IOWA DISTRICT COURT

FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF MONA CATHERINE LUND-STROM, Deceased

CASE NO. ESPR012274 NOTICE OF PROBATE OF WILL, APPOINTMENT OF EXECUTOR,

AND NOTICE TO CREDITORS To All Persons Interested in the Estate of Mona Catherine Lundstrom, Deceased, who died on or about

September 28, 2024: You are hereby notified that on December 4, 2024, the Last Will and Testament of Mona Catherine Lundstrom, deceased, bearing date of August 2, 2007, was admitted to probate in the above named court and that Susan J. Beukema 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 the second publication 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 date of 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 December 4, 2024.

Susan J. Beukema. Executor of Estate 102 S Walnut Street Kanawha, IA 50447 Philip L Garland, ICIS#: AT0001786

Attorney for Executor Garland & Rodriguez Attorneys at Law

200 State Street PO Box 134 Garner, IA 50438 Date of second publication: Wednesday, Dec. 18, 2024

Published in The Leader on Wednesday, Dec. 11 and 18, 2024

#### PROBATE | MARVIN E. ALPHS

THE IOWA DISTRICT COURT FOR CERRO GORDO COUNTY IN THE MATTER OF THE ESTATE OF MARVIN E. ALPHS. Deceased CASE NO. ESPR032148 NOTICE OF PROBATE OF WILL,

OF APPOINTMENT OF

**EXECUTOR** AND NOTICE TO CREDITORS To All Persons Interested in the Estate of Marvin E. Alphs, Deceased, who died on or about November 11,

You are hereby notified that on December 2, 2024, the Last Will and Testament of Marvin E. Alphs, deceased, bearing date of June 20, 2024, was admitted to probate in the above named court and that Larry Alphs was appointed as 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 the second publication 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 date of 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 December 3, 2024

ss/ Larry Alphs Larry Alphs, Executor of the Estate 40 Foxcroft Drive Princeton, NJ 08540 Earl W Hill. ICIS#: AT0003537 Attorney for the Administrator Law Office of EarL W. Hill 35 Main Ave. S. P.O. Box 301 Britt, IA 50423 Date of second publication:

Wednesday, Dec. 18, 2024 Probate Code Section 230

Published in The Leader on Wednesday, Dec. 11 and 18, 2024

# **PUBLIC NOTICE**

TO: Kyle Steven Wenzel, unknown address, and/or any putative fathers. and/or any legally established fathers, and/or biological fathers of (R.D.), known and/or unknown.

YOU ARE HEREBY NOTIFIED that case number JVJV001328 is a Termination of Parental Rights matter pending in this Court. You are further notified that a hearing has been sent in the District Courtroom of the HANCOCK County Courthouse, Garner, Iowa, on December 6, 2024 at 10:00 AM. You are further advised that you have the right to be represented at the hearing by counsel and appear in person; in the event you are financially unable to employ counsel, the Court will, upon application, appoint counsel for you.

Published in The Leader on Wednesday, Dec. 4 and 11, 2024

## **PUBLIC NOTICE**

TO: Shea Houser, 855 State Street, PO Box 70, Garner, IA 50438, and/or any putative fathers, and/or any legally established fathers, and/or biological

fathers of (W.S.), known and/or unknown. YOU ARE HEREBY NOTIFIED that case number JVJV001330 is a Child in Need of Assistance matter pending in this Court. You are further notified that a hearing has been sent in the District Courtroom of the HANCOCK County Courthouse, Garner, Iowa, on December 6, 2024 at 2:00 PM. You are further advised that you have the right to be represented at the hearing by counsel and appear in person; in the event you are financially unable to employ counsel, the Court will, upon application, appoint counsel.

Published in The Leader on Wednesday, Dec. 4 and 11, 2024

### **HANCOCK COUNTY BOS** 11.25.24

November 25, 2024

Garner, Iowa The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Florence (Sis) Greiman, Gary Rayhons, and Jerry J. Tlach present Absent none The minutes of November 18, 2024 meeting were read and approved.

On motion by Supervisor Greiman.

seconded by Supervisor Tlach, and

carried unanimously, the Board gave approval to the following: Payroll change for Teri Bodtke, Communications Department, for completion of probationary period, effective November 21, 2024 at \$26.95 per hour. Certification of the costs of the General Election held on November 5, 2024 in the amount of \$36,109.87 with Garner-Hayfield-Ventura Community School District being billed \$2,779.14 for the cost of the Garner-Hayfield-Ventura Community School District Public Measure on the General Election ballot and West Fork Community School District being billed \$850.84 for the West Fork Community School District public measure being on the General Election ballot. Signed cancellation of bond effective January 1, 2025 for Supervisor Jerry

Tlach. On motion by Supervisor Tlach, seconded by Supervisor Greiman, and carried unanimously, the Board gave approval to the following: Appointment of Cory Leerar, Britt, to the Magistrate Nominating Commission for the residue of the term ending December 31, 2026.

