

CITY OF GARNER | PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING AND REQUEST FOR PROPOSALS TO DISPOSE OF AND DEVELOP PROPERTY

The City Council of the City of Garner, Iowa, will meet on February 27, 2024, at the City Hall, in the City, at 5:30 p.m., for the purpose of conducting a public hearing on the proposal to dispose of certain real property (the "Property") situated in the Garner Urban Renewal Area and described as follows: PARCEL 'D' LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 96 NORTH RANGE 23 WEST OF THE 5TH P.M. IN HANCOCK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE ON AN IOWA ZONE TWO REGIONAL COORDINATE SYSTEM BEARING OF NORTH 0°37'07" EAST ALONG THE EAST LINE OF PARCEL 'C' AS DESCRIBED IN INSTRUMENT #21-1231 AND THE WEST LINE OF KADRLIK INDUSTRIAL PARK AS DESCRIBED IN INSTRUMENT #2004-0419 IN THE HANCOCK COUNTY RECORDER'S OFFICE, A DISTANCE OF 670.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'C' AND THE NORTHWEST CORNER OF LOT 2 OF SAID KADRLIK INDUSTRIAL PARK AND THE POINT OF BEGINNING; THENCE NORTH 89°26'12" WEST ALONG THE NORTH LINE OF SAID PARCEL 'C' A DISTANCE OF 418.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'C' AND THE EAST LINE OF THE FORMER RAILROAD RIGHT-OF-WAY; THENCE NORTH 5°23'59" EAST ALONG THE SAID FORMER RIGHT-OF-WAY, A DISTANCE OF 301.03 FEET; THENCE SOUTH 89°26'12" EAST, A DISTANCE OF 392.93 FEET TO THE NORTHWEST CORNER OF SAID KADRLIK INDUSTRIAL PARK; THENCE SOUTH 0°37'24" WEST ALONG THE WEST LINE OF SAID KADRLIK INDUSTRIAL PARK,

A DISTANCE OF 299.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'C' AND THE POINT OF BEGINNING. PARCEL 'D' CONTAINS 2.79 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS RECORDED AND UNRECORDED. Proposals for the purchase and development of the Property must be received in the office of the City Clerk at City Hall by no later than 10:00 a.m. on February 27, 2024. Proposals shall set forth the purchaser's plan for the development and use of the Property for future commercial or industrial enterprise, such development and use to be carried out in accordance with the objectives and details set forth in the City's Development Proposal Packet with respect to the Property. The Property will be sold to the purchaser whose proposal, if carried out, would be in the best interests of the City and would best tailor the future use of the Property to the City's urban renewal objectives. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Property. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Property. Development Proposal Packets containing necessary information with respect to the development objectives for the Property may be obtained from the Office of the City Clerk, City Hall, Garner, Iowa. On January 23, 2024, the City Council adopted a resolution constituting notification of intent to accept a proposal for the development of the Property submitted by Plas-Tech Tooling, Inc. At the aforementioned time and place, oral or written comments or objections may be filed or made. Following the public hearing, the City Council will consider the submitted proposals for acceptance. By order of the City Council of the City of Garner, Iowa. Karen Halder City Clerk

Published in The Leader on Wednesday, Jan. 24 and Jan. 31, 2024

PROBATE | William J. Schultz

THE IOWA DISTRICT COURT FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF

William J. Schultz, Deceased CASE NO. ESPR012199 To All Persons Interested in the Estate of William J. Schultz, Deceased, who died on or about December 2, 2023: You are hereby notified that on December 20, 2023, the Last Will and Testament of William J. Schultz, deceased, bearing date of February 3, 2023, was admitted to probate in the above named court and that Judy Deetz 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 January 16, 2024 Judy Deetz, Executor of Estate 300 7th Street Charles City, IA 50616 Philip L Garland, ICIS#: AT0001786 Attorney for Executor Garland & Rodriguez Attorneys at Law 200 State Street PO Box 134 Garner, IA 50438

