

## PUBLIC NOTICE

### NOTICE TO AMEND THE PARCEL NUMBER 2207200003 IN THE CITY OF BRITT, IOWA

TO WHOM IT MAY CONCERN:

Public notice is hereby given that there will be a change of Parcel Number 2207200003 from Agricultural to Commercial.

To be voted on at a planning and zoning board meeting in City Hall, in the City of Britt, Hancock County, State of Iowa, after seven days of this notice. All objections thereto must be made prior to or at such meeting, and at which time the final approval of said change will be considered. Dated this 13th day of December 2024.

*Joseph McEnulty, City Administrator*

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

## PUBLIC NOTICE

### DEPARTMENT OF AGRICULTURE

#### Rural Development Greenfield Nitrogen, LLC:

Notice of Finding of No Significant Impact  
**AGENCY:** Rural Development - Rural Business Service, USDA

**ACTION:** Notice of Finding of No Significant Impact

**SUMMARY:** The USDA, Rural Development - Rural Business Service (RBS) has made a Finding of No Significant Impact (FONSI) with respect to a request for possible financial assistance to Greenfield Nitrogen, LLC for construction of the Greenfield Nitrogen Low Carbon Ammonia Plant in Hancock County, Iowa.

**FOR FURTHER INFORMATION:** To obtain copies of the EA or FONSI, or for further information, contact: Kacy Elkins, Business and Cooperative Program Specialist, USDA RD, 2493 4 TH Avenue W, Suite B, Dickinson, ND 58601, (701) 495-7699, and kacy.elkins@usda.gov. The EA and FONSI are also available for public review at the RD office located at 2493 4 th Avenue W, Ste. B, Dickinson, ND 58601.

**SUPPLEMENTARY INFORMATION:** The proposed project consists of construction of the first dedicated green ammonia plant in the United States Mid-west. The goal of the project is to build, own and operate a facility comprised of a 250 Metric Ton Per Day (MTPD) Green Ammonia plant, producing a total of 87,600 metric tons per annum. The overall facility is estimated to be 870,000 sq. ft. (20 acres), with an Inside Battery Limits (ISBL) area of approximately 217,000 sq. ft. (5 acres). The facility will consist of one modular 250 MTPD plant. The primary objective of the project is to expand the availability of low-carbon ammonia to meet emerging market demand. Nitrogen fertilizers, including ammonia, are essential for agricultural crop production, and are a non-discretionary nutrient requiring annual application. Alternatives considered by RBS and Greenfield Nitrogen, LLC include No Action and Action alternatives. The alternatives are discussed in the Greenfield Nitrogen Low Carbon Ammonia Plant EA. The RBS

has reviewed and approved the EA for the proposed project.

The availability of the EA for public review was announced via notice in the following newspaper: The Leader on November 27, 2024, and December 4, 2024. A 14-day comment period was announced in the newspaper notices. The EA was also available for public review at the USDA Rural Development office and website as well as Greenfield Nitrogen LLC office. No comments were received relative to the proposed development. Based on its EA, commitments made by Greenfield Nitrogen LLC, and public comments received, RBS has concluded that the project would have no significant impact (or no impacts) to water quality, wetlands, floodplains, land use, aesthetics, transportation, or human health and safety.

The proposed project will have no adverse effects on resources listed or eligible for listing on the National Register of Historic Places. The Agency has also concluded that the proposed project is not likely to affect federally listed threatened and endangered species or designated critical habitat thereof. The proposed project would not disproportionately affect minority and/or low-income populations.

No other potential significant impacts resulting from the proposed project have been identified. Therefore, RBS has determined that this FONSI fulfills its obligations under the National Environmental Policy Act, as amended (42 U.S.C. 4321 et seq.), the Council on Environmental Quality Regulations (40 CFR §§ 1500-1508), and USDA Rural Development's Environmental Policies and Procedures (7 CFR Part 1970) for its action related to the project.

RBS is satisfied that the environmental impacts of the proposed project have been adequately addressed. RBS's federal action would not result in significant impacts to the quality of the human environment, and as such it will not prepare an Environmental Impact Statement for its action related to the proposed project.

