

CITY OF BRITT | Ordinance no. 516

Ordinance no. 516

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP CONTAINED IN THE ZONING ORDINANCE (October 14, 2010) OF THE CITY OF BRITT, IOWA, PRE-TAINING TO

A tract of land in Lot (1) and the North Half (N1/2) of Lots Two (2) and Four (4), Block Three (3), Brown and Treganza's Addition, Britt, Hancock County, Iowa, described in Plat of Survey #22-0696 filed for record March 2022, in the Office of the Recorder, Hancock County, Iowa

From ZONING DISTRICT CLASSIFIED AS R-1 TO ZONING DISTRICT CLASSIFIED AS R-3.

Be IT ENACTED by the City Council of the City of Britt, Iowa:

Section 1. The Official Zoning Map contained in the Zoning Ordinance (October 14, 2010) of the City of Britt, Iowa is amended by changing the Zoning District Classification of the following described real state, to wit:

A tract of land in Lot (1) and the North Half (N1/2) of Lots Two (2) and Four (4), Block Three (3), Brown and Treganza's Addition, Britt, Hancock County, Iowa, de-

scribed in Plat of Survey #22-0696
filed for record March 2022, in the
Office of the Recorder, Hancock
County, Iowa
from Zoning District Classifications
R-1 to Zoning District Classification
R-3
Section 2. REPEALER. All ordinance
or parts of ordinances in
conflict with the provisions of this
ordinance are hereby repealed.
Section 3. SEVERABILITY
CLAUSE. If any section, provision
or part of this ordinance shall be
adjusted invalid or unconstitutional
such adjunction shall not affect the
validity of the ordinance as a whole
or any section, provision or part
thereof not adjudged invalid or un-
constitutional
Section 4. WHEN EFFECTIVE.
This Ordinance shall be in effect
from and after its final passage, ap-
proval and publication as provided
by law.
Passed by the Council the 6th day
of February 2024, and approved
this 6th day of February, 2024.

Jim Nelson, Mayor

ATTEST:

Elizabeth Ibarra, City Administrator

Jim Nelson, Mayor

ATTEST:

Elizabeth Ibarra, City Administrator

Published in The Leader on Wednesday, March 13, 2024

PUBLIC HEARING NOTICE | CITY OF GARNER

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF TENNIS & PICKLEBALL COMPLEX PROJECT FOR THE CITY GARNER, IOWA

At a council meeting starting at 5:30 P.M. on the 26th day of March 2024, the City Council of said City will, in said Council Chambers, hold a Public Hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The location and description of the work to be done and the kinds and sizes of materials proposed to be used are as follows:

TENNIS & PICKLEBALL COMPLEX PROJECT

Project is located on the west side of Park Avenue near the intersection of Concord Street.

The location and description of the work to be done and the kinds and sizes of materials proposed to be used are as follows:

Project includes all labor, materi-

als, and equipment necessary to construct approximately 125 SY HMA patching, approximately 1,520 SY of pavement scarification, approximately 1,520 of HMA paving, approximately 1,520 SY acrylic surfacing, sidewalk, coated chain link fencing and miscellaneous associated work, including cleanup with an alternate bid of galvanized fence construction.

The method of construction of all improvements shall be by contract in accordance with the plans and specifications and general stipulations for said improvements approved by the City Council.

Plans and specifications governing the construction of the proposed improvements have been prepared by VEENSTRA & KIMM, INC., of Mason City, Iowa, said plans and specifications and the prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

378154- NH General 1 Section 00015

2/27/2024 Notice of Hearing

Copies of said plans and specifications and form of contract are now on file in the office of the City Clerk and may be examined at City Hall.

This notice is given by order of the Council of the City of Garner, Iowa.

CITY OF GARNER
/s/Tim Schmidt
Mayor

ATTEST:

/s/Karen Halder
City Clerk

Published in The Leader on Wednesday, March 13, 2024

Klemme City Council Minutes 3.4.24

**Klemme City Council
Proceedings
Monday March 4, 2024**

The Klemme City Council met at the regular meeting on Monday March 4, at 6:30 PM, Council Chambers, City Hall.

The meeting was called to order by Mayor Blank. Present: Abele, Jergenson, Menke, Boge-Miller and Winters.

Boge-Miller made a motion to accept the agenda. Menke seconded the motion. Motion carried.

Abele made a motion to approve the minutes of the previous meeting. Menke seconded the motion. Motion carried.