Published in The Leader on Wednesday, Jan. 24 and Jan. 31, 2024

PROBATE | Leola M. Nedved

THE IOWA DISTRICT COURT FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF

LEOLA M. NEDVED, Deceased CASE NO. ESPR012189 To All Persons Interested in the Estate of LEOLA M. NEDVED, Deceased, who died on or about October 29, 2023: You are hereby notified that on November 27, 2023, the Last Will and Testament of LEOLA M. NEDVED, deceased, bearing date of February 14, 2008, was admitted to probate in the above named court and that Michael L. Nedved and Rodney L. Nedved have been appointed Executors 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 January 15, 2024. Michael L. Nedved, Executor of Estate 1422 Henry Dr. Downingtown, PA 19335-3568 Rodney L. Nedved, Executor of Estate 575 Morts Dr Wentzville, MO 63385 Philip L Garland, ICIS#: AT0001786 Attorney for Executors Garland & Rodriguez Attorneys at Law 200 State Street PO Box 134 Garner, IA 50438

Published in The Leader on Wednesday, Jan. 24 and Jan. 31, 2024

PROBATE | Linda K. Hoppel

THE IOWA DISTRICT COURT FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF

Linda K. Hoppel, Deceased CASE NO. ESPR012195 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS To All Persons Interested in the Estate of Linda K. Hoppel, Deceased, who died on or about October 21, 2023: You are hereby notified that on December 15, 2023, the Last Will and Testament of Linda K. Hoppel, deceased, bearing date of August 21, 2008, was admitted to probate in the above-named court and that Scott D. Hoppel and Mark L. Hoppel have been appointed Executors 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 there-

after 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 29, 2023. Scott D. Hoppel, Executor of Estate 802 Pleasant Street Osage, IA 50461 Mark L. Hoppel, Executor of Estate 61 Sunny Circle Mason City, IA 50401 Bradley Sloter, ICIS#: AT0011986 Attorney for Executors Nlach, Smith, Sloter & Ellingson, PLLC 200 N. Johnson St. Charles City, IA 50616 Date of second publication Wednesday, Jan. 24, 2023 Probate Code Section 304

Published in The Leader on Wednesday, Jan. 10 and Jan. 24, 2024

PUBLIC NOTICE

ABCM Corporation — Concord Care Center and Cardinal Grove Independent & Assisted Living is an Equal Opportunity Employer: Internal activities, admissions, employment, and housing are not based on race, color, creed, age, sex, sexual orientation, gender identity or expression, national origin, religion, pregnancy, veteran status, or disability, in compliance with the Title VI of Public Law 88-352, the Civil Rights Act of 1964, and 1991, as amended, and section 216 Code of Iowa, as amended.

Published in The Leader on Wednesday, Jan. 24, 2024

CITY OF CORWITH Approval of Salaries

RESOLUTION 1301 Approval of Salaries Paid in 2023

A RESOLUTION APPROVING THE Salaries Paid in 2023. WHEREAS, the City Council of the City of Corwith, Iowa, hereby approves the salaries paid in 2023 as follows:

CITY OF CORWITH WAGES Employee Name..... Gross Wages LEONA WELTER..... 300.00 MATTHEW TINDALL..... 350.00 DAVID WAGNER..... 100.00 MATT HOBSCHIEDT..... 2,700.00 CATHY D LLOYD 400.00 CRAIG E STEENHARD..... 850.00 KEVIN L WILHITE 198.75 MARIAN D GROUP 12,857.63 CYNTHIA R TEBBEN..... 56,222.63 GREGORY A KUMSHER ... 49,259.10 MICHELE R GARMAN 850.00 MICHELLE A HANKINS..... 700.00 KIMBER MULLENBACH 200.00 SUSAN R BURRS 142.50 REPORT TOTAL: 125,130.61 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corwith, Iowa, that said Salaries for 2023 be approved. PASSED AND APPROVED this 16th day of January 2024. Michelle Hankins, Mayor Pro Tem ATTEST: Cindy Tebben, City Clerk

Published in The Leader on Wednesday, Jan. 24, 2024

GARNER CITY COUNCIL MINUTES 1.16.24

COUNCIL PROCEEDINGS JANUARY 16, 2024

The Garner City Council met at City Hall on January 16, 2024. Mayor Schmidt called the meeting to order at 5:03 PM with the following councilors present: Glen Juhl, Marline Lewerke, Damon Quandt, Amber Jenniges, and Don Bell. Also present were the City Clerk Karen Halder, Fire Chief Brad Upmeyer, Jim Thiele, Sargeant Tyler Christy, and City Administrator Jim Collins A motion by Lewerke to approve the agenda was supported by Juhl. Motion carried 5-0. Thiele presented the Fire Department's proposed budget and recommended additional line items to the city's chart of accounts. Council did not take up Thiele's line-item recommendation. Mayor Schmidt asked Chief Upmeyer and Thiele if the addition of diagonal parking south of the department would help with emergency parking. Neither Chief or Thiele had comment on the idea.