Dated: December 18, 2024

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

## CITY OF CORWITH • PUBLIC NOTICE

### Public Notice

The Corwith City Council has approved an Ordinance amending the City Code pertaining to FLOOD-PLAIN MANAGEMENT.

It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of the City of Corwith and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in this Ordinance with provisions designed to:

A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.

B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.

C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.

D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.

E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

Amendments include the following Sections: Section I- Definitions, Section II- Statutory Authority, Findings of Fact and Purpose, Section

III- General Provisions, Section IV- Administration, Section V- Floodplain Management Standards, Section VI- Variance Procedures, Section VII- Nonconforming Uses, Section VIII- Penalties for Violation, Section IX- Amendments as it pertains to the Flood Insurance Rate Maps (FIRM) for Hancock County, the City of Corwith, Panel 19081C0377D dated 4-04-2018.

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 (FIVE HUNDRED DOLLARS) or imprisoned for not more than 30 (THIRTY) days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City of Corwith from taking such other lawful action as is necessary to prevent or remedy violation.

This statement is a summary of the Ordinance adopted by the City Council on December 10, 2024. Anyone wishing to review the entire Ordinance may view a copy at the Corwith City Hall, 108 NW Elm Street, Corwith, IA 50430, between the hours of 8:30 am. to 5:00 p.m. Monday through Thursday. Date of Notice: December 18, 2024  
Cindy Tebben, City Clerk  
City of Corwith

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

## ORIGINAL NOTICE

IN THE IOWA DISTRICT COURT  
IN AND FOR MILLS COUNTY  
FIRST NATIONAL BANK OF OMAHA, a National Banking Association, Plaintiff,

v. 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. EQCV027634  
**ORIGINAL NOTICE  
BY PUBLICATION**

**TO THE ABOVE-NAMED DEFENDANT: 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, Iowa 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 Iowa 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 Iowa TTY at 1-800-735-2942.)

**IMPORTANT - YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS**

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

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

## PROBATE | MONA CATHERINE LUNDSTROM

THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY  
IN THE MATTER OF THE ESTATE  
OF MONA CATHERINE LUNDSTROM, 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 | MAZIE WEISS

THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY  
IN THE MATTER OF  
THE ESTATE OF  
MAZIE WEISS, Deceased  
CASE NO. ESPR012275

NOTICE OF PROBATE OF WILL,  
OF APPOINTMENT OF  
EXECUTOR

AND NOTICE TO CREDITORS  
To All Persons Interested in the Estate of Mazie Weiss, Deceased, who died on or about December 6, 2024: You are hereby notified that on December 12, 2024, the Last Will and Testament of Mazie Weiss, deceased, bearing date of October 29, 2012, was admitted to probate in the above named court and that Holly Weiss-Chipman 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 for-

ever 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 12, 2024.

ss/ Holly Weiss-Chipman  
Holly Weiss-Chipman,  
Executor of the Estate  
420 2nd Ave. SW  
Britt, IA 50423

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. 25, 2024  
Probate Code Section 230

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

## PROBATE | MAZIE WEISS

THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY  
IN THE MATTER OF  
THE ESTATE OF  
MAZIE WEISS, Deceased  
CASE NO. ESPR012275

NOTICE OF PROBATE OF WILL,  
OF APPOINTMENT OF  
EXECUTOR

AND NOTICE TO CREDITORS  
To All Persons Interested in the Estate of Mazie Weiss, Deceased, who died on or about December 6, 2024: You are hereby notified that on December 12, 2024, the Last Will and Testament of Mazie Weiss, deceased, bearing date of October 29, 2012, was admitted to probate in the above named court and that Holly Weiss-Chipman 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 for-

ever 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 12, 2024.

ss/ Holly Weiss-Chipman  
Holly Weiss-Chipman,  
Executor of the Estate  
420 2nd Ave. SW  
Britt, IA 50423

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. 25, 2024  
Probate Code Section 230

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

MINUTES CITY OF BRITT  
BRITT PLANNING AND ZONING  
MEETING  
TUESDAY, DECEMBER 10TH @  
6PM. IN THE BRITT COUNCIL  
CHAMBERS

170 MAIN AVE S. BRITT, IA 50423

NOTICE: Notice is hereby given that the Britt Planning and Zoning Committee will meet Tuesday, December 10th, 2024, at 6:00pm, in the Britt Council Chambers, 170 Main Avenue S, Britt, Iowa 50423.