On motion by Supervisor Greiman. seconded by Supervisor Tlach, and carried unanimously, the Board gave approval to the following Res-

Resolution no. 2024-037
RESOLUTION APPOINTING HANCOCK COUNTY COMPEN-SATION BOARD MEMBERS

WHEREAS, pursuant to lowa Code Section 331.905, as amended in 2024 by Senate File 2442, the county board of supervisors may vote to establish a county compensation board. WHEREAS. the Hancock Coun-

ty Board of Supervisors voted to establish a county compensation board pursuant to Resolution no. 2024-032, retroactive back to July

WHEREAS, pursuant to this same Code Section, when the board of

compensation board, the compensation board shall be comprised of seven members who are residents of the county. Two members shall be appointed by the board of supervisors, one member each by the county auditor, county attorney, county recorder, county treasurer, and county sheriff. The members of the county compensation board shall not be officers or employees of the state or a political subdivision of the state and shall serve staggered WHEREAS, a fter drawing lots to

supervisors establishes a county

establish terms, the representatives of Auditor, Board of Supervisors (1) member), Treasurer, and County Attorney shall serve an initial term of four years and the representatives of Board of Supervisors (1 member), Recorder, and Sheriff shall serve an initial term of two

WHEREAS, the Hancock County Board of Supervisors directed each of the elected officials to submit their respective appointments to the board of supervisors by November 15, 2024

NOW, THEREFORE, BE IT RE-**SOLVED**, the following appointments have been made to the Hancock County Compensation Board, with terms beginning July 1, 2024, as follows:

For a term of 4 years: Jerry Tlach appointed by the Hancock County Auditor effective January 2, 2025

Tim J. Tusha of Garner appointed by the Hancock County Board of Supervisors Earl Hill of Britt appointed by the

Hancock County Attorney William Paulus of Garner appointed by the Hancock County Treasurer For a term of 2 years:

Donny Schleusner of Garner appointed by the Hancock County Board of Supervisors Carrie Rodriguez of Forest City appointed by the Hancock County

Recorder Jim Thiele of Garner appointed by the Hancock County Sheriff No further business to come before the Board, motion made to adjourn at 10:13 a.m. by Supervisor Greiman and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on De-

ATTEST: Michelle K. Eisenman, Auditor Gary Rayhons, Chair

Published in The Leader on Wednesday, Dec. 11, 2024

cember 2, 2024

### **PUBLIC NOTICE**

TO: Jarek Toepfer, unknown address, and/or any putative fathers, and/or any legally established fathers, and/or biological fathers of (D.T.), known YOU ARE HEREBY NOTIFIED that case number JVJV001327 is a Termi-

nation of Parental Rights matter pending in this Court. You are further notified that a hearing has been sent in the District Courtroom of the HANCOCK County Courthouse, Garner, Iowa, on December 6, 2024 at 10:00 AM. You are further advised that you have the right to be represented at the hearing by counsel and appear in person; in the event you are financially unable to employ counsel, the Court will, upon application, appoint counsel for you.

Published in The Leader on Wednesday, Dec. 4 and 11, 2024

### **BRITT CITY COUNCIL MINUTES 11.25.24**

SPECIAL CITY COUNCIL MEETING MINUTES IN BRITT COUNCIL CHAMBERS, 170 MAIN AVE S BRITT, IA MONDAY, NOVEMBER 25TH, 2024, 6:00 P.M.

1) OPENING BUSINESS a. Call meeting to order.

Minutes: Meeting was called to order by J. Nelson b. Roll call

Minutes: Ashley Weiss-present; Todd Hildman-Present; Angela Nelson-Present; Jefry Moore-Present

 c. Pledge of Allegiance d. Conflict of Interest (state if applicable)

e. Approval of Agenda Minutes: Motion to approve was made by T. Hildman and seconded by A

Weiss. All Ayes. Motion carried. 2) Discuss and make a motion, with a vote, to accept the current litigation

settlement from the closed session dated 11 19 2024. After a brief discussion and consultation from Earl Hill by phone, the motion was made by A. Weiss to accept the settlement as presented at the 11.19.2024 closed session and was seconded by T. Hildman. All Ayes. Motion carried.

Minutes: Motion to adjourn was made by A. Weiss and seconded by J. Moore. All Ayes. Motion carried. Jim Nelson, Mayor Joe McEnulty, City Administrator

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# **GARNER CITY COUNCIL MINUTES 11.26.24**

Garner City Council Meeting Minutes 11/26/24

The Garner City Council met at City Hall on November 26, 2024. Mayor Schmidt called the meeting to order at 5:30 PM with the following councilors present: Damon Quandt, Marline Lewerke, Glen Juhl, and Don Bell. Also present were Officer Berry, City Clerk Karen Halder and City Administrator Jim Collins.