Published in The Leader on Wednesday, Jan. 24, 2024

HANCOCK COUNTY BOS MINUTES 1.10.24

January 10, 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 January 8, 2024 meeting were read and approved. On motion by Supervisor Tlach, seconded by Supervisor Greiman and carried unanimously, the Board gave approval to the following Resolution:

RESOLUTION NO. 2024-004 WHEREAS, it was proposed that Hancock County offer for sale property as described in Resolution 2023-037 of Parcel "C" of Section 29 to Richard J. Formanek and/or Marcia Formanek, to be conveyed by Warranty Deed; WHEREAS, Hancock County, in compliance with the requirements set for in Iowa Code section 331.361, held a public hearing on the proposal for final determination on this day; WHEREAS, notice for said public hearing was published as required by Iowa Code section 331.361, and; WHEREAS, the proposal for final determination is that Hancock County would sell the property, commonly referred to as: PARCEL 'C' BEING PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 29 TOWNSHIP 96 NORTH, RANGE 24 WEST OF THE 5 TH PRINCIPAL MERIDIAN

Published in The Leader on Wednesday, Jan. 24, 2024

HANCOCK COUNTY BOS MINUTES 1.12.24

January 12, 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 and Gary Rayhons present. Supervisor Jerry J. Tlach joined the meeting via videoconference at 10:00 a.m. Absent: none. The minutes of January 10, 2024 meeting were read and approved. On motion by Supervisor Greiman, seconded by Supervisor Rayhons and carried, the Board gave approval to the following: Signed Mail Services, LLC Agreement – State-

KANAWHA CITY COUNCIL MINUTES 1.16.24

Kanawha City Council Proceedings from January 16, 2024

The Kanawha City Council met in special open session Tuesday, January 16, 2024. All council members were present. Mayor VanderPloeg called the meeting to order at 6:00 p.m. Bassett moved approval of appointing Terry Johnson as Mayor. The motion was seconded. The vote was as follows:

Ray Bassett Aye
Jeremy Purvis Aye
Carmen Myers Nay
Judy VanderPloeg Nay
Mathieu Lemay Nay
Bassett moved approval of appointing Gloria Sobek as Mayor. The motion was seconded. All were in favor. Motion carried.
Purvis moved approval of amending the agreement for financial support to the Kanawha Community Pool by raising the donation from

\$10,000 to \$14,000. The motion was seconded. All were in favor. Motion carried.
The Council reviewed the budget as provided by the Clerk.
With no further business, a motion was made for adjournment. The motion was seconded. All were in favor. Motion carried.
Sharon Grimm, City Clerk
Gloria Sobek, Mayor

Published in The Leader on Wednesday, Jan. 24, 2024

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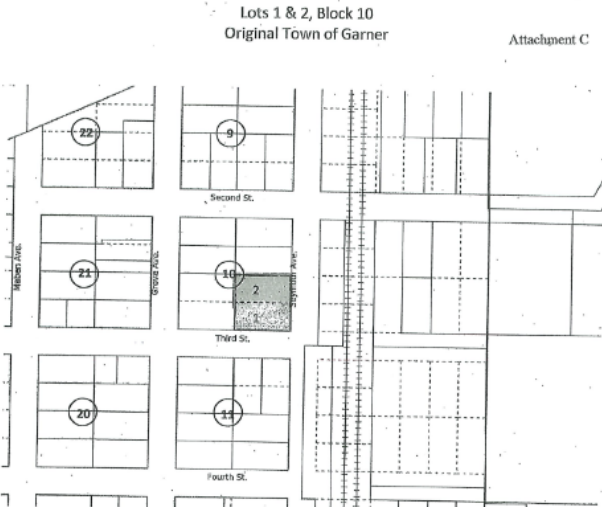
NOTICE OF PUBLIC HEARING AND REQUEST FOR PROPOSALS TO DISPOSE OF AND DEVELOP PROPERTY