1. Call to Order  
Minutes: The meeting was called to order by Britt City Administrator, Joe McEnulty.

2. Roll Call  
Minutes: Present were P&Z Members, Katie Collins, Craig Learer, and Daniel Smith. Absent were Chairperson Ryan Hiscocks, Charles Wyatt, Ron Abele, and Abby Goodenow. Other attendees were Senior Planner (NIACOG) John Robbins, Zoning Administrator Mike Boomgarden, Mayor Jim Nelson, and City Administrator Joe McEnulty.  
3. Review and Approve the Agenda  
Minutes: It was motioned by Dan Smith and seconded by Katie Collins to approve the agenda as set. All Ayes. Motion carried unanimously.

mously.  
4. Recommendation to rezone from Agriculture to Commercial the parcel number 2205280030 with the legal description of Anderson's 2 nd PT of RR Right of Way BLK 28.  
Minutes: Need to publish for seven days so item was tabled by Craig Learer and seconded by Dan Smith. All Ayes. Motion carried unanimously.  
5. SWOT Priority Exercise  
Minutes: Exercise accomplished  
6. Finalize Community Survey Questions  
Minutes: One question (#17) was removed from the survey

7. Discuss of Survey Marketing and Timeframe  
Minutes: Marketing included e-mail blasts, local businesses, and putting in the water bills  
8. Discuss timing of the next meeting  
Minutes: April 11 th , 2025, was decided  
9. Adjourn  
Minutes: It was motioned by C. Learer and seconded by D. Smith to adjourn the meeting. All Ayes. Motion carried unanimously.  
*Joseph McEnulty, City Administrator  
Jim Nelson, Mayor*

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

December 2, 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. Tiach present. Absent: none.  
The minutes of November 25, 2024 meeting were read and approved.  
On motion by Supervisor Tiach, seconded by Supervisor Greiman, and carried unanimously, the Board gave approval to the following: Class C retail alcohol license for Czech Connection doing business as Duncan Community Hall with outdoor service.

On motion by Supervisor Tiach, seconded by Supervisor Greiman, and carried, the Board authorized the County Auditor to issue checks for the claims on file this date, December 2, 2024. A full listing of all claims paid in December 2024 will be published in the December 16, 2024, minutes.  
No further business to come before the Board, motion made to adjourn at 10:49 a.m. by Supervisor Greiman and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on December 9, 2024.  
ATTEST  
*Michelle K. Eisenman, Auditor  
Gary Rayhons, Chair*

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

BRITT CITY COUNCIL MINUTES 12.3.24

REGULAR CITY COUNCIL  
MEETING MINUTES IN  
BRITT MUNICIPAL ROOM 170  
MAIN AVE S BRITT, IA 50423  
ON TUESDAY, DECEMBER 3RD,  
2024, 6:00 P.M.

1) OPENING BUSINESS  
a. Call meeting to order.  
Minutes: Mayor Jim Nelson called the meeting to order.  
b. Roll call.  
Minutes: Weiss-here; Hildman-here; Nelson-here; Moore-here  
c. Pledge of Allegiance  
d. Conflict of Interest (state if applicable)  
e. Approval of Agenda  
Minutes: Motion to approve agenda was approved by T. Hildman and seconded by A. Weiss. All Ayes. Motion carried.  
2) CONSENT AGENDA  
All items listed under the Consent Agenda will be enacted by one motion with a roll call vote. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion. Consent Agenda items may include any non-controversial sub-

jects.  
a. Approve Minutes of the 11.19.24 and 11.25.24 Council Meetings  
b. Approve the Claims Report  
Minutes: Motion was made to approve the past meetings minutes and claims report was made by A. Weiss and seconded by A. Nelson. All Ayes. A. Weiss Yes. T. Hildman Yes. A. Nelson Yes. J. Moore Yes. Motion carried.  
3) PUBLIC FORUM  
This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to five minutes.  
4) DEPARTMENT HEAD REPORTS  
a. LIBRARY REPORT – Linda Friedow