A motion by Lewerke to approve the agenda was supported by Bell. Motion carried 4-0. No public input.

A motion by Juhl to approve the consent agenda that included the November 12 minutes, claims report, appointment of Curt Anderson and John Tammen to the VMRC Building Commissioners and Bill Paulus to the Revolving Loan Board, Park & Rec coach contract for Lisa Whitehurst, Administrative Policy 050B Financial Reserve and Indebtedness Policy, and the golf course financials was supported by Quandt. Motion carried 4-0.

Honorary Mayor, Josie Schumacher, and Honorary Councilor, Drake Davison, read their "If I Were Mayor" essays. A motion by Lewerke to approve the

ICT Partially Self-Funded Health Insurance Renewal (Wellmark) was supported by Juhl. Motion carried 4-0.

A motion by Juhl to approve Resolution no. 2024 - 041, a resolution approving the street finance report for FY24 and authorizing its submission, was supported by Quandt. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion

A motion by Lewerke to approve Resolution no. 2024 – 042, a resolution approving the purchase of

real estate situated at 590 State Street and authorizing the mayor to sign the real estate purchase agreement, was supported by Bell. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion carried.

A motion by Quandt to approve Resolution no. 2024 - 043, a resolution approving the annual financial report for FY24 and authorizing its submission, was supported by Lewerke. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion carried.

A motion by Bell to approve Resolution no. 2024 - 044, a resolution approving the annual urban renewal report for FY24 and authorizing its submission, was supported by Juhl. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion carried.

A motion by Lewerke to approve Resolution no. 2024 – 045, a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation TIF obligations, was supported by Bell. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion carried.

A motion by Juhl to approve Resolution no. 2024 – 046, a resolution certifying the City of Garner's TIF indebtedness for FY26 and requesting specific dollar amounts, was supported by Bell. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Motion carried.

A motion by Quandt to approve Resolution no. 2024 - 047, a resolution authorizing the 325 West Fuller Drive sidewalk public improvement project, was supported by Lewerke. Ayes: Lewerke, Bell, Juhl, and Quandt. Nays: none. Mo-

tion carried. A motion by Lewerke to concur with the Culture Committee's approval of Flatrack Farms' bid for the State Street flower baskets, was supported by Bell. Motion carried 4-0. A motion by Quandt to approve the

IDOT's Preconstruction Agreement and authorizing the mayor to sign it, was supported by Lewerke. Motion carried 4-0. A motion by Juhl to approve selling

the former police unit, a 2016 Ford Explorer, through sealed bids that are due December 19, 2024 at 8:00 a.m. CST, was supported by Bell. Motion carried 4-0.

Drew Sweers, V&K Engineering, updated Council on the Hwy 18 trail, 8th Street Apartments, UV projects, and humidification control at the water treatment plant.

A motion by Lewerke to approve the resignation of City Administrator, Jim Collins, was supported by Quandt. Motion carried 4-0. Juhl has received positive comments regarding the Christmas

lights. The mayor expressed appreciation to Hillary Dodge, GHV English instructor, for her work in teaching the students clear communication skills as they prepared their "If I Were Mayor" essays. He also shared that the "Light Up the Night" holiday event held on November 23rd by the Chamber went well.

A motion by Lewerke to adjourn the meeting at 6:05 PM was supported by Juhl. Motion carried 4-0. Karen Halder, City Clerk Tim Schmidt, Mayor CLAIMS REPORT - 11/26/24 VENDOR, REFERENCE ... AMOUNT

CITY OF GARNER, CITY OF GAR-NER ......\$50.00 IRS - 941, FED/FICA TAX ..... \$ 12,125.31 ......\$ 12,125.31 NATIONWIDE, DEF COMP NTN-..... \$ 25.00 AFLAC, INSURANCE ...... \$88.20

ALLIANT, UTILITIES .. \$ 201.94 CARD SERVICES, DODGE SAFE-...... \$ 991.18 GARNER VET, ANIMAL CONTROL . \$ 31.20

GORDON FLESCH COMPANY, COPIES ......\$ 61.60
IA MUNI WORKERS COMP, WORKER'S COMP ...... \$ 974.00 WELLMARK, INSURANCE

\$304.77 ALLIANT, UTILITIES ...... \$ 242.33 IA MUNI WORKERS COMP, WORKER'S COMP ..... \$ 1,036.98 IA MUNI WORKERS COMP, WORKER'S COMP ...... \$ 533.00 WELLMARK ...... \$ (58.48) ALLIANT, UTILITIES ...... \$ 34.90 BRADS PEST CONTROL, PEST CONTROL .....\$ 28.50 CARD SERVICES, HOT START ENGINE HEATER ............ \$ 128.00 CINTAS, RUG/MOP SERVICE ......