Menke made a motion, with a second from Winters, to approve the payment of the bills as presented. Motion carried.

The Sheriff's Report was reviewed. Janette Burns, Library Director, and Tracy Marshall, Trustee Vice President presented the FY 2024/2025 Library Budget to the council. Burns reviewed the budget and answered questions concerning the library budget. The proposed budget is for a total spending of \$ 70,625.00 which is \$13,713.60 more than last year. Menke made a motion, with a second from Abele, to approve the Library Budget as presented, with the possibility of the Library Directors salary changing, after her evaluation at the Board of Trustees Regular Meeting on Tuesday March 5, 2024. Motion carried.

Abele made a motion to accept City Clerk Rout's vacation request. Menke seconded the motion. Motion carried.

Menke made a motion to set the dates for the burning of yard waste from April 1, 2024 to May 31, 2024, unless a burn ban goes into place. Boge-Miller seconded the motion. Motion carried.

Kenneth Weiland, Public Works Director, was present at the meeting. Weiland informed the council that Heartland will be inspecting the streets for patching or repairs. Sewer inspection and televising will be done by Visu-Sewer this spring. Weiland is working on getting price quotes for new fire hydrants and water shut offs for American Rescue Plan funds.

City Clerk, Colleen Rout, reviewed with the council the changes to the Budget process for 2024/2025.

Menke made a motion to hold a special meeting March 25, 2024 at 7:00 p.m. to set date and time for budget hearing. Boge-Miller seconded the motion. Motion carried.

Mayor Blank and Clerk Rout did inform the council that they had made some changes to the current sewer and water budgets after meeting with Carrie Swartz last month. Clerk Rout asked the council to look over and bring any changes that are needed to the March 25th special meeting before they set the date and time for public hearing.

Boge-Miller made a motion, with a second from Abele to adjourn. Meeting adjourned. Colleen Rout, City Clerk/Treasurer

Income for	Feb.-	Gener-
al:\$19,227.17;	Road:\$3,693.91;	
Water: \$6,050.32.		
Colleen Rout,		
Colleen Rout,		
Attest, Mayor		
CITY OF KLEMMER - BILLS TO		
ALLOW		
MARCH 4, 2024		
.....	GROSS	NET
SALARIES		
COLLEEN ROUT - CITY CLERK ...	1,731.86	1,490.44
KENNETH BLANK - MAYOR	150.00	138.52
DONNA WEILAND - JANITOR FOR		
CITY HALL.....	349.70	300.95
KEN WEILAND - PUBLIC WORKS	3,968.00	2,958.85
SCOTT GINAPP - SEWER	515.00	443.21
JAN BURNS-LIBRARY	1,600.00	1,226.96
GERI DELANEY-LIBRARY.....	160.00	137.70
RELANCE STATE BANK - WITH-		
HOLDING	1,620.13	
TREAS. ST OF IOWA - WITH-		
HOLDING	158.00	
IPERS - WITHHOLDING	1,284.29	
TREAS. ST OF IOWA - SALES		
TAX	290.06	
OTHER BILLS		
WASTE MANAGEMENT OF N. IA -		
GARBAGE & RECYCLING	3,414.20	
WASTE MANAGEMENT OF N. IA -		
ROLL OFF DUMPSTER	282.67	
HANCOCK CO. SHERIFF		
MONTHLY FEE	2,112.50	
COMMUNICATION 1 - LIBRARY	134.56	
COMMUNICATION 1 - CITY HALL	39.98	
COMMUNICATION 1 - WATER	78.46	
COMMUNICATION 1 - MUSEUM	34.86	
ALLIANT ENERGY - GENERAL	2,070.42	
ALLIANT ENERGY - WATER	658.72	
BLACK HILLS ENERGY - NATU-		
RAL GAS	1,015.87	
VISUAL EDGE IT-LIBRARY-JANU-		
ARY	60.43	
VISUAL EDGE IT-LIBRARY -	54.89	
VISA/MASTERCARD-LIBRARY	54.18	
JAN BURNS-LIBRARY	27.51	
BROTHERS ACE GARNER-LI-		
BRARY	46.06	
ANNA BURNS-LIBRARY.....	20.00	
AGSOURCE - SEWER.....	550.50	
HAWKINS - WATER SUPPLIES	10.00	
HANCOCK CO COOP OIL - FUEL	213.86	
VISUAL EDGE IT-CITY HALL-JAN-		
UARY	60.43	
VISUAL EDGE IT-CITY HALL	54.89	
MID-AMERICA PUBL. CORP. -		
PUBLICATION-MINUTES	79.65	
WELLMARK - K. WEILAND'S		
HEALTH INSURANCE	1,082.94	
DAKOTA SUPPLY GROUP	52.21	
SCHLEUSNER TRUCKING-ROCK	401.63	
WESTRUM LEAK DETEC-		
TION-KORBERT	747.50	
BROTHERS ACE GARNER-SUP-		
PLIES	182.39	
TOTAL	23,590.42	