was not present, so Mayor Jim Nelson read her report  
b. Public Works – Vance Hagen  
Need spare pump booster-17th agenda  
Need to submit tree bids-17th agenda  
c. Police Report – Jordan Williams  
Discussion to raise PT officer pay; Kanawha pays \$40/hr.-17th agenda  
Discussion to post for Police Chief; Tyler (per Jim) suggests \$80K/yr.-17th agenda  
d. Fire Department – Jon Swenson  
e. Zoning - Mike Boomgarden was absent, so Mayor Jim Nelson read the report  
f. Parks and Recreation-Jen Weiland was not present, so Angela Nelson read her report  
Discussion for salaried FT recreation director for next year  
5) Mayor's Reports  
a. Approve the Annual Financial Report for fiscal 2024.  
Minutes: Motion to approve by A. Weiss and seconded by A. Nelson. All ayes. Motion carried.  
b. Approve the job descriptions for the Public Works Director and the

Public Works Staff.  
Minutes: Motion was made by A. Weiss to table the item until the 17th of December to give more time to read the descriptions.  
c. Approve the renewal of the current insurance policy for FT city employees with an increase of the life insurance from \$25K to either \$50K or \$75K.  
Minutes: Motion was made by A. Weiss to approve renewal of the current insurance policy with an increase of the life insurance to \$50K, per the recommendation of Renea at Insurance and Financial Solutions and was seconded by T. Hildman. All ayes. Motion carried.  
d. Approve Eve Carr and Joseph McEnulty to do the ACH for First State Bank.  
Minutes: Motion was made by A. Weiss and seconded by A. Nelson. All Ayes. Motion carried.  
e. Recommendation to raise the Interim Police Chief wage for Jordan Williams to \$34.50 from \$33.  
Minutes: Motion was made by A. Nelson and seconded by A. Weiss. All Ayes. Motion carried.

f. Approve the 2024 City-Wide Urban Revitalization Plan tax abatement for the Farmer's Trust and Savings Bank.  
Minutes: Motion was made by A. Weiss and seconded by A. Nelson. All Ayes. Motion carried.  
g. Approve the 2024 City-Wide Urban Revitalization Plan tax abatement for Jared Wingert.  
Minutes: Motion was made by A. Weiss and seconded by A. Nelson. All Ayes. Motion carried.  
h. Recommendation to approve a raise in pay for the Public Works PT snowplow drivers from \$18 to \$20.  
Minutes: Motion was made to approve by A. Weiss and seconded by T. Hildman. All ayes. Motion carried.  
i. Recommendation to install the keyless system from Central Lock and Security for the water plant.  
Minutes: Motion was made by A. Nelson and seconded by A. Weiss. All Ayes. Motion carried.  
j. Discuss restrictions to James Cink's offer to purchase the tract of land for \$8,000 in Lot One (1) and the North half of Lots 2 and Four, Block 3, Brown and Trezana's

Addition, Britt, Hancock County, Iowa, described in Plat of Survey #22-0696 filed for record March 30, 2022.  
Minutes: Motion was made to put the restriction on building within 24 months of when the purchase is finalized, by J. Moore and was seconded by A. Nelson. All Ayes. Motion carried.  
k. Appoint a temporary replacement for City Council person, posted by Public Notice in the Garner Leader on November 27th, 2024, on page 3B, vacated by Curt Gast.  
Minutes: Motion was made for Brad Hiscocks to fill the vacancy, by J. Moore and seconded by T. Hildman. T. Hildman-Yes, A. Nelson-Yes, J. Moore-Yes, A. Weiss-No. Motion carried.  
6) ADJOURN  
Minutes: Motion to adjourn was made by A. Weiss and seconded by A. Nelson. All Ayes. Motion carried.  
*Joe McEnulty,  
City of Britt Administrator  
Jim Nelson,  
Mayor for the City of Britt*