AFLAC, INSURANCE .....\$ 24.56
AFLAC, INSURANCE ....\$ 286.80
IA MUNI WORKERS COMP ......

WELLMARK, INSURANCE . \$ 303.04 ALLIANT, UTILITIES .... \$ 4,914.54 ALLIANT, UTILITIES . \$ 38.02 CNH INDUSTRIAL CAPITAL, SEN-SOR AND FILTER ..... \$ 59.65 GC DISTRBT, BAGS ... \$ 2,736.50

.. \$ (8.80) WELLMARK, INSURANCE . \$ 77.98 ALLIANT, UTILITIES ...... \$ 227.54 CLABAUGH ELEC, CIR BREAKER-CENTRAL PARK CIRCUIT

IA MUNI WORKERS COMP.

...... \$ 224.51 ALLIANT, UTILITIES ... \$ 109.06 CARD SERVICES, JOIN HOME BASE FEE .....IA MUNI WORKERS .... \$ 26.70 COMP, WORKER'S COMP ....... \$ 184.53 SIGNS & DESIGNS BY LIZ, MON-TY ..... \$ 185.00

ALLIANT, UTILITIES ...... \$ 140.31 CARD SERVICES, SUPPLIES .. \$ 13.00 HYVEE - ACCTS RECVBL, SUP-PLIES .. \$ 7.28 PLIES ......IA MUNI WORKERS COMP WORKER'S COMP ........ LISA WHITEHURST, \$ 70.00 BASKET-

BALL INSTRUCTOR/COACH . ...... \$ 170.00 ALLIANT, UTILITIES .... \$ 2,180.95 CARD SERVICES, ANTENNA \$ 29.00

CINTAS, RUG/MOP SERVICE DECKER'S, RECREATION EQUIP-MENT ...... \$ 1,823.00 ELECTRONIC ENG, 200 KEY FOB CARDS .....\$ 1,613.95 IA MUNI WORKERS COMP, WORKER'S COMP ......\$ 4.00 BRAD MCGRATH, PARTIAL RE-\$ 4.00 FUND: COUPLE/FAMILY ... \$ 108.00 WAYNE'S SKI & CYCLE, FITNESS MACHINES REPAIR ..... \$ 620.08 ALLIANT, UTILITIES ...... \$ 391.15 IA MUNI WORKERS COMP, MENARDS, CLEANING SUPPLIES

PLIES ......\$ 66.19 MALEKS LAWN & TREE SER-VICE, TREE & STUMP REMOVAL ..... \$ 7,825.00 ALLIANT, UTILITIES .. \$ 44.40 CARD SERVICES, EM TRAIN-ING-MAYOR ..... \$80.00 MUNI WORKERS COMP, WORKER'S COMP ...... \$ 5.00 CARD SERVICES, EM TRAIN-IRS - 941, TAX DEPOSIT PENAL-.. \$ 1,112.78 OFFICE DEPOT, OFFICE SUP-

WELLMARK, INSURANCE .....

CARD SERVICES, CITY ATTOR-NEY PLAQUE ..... \$ 105.80 MARK JACKSON, STRATEGIC PLANNING ...... \$ 1,320.00 ALLIANT, UTILITIES ...... \$ 434.96 CINTAS, RUG/MOP SERVICE \$ 7.65 MUNI WORKERS COMP.

WORKER'S COMP MENARDS, CLEANING SUP-PLIES ... \$ 3.98 ACCO, CHEMICALS ... \$ 1,505.60 AFLAC, INSURANCE ...... \$ 42.90 ALLIANT, UTILITIES .... \$ 1,985.83 BRADS PEST CONTROL, PEST CONTROL .....\$ 14.25 CLABAUGH ELEC, REMOVE OLD WATER TOWER MECHAN ... \$ 7,450.83 IA MUNI WORKERS COMP

.. \$ (32.24)

... \$ 232.50

COMP

CALS FOR NEW PICK-UP...\$80.00 WELLMARK, INSURANCE .... \$ 147.09 AFLAC, INSURANCE ...... \$ 42.90 ALLIANT, UTILITIES . . \$ 103.98 BRADS PEST CONTROL, PEST CONTROL \$14.25 DYLAN BROWN, BOOTS-DYLAN BROWN ..... \$ 259.95 CLABAUGH ELEC, TRANSFER SWITCH CONTROL #3 .... \$ 85.00 CLEAR LAKE SANITARY, TEST-

SIGNS & DESIGNS BY LIZ, DE-

IA MUNI WORKERS WORKER'S COMP .... \$ 86.76 QUALITY PUMP, REPLACE BLOWER STARTER ... \$ 1,531.18 WELLMARK, INSURANCE ... \$ 147.08 MUNI WORKERS COMP, \$ 23.39

11/26/24.....\$ 33,807.40

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