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GHV BOARD OF EDUCATION 2.19.24

**Garner-Hayfield-Ventura Board
of Education
February 19th, 2024
7:15 AM
Special Meeting Via Phone
Conference**

Board Members Present: Jay Larkin, Dan Goll, Laura Schleusner, Jack Toppin, & Kim Upmeyer

1. President Larkin called the meeting to order at 7:16 AM
2. Dan Goll approved the agenda as presented & Kim Upmeyer seconded the motion. Ayes: 5 Nays:0. Carried,
3. Jack Toppin motioned to ap-

prove the Temporary Superintendent Contract as presented & Daniel Goll seconded the motion. Ayes: 5 Nays:0. Carried.

4. Confirm Date and Time of Next Meeting
 a. March 7th, 2024 Set Public Hearing Dates 1 & 2 / Regular Board Meeting

5. President Larkin adjourned the meeting at 7:21 AM
 a. Jack Toppin motioned to adjourn the meeting & Kim Upmeyer seconded the motion. Ayes: 5 Nays:0. Carried.

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CITY OF GARNER | PROPOSED PROPERTY TAX LEVY

CITY NAME: GARNER **NOTICE OF PUBLIC HEARING - CITY OF GARNER - PROPOSED PROPERTY TAX LEVY** **CITY #:** 41-383
Fiscal Year July 1, 2024 - June 30, 2025

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: 05:00 PM Meeting Location: Garner City Hall, 135 W 5th Street, Garner, IA 50438
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)
garneriowa.org

City Telephone Number
(641) 923-2588

Iowa Department of Management	Current Year Property Tax	Certified 2023 - 2024	Budget Year Tax	Effective Property 2024 - 2025	Budget Year Tax	Proposed 2024 - 2025	Property
Taxable Valuations for Non-Debt Service		143,890,094		132,626,880			132,626,880
Consolidated General Fund		1,165,510		1,165,510			1,074,278
Operation & Maintenance of Public Transit		0		0			0
Aviation Authority		0		0			0
Liability, Property & Self Insurance		83,347		83,347			75,601
Support of Local Emergency Mgmt. Comm.		0		0			0
Unified Law Enforcement		0		0			0
Police & Fire Retirement		0		0			0
FICA & IPERS (If at General Fund Limit)		140,555		140,555			167,368
Other Employee Benefits		81,861		81,861			97,432
Capital Projects (Capital Improv. Reserve)		0		0			0
Taxable Value for Debt Service		160,964,433		158,878,299			158,878,299
Debt Service		346,479		346,479			282,390
CITY REGULAR TOTAL PROPERTY TAX		1,817,752		1,817,752			1,687,069
CITY REGULAR TAX RATE		12.37749		13.27410			12.38107
Taxable Value for City Ag Land		248,343		258,922			258,922
Ag Land		746		746			778
CITY AG LAND TAX RATE		3.00375		2.88118			3.00375
Tax Rate Comparison-Current VS. Proposed							
Residential property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent Change		
City Regular Resident		676		574	-15.09		
Commercial property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent Change		
City Regular Commercial		676		574	-15.09		

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:
No significant increase.

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HANCOCK COUNTY | PROPOSED PROPERTY TAX LEVY

COUNTY NAME: HANCOCK COUNTY	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Fiscal Year July 1, 2024 - June 30, 2025	COUNTY NUMBER: 41
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The County Board Supervisors will conduct a public hearing on the proposed Fiscal Year County tax asking as follows:
Meeting Date: 3/27/2024 Meeting Time: 09:00 AM Meeting Location: Hancock County Board of Supervisors' Meeting Room, 855 State Street, Garner IA 50438
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 Board will publish notice and hold a hearing on the proposed county budget.