The City Council of the City of Garner, Iowa, will meet on February 27, 2024, at the City Hall, in the City, at 5:30 p.m., for the purpose of conducting a public hearing on the proposal to dispose of certain real property (the "Property") situated in the Garner Urban Renewal Area and described as follows: LOTS ONE (1) AND TWO (2),

BLOCK TEN (10), ORIGINAL TOWN OF GARNER, HANCOCK COUNTY, IOWA AKA 390 E 3rd Street, Garner, Iowa Proposals for the purchase and development of the Property must be received in the office of the City Clerk at City Hall by no later than 10:00 a.m. on February 22, 2024. Proposals shall set forth the purchaser's plan for the development and use of the Property for future commercial or industrial enterprise, such development and use to be

carried out in accordance with the objectives and details set forth in the City's Development Proposal Packet with respect to the Property. The Property will be sold to the purchaser whose proposal, if carried out, would be in the best interests of the City and would best tailor the future use of the Property to the City's urban renewal objectives. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Property. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Property. Development Proposal Packets containing necessary information with respect to the development objectives for the Property may be obtained from the Office of the City Clerk, City Hall, Garner, Iowa. On January 23, 2024, the City Council adopted a resolution constituting notification of intent to accept a proposal for the development of the Property.

At the aforementioned time and place, oral or written comments or objections may be filed or made. Following the public hearing, the City Council will consider the submitted proposals for acceptance. By order of the City Council of the City of Garner, Iowa. Karen Halder City Clerk



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WEST HANCOCK CSD MINUTES 1.15.24

PUBLIC HEARING ON THE 2024-2025 DISTRICT CALENDAR JANUARY 15, 2024

Board President Johnson called the hearing on the 2024-2025 district calendar to order at 6:01 p.m. Members present: Johnson, Burgardt, Swanson, Purvis, Harle, Bixel and Wilson. Others present: Superintendent Kronemann, Business Mgr. DeGroote, Principals Peterson, Verbrugge and DeHart, Director Sickels, staff members, AEA staff and The Garner Leader reporter. Discussion was had on the 2024-2025 district calendar. Motion by Harle, seconded by Burgardt, to adjourn public hearing at 6:05 p.m. Carried: 7-0. Angela Johnson, President Beth DeGroote, Board Secretary REGULAR MEETING WEST HANCOCK BOARD OF DIRECTORS January 15, 2024

The West Hancock Community School Board of Directors met in regular session in the West Hancock High School Boardroom. Board President Johnson called the meeting to order at 6:05 p.m. Members present: Johnson, Burgardt, Swanson, Purvis, Harle, Bixel and Wilson. Others present: Superintendent Kronemann, Business Mgr. DeGroote, Principals Peterson, Verbrugge and DeHart, Director Sickels, staff members, AEA staff and The Garner Leader reporter. Motion by Burgardt, seconded by Wilson, to approve the items listed under the consent agenda. Carried: 7-0. AEA gave a short presentation on AEA services. Arts Education staff were here to present the Arts program to the board. Administrative reports were given. Motion by Harle, seconded by Bixel, to accept the resignation of Evonn Meyers as paraprofessional. Carried 7-0. Motion by Burgardt, seconded by Swanson, to accept the resignation of Martin Meyers as bus driver. Carried 7-0. Motion by Wilson, seconded by Harle, to approve Paul Francis as Assistant Middle School Wrestling Coach. Carried 7-0. Motion by Burgardt, seconded by Purvis, to approve Jade Johnson as Head Golf Coach. Carried 7-0. Motion by Bixel, seconded by Swanson, to approve Stephanie Daugard as Head Softball Coach. Carried 7-0. Motion by Harle, seconded by Wilson, to approve the 2024-2025 district calendar. Carried 7-0. First reading of policies: 401.19, 401.19R1, 502.7, 605.6, 605.06R1, 605.8, 605.08R1, 701.1, 701.2, 701.3, 701.4 and 703.1. Motion by Wilson, seconded by Harle, to approve the bid from Wenger Corporation in the amount of \$12,638.58 for a music sound shell. Carried 7-0. Motion by Purvis, seconded by Bixel, to adjourn the meeting at 8:03 p.m. Carried: 7-0. Angela Johnson, President Beth DeGroote, Board Secretary West Hancock CSD, Board Report