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

KANAWHA CITY COUNCIL MINUTES 12.10.24

Kanawha City Council Proceedings from December 10, 2024  
The Kanawha City Council met in regular session Tuesday, December 10, 2024. Council members present were Jessica Fowles, Jeremy Purvis, Carmen Myers, Judy VanderPloeg and Ray Bassett. Mayor Lemay called the meeting to order at 6:00 p.m.  
Bassett moved approval of the agenda with the deletion of item 7(a) Six-month review for Chief Martinez as per June 11, 2024, Minutes. The motion was seconded. All were in favor. Motion carried. (This agenda item will be on the January 2025 Agenda.)  
The Annual Audit Report with Fort & Schlegel was tabled until the January 2025 regular meeting.  
The Annual Financial Report for the year ending 06/30/24 was given to the Council. No action taken.  
Under the Mayor's report:  
a. The approval of a City Mission Statement was tabled.  
b. It was decided to publish only the City's email address of kanawha@comm1net.net for citizens to use to contact council members.  
c. VanderPloeg moved approval of adopting the updated City Disaster Plan. This motion was seconded. All were in favor. Motion carried.  
Bassett moved approval of the minutes, clerk's report and payment of the following bills:  
True North, consulting fee... 1000.00  
Visual Edge, copier ..... 14.95  
Iowa One Call, locates ..... 21.60

Hawkins, chems/remote reads ..... 5299.31  
Visa, Adobe/Amer Water College ..... 188.48  
USA Blue Book, pH Buffer ..... 56.10  
Municipal Maintenance, operator fee ..... 615.00  
Site Services, asbestos inspection. .... 1800.00  
Mid-America Publishing, publication ..... 13.10  
Dakota Supply, Bucket/Loader edge ..... 1117.62  
K.C. Nielsen, cap screw, lock nut ..... 120.18  
Ia Dept of Publ Safety, Iowa System ..... 300.00  
Gold Eagle, fuel ..... 601.58  
Fam Vet Clinic, animal ctrl ... 114.50  
Shirley Baker, decorations ..... 64.82  
Waste Management, dumpster ..... 1785.73  
Municipal Supply, Smart Points ..... 7027.54  
Column, publications ..... 364.01  
Amazon, traffic sign, clock, other ..... 154.12  
Riteway, bill cards/envelopes ..... 356.61  
Swenson Hdwe, faucets ..... 69.97  
Menards, lights, traps ..... 43.92  
The motion was seconded. All were in favor. Motion carried.  
The following report was given to the Council:  
November 2024 Expenditures  
IRS, 941 tax ..... 3779.19  
State of Iowa, W.E.T. .... 567.29  
IPERS, ipers ..... 2632.85  
Baker & Taylor, book order ..... 782.28  
Postmaster, bill postage ..... 122.08

Oleson, reimb ..... 32.29  
Comm1, phone ..... 550.83  
Gold-Eagle, fuel ..... 445.93  
Feld Fire, scba testing ..... 954.50  
Macqueen Emerg, bunker gear repair ..... 264.36  
Principal, insurance ..... 137.43  
Bake from Scratch, renewal ..... 25.95  
Data 443, computer protection ..... 85.35  
ILEA, mmpi ..... 150.00  
Trulson Auto, tire repair ..... 26.55  
Shield Tech, software ..... 500.00  
Gold-Eagle, fuel ..... 619.29  
Amazon, cleaner, organizer... 97.67  
Riteway, envelopes ..... 180.47  
Earl Hill, legal fees ..... 670.51  
Certified Fire, extinguisher tests ..... 262.00  
Grainger, flange bearing ..... 51.40  
WHKS, engineering ..... 7524.00  
Swenson Hdwe, respirator, washers ..... 138.43  
Odp Business, various supply ..... 148.83  
JD Financial, lamp, hose fittings ..... 330.36  
Muni Maintenance, operator service ..... 615.00  
High Tide, annual renewal ..... 264.00  
CIT, inspection, jetting ..... 19223.59  
Dakota Supply, pipe ..... 521.36  
Hawkins, chlorine ..... 60.00  
CL Sanitary, tests ..... 124