County Website (if available)
www.hancockcountytia.gov

County Telephone Number
(641) 923-3421

Iowa Department of Management	Current Year Certified Property Tax FY 2023/2024	Budget Year Effective Tax FY 2024/2025	Budget Year Proposed Tax FY 2024/2025
Taxable Valuations-General Services	1,082,262,877	1,122,108,471	1,122,108,471
Requested Tax Dollars-Countywide Rates	4,036,126	4,036,126	4,414,961
Tax Rate-Countywide	3.72478	3.59691	3.92812
Taxable Valuations-Rural Services	769,989,274	821,819,887	821,819,887
Requested Tax Dollars-Additional Rural Levies	2,001,972	2,001,972	2,370,252
Tax Rate-Rural Additional	2.60000	2.43602	2.88415
Rural Total	6.32478	6.03293	6.81227
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000	Current Year Certified Property Tax FY 2023/2024	Budget Year Proposed Tax FY 2024/2025	Percent Change
Urban Taxpayer	204	182	-10.78
Rural Taxpayer	346	316	-8.67
Tax Rate Comparison-Current VS. Proposed			
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified Property Tax FY 2023/2024	Budget Year Proposed Tax FY 2024/2025	Percent Change
Urban Taxpayer	204	182	-10.78
Rural Taxpayer	346	316	-8.67

Reasons for tax increase if proposed exceeds the current:

Increased expenses for property insurance premiums, increased expenses for IT technology and software programs, Veterans Affairs Director/Administrator position changed from part-time to full-time, increased expenses for medical examiner fees, increased expenses for HF718 mailings

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CITY OF KANAWHA | PROPOSED PROPERTY TAX LEVY

CITY NAME: KANAWHA NOTICE OF PUBLIC HEARING - CITY OF KANAWHA - PROPOSED PROPERTY TAX LEVY CITY #: 41-385
Fiscal Year July 1, 2024 - June 30, 2025

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 of Kanawha Facebook

City Telephone Number
(641) 762-3632

Iowa Department of Management	Current Year Property Tax	Certified 2023 - 2024	Budget Year Tax	Effective Property 2024 - 2025	Budget Year Property Tax	Proposed 2024 - 2025
Taxable Valuations for Non-Debt Service		20,347,505		20,942,854		20,942,854
Consolidated General Fund		175,803		175,803		180,946
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		37,283		37,283		37,319
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		23,234		23,234		25,433
Other Employee Benefits		62,219		62,219		54,307
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		20,347,505		20,942,854		20,942,854
Debt Service		81,405		81,405		79,725
CITY REGULAR TOTAL PROPERTY TAX		379,944		379,944		377,730
CITY REGULAR TAX RATE		18.67273		18.14193		18.03627
Taxable Value for City Ag Land		1,298,700		1,404,085		1,404,085
Ag Land		3,901		3,901		4,218
CITY AG LAND TAX RATE		3.00375		2.77832		3.00375
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Value of \$100,000	Current Year	Certified	Budget Year	Proposed	Percent	Change
City Regular Resident		1,020		836		-18.04
Commercial property with an Actual/Assessed Value of \$100,000	Current Year	Certified	Budget Year	Proposed	Percent	Change
City Regular Commercial		1,020		836		-18.04

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:
No increase

Published in The Leader on Wednesday, March 13, 2024

February 26, 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 February 20, 2024 meeting were read and approved. There were no motions made during the meeting. No further business to come before the Board, motion made to adjourn at 9:55 a.m. by Supervisor Greiman and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on March 4, 2024. ATTEST:
Michelle K. Eisenman, Auditor
Gary Rayhons, Chair

Published in The Leader on
Wednesday, March 13, 2024

E-FILED 2024 MAR 04 9:48 AM
HANCOCK - CLERK OF DISTRICT COURT
TO: Justin Cox and/or any putative fathers, and/or any legally established fathers, and/or biological fathers of L.W., known and/or unknown. YOU ARE HEREBY NOTIFIED that case number JVV001295 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 April 12, 2024 at 1:00 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 for you.

Published in The Leader on
Wednesday, March 13th & 20th, 2024

CITY OF BRITT | PROPOSED PROPERTY TAX LEVY

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF BRITT - PROPOSED PROPERTY TAX LEVY CITY #: 41-380
BRITT Fiscal Year July 1, 2024 - June 30, 2025

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 4/2/2024 Meeting Time: 06:00 PM Meeting Location: Britt Municipal Room 170 Main Ave S Britt, IA 50423
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)
www.brittiowa.com