Vendor Name, Vendor Description, Amount Fund Number 10, GENERAL FUND Algona Community CSD, Tuition/ Fees..... \$15,763.67 Alliant Energy, Electricity/Utilities..... \$13,725.51 Amazon, Supplies..... \$218.16 Anderson Erickson, Milk..... \$68.80 Belmont-Klemme CSD, Open Enrollment/Fees..... \$15,720.50 Booksource..... \$78.01 Bowman, Myra, Winter Concert..... \$100

Britt Food Center, Supplies... \$98.07 Central Iowa Distributing, Supplies \$3,724 Central Rivers AEA, supplies/services \$10,660 City of Britt, Utilities..... \$906.79 City of Kanawha, Utilities... \$510.20 Clarion-Goldfield-Dows CSD, open enrollment..... \$35,930.59 Clear Lake CSD, Fees..... \$712.31 Communications 1 Network, phone/ internet/cable..... \$590.14 Constellation – New Energy, natural gas..... \$343.21 Daniels-Olson, supplies..... \$759.12 DHS Cashier, Medicare ... \$3,072.88 Epiphany Comm Services, Contract..... \$5,451.62 Forest City CSD, Tuition ... \$23,011.91 Garner-Hayfield-Ventura CSD, Open Enrollment..... \$1,432.34 Gold-Eagle Coop, Supplies/Fuel \$1,857.21 Hiscocks, Brian, Reimbursement ... \$1,500 Iowa Department of Revenue..... \$606.11 J.W. Pepper & Son Inc., Music & Materials..... \$9.49 Jaymar Business Forms, Printed Supplies \$185.08 KIO-WFM, Announcements ... \$200 Menards-Mason City, materials..... \$169 New Coop, Inc., gas/diesel/supplies 2,947.21 Plumb Supply Co., supplies..... \$250.08 RefReps, wrestling warm ups..... \$450.00 Rienkens Plumbing & Heating, Supplies/Repairs 466.55 Swenson's Hardware, Supplies & Parts \$296.17 Timberline Billing, Medicaid Billing \$352.09 Trulson Auto Parts, Parts/Supplies/ Service..... \$362.80 Visa, Travel/Supplies \$2,411.88 Fund Number 22 MANAGEMENT SU Insurance Company, Supplies/ Maintenance/Insurance \$802.25 Fund Number 24 RECREATION LEVY Boland Recreation, Playground..... \$25,321 Fund Number 33 CAPITAL PROJECTS Custom Alarm..... \$100,000 Fund Number 36 PHYSICAL PLANT & EQUIPMENT Next Generation Technology, Supplies/Service \$6,300 Fund Number 21 ACTIVITY 4 Seasons Fundraising, Fundraiser \$12,612.90 Athletico Management LLC \$1,515.12 BEC Foods, Supplies \$672 Britt Food Center, Supplies..... \$959.32 Flosports, Supplies..... \$50 Flower Cart, Supplies..... \$36 Gifts Sew Sweet, Shirts/Supplies ... \$11,229.22 Heat Transfer Warehouse..... \$449.40 Henry Schein \$116.43 Hewett Wholesale, Supplies..... \$1,284.75 Iowa High School Athletic Association, Dues/Fees/Tickets..... \$810 Iowa High School Speech Association, Supplies/Fees/Conference \$159 Jostens, Inc., Annual/Supplies..... \$16.75 Pepsi-Cola, Pop..... \$390.17 Rudl \$2,828.80 Top of Iowa Conference, Fee \$492.50 Fund Number 61 SCHOOL NUTRITION FUND Anderson Erickson Dairy Co., Milk..... \$2,464.70 Eliason, Ally, Reimbursement..... \$19.80 Hawkeye West Pest Control, LLC, Pest Control..... \$300 Martin Bros. Distributing Co., Supplies \$18,736.88 Pan-O-Gold Baking Co, Supplies... \$981.12

Published in The Leader on Wednesday, Jan. 24, 2024