City Telephone Number
(641) 843-4433

Iowa Department of Management	Current Year Property Tax	Certified 2023 - 2024	Budget Year Tax	Effective Property 2024 - 2025	Budget Year Property Tax	Proposed 2024 - 2025
Taxable Valuations for Non-Debt Service		67,167,680		61,995,759		61,995,759
Consolidated General Fund		562,193		562,193		518,905
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		86,303		86,303		90,799
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		88,003		88,003		82,049
Other Employee Benefits		96,348		96,348		146,095
Capital Projects (Capital Improv. Reserve)		45,338		45,338		41,847
Taxable Value for Debt Service		67,180,620		62,885,500		62,885,500
Debt Service		254,551		254,551		232,422
CITY REGULAR TOTAL PROPERTY TAX		1,132,736		1,132,736		1,112,117
CITY REGULAR TAX RATE		16.86358		17.48179		17.88554
Taxable Value for City Ag Land		158,651		171,138		171,138
Ag Land		477		477		514
CITY AG LAND TAX RATE		3.00375		2.78722		3.00342
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent	Change
City Regular Residential		922		829		-10.09
Commercial property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent	Change
City Regular Commercial		922		829		-10.09

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:
The tax increase is the result of capital equipment purchases and HF718.

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CITY OF KLEMME | PROPOSED PROPERTY TAX LEVY

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF KLEMME - PROPOSED PROPERTY TAX LEVY CITY #: 41-386
KLEMME Fiscal Year July 1, 2024 - June 30, 2025

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: 06:30 PM Meeting Location: Klemme Council Chambers
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 of Klemme-Facebook Page

City Telephone Number
(641) 587-2018

Iowa Department of Management	Current Year Property Tax	Certified 2023 - 2024	Budget Year Tax	Effective Property 2024 - 2025	Budget Year Property Tax	Proposed 2024 - 2025
Taxable Valuations for Non-Debt Service		9,363,310		10,287,474		10,287,474
Consolidated General Fund		75,843		75,843		80,902
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		11,562		11,562		11,618
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		0		0		0
Other Employee Benefits		0		0		0
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		11,995,920		12,911,532		12,911,532
Debt Service		0		0		0
CITY REGULAR TOTAL PROPERTY TAX		87,405		87,405		92,520
CITY REGULAR TAX RATE		9.33479		8.49625		8.99347
Taxable Value for City Ag Land		154,280		167,129		167,129
Ag Land		463		463		502
CITY AG LAND TAX RATE		3.00104		2.77032		3.00367
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent	Change
City Regular Resident		510		417		-18.24
Commercial property with an Actual/Assessed Value of \$100,000	Current Year	Certified 2023/2024	Budget Year	Proposed 2024/2025	Percent	Change
City Regular Commercial		510		417		-18.24

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:
The City has upped its usage of TIF

Published in The Leader on Wednesday, March 13, 2024

PROBATE | Francis John Young

THE IOWA DISTRICT COURT
FOR HANCOCK COUNTY
IN THE MATTER OF
THE ESTATE OF
FRANCIS JOHN YOUNG,
Deceased
CASE NO. ESPR012204

To All Persons Interested in the Estate of Francis John Young, Deceased, who died on or about January 7, 2024:

You are hereby notified that on February 13, 2024, the Last Will and Testament of Francis John Young, deceased, bearing date of September 22, 1996, was admitted to probate in the above named court and that Daniel A. Young 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 March 6, 2024.

Daniel A. Young,
Executor of Estate
800 78th Place
West Des Moines IA 50266
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, March 13 & March 20, 2024

PROBATE | Dorothy M. Studer

THE IOWA DISTRICT COURT
FOR HANCOCK COUNTY
IN THE MATTER OF THE ESTATE
OF
DOROTHY M. STUDER,
Deceased
CASE NO. ESPR012210

NOTICE OF PROBATE OF WILL,
OF APPOINTMENT OF
EXECUTOR,
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Dorothy M. Studer, Deceased, who died on or about February 15, 2024:

You are hereby notified that on March 5, 2024, the last will and testament of Dorothy M. Studer, deceased, bearing date of December 3, 2018, was admitted to probate in the above named court and that Gary L. Studer 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 March 7, 2024.

/s/ Gary L. Studer
Gary L. Studer,
Executor of the Estate
1225 Birch Ave.
Corwith, Iowa 50430
Earl W. Hill, ICIS#: AT0003537
Attorney for the Administrator
Law Office of Earl W. Hill
25 Main Ave. S.
P.O. Box 301
Britt, IA 50423
Date of second publication:
Wednesday, March 20, 2024
Probate Code Section 230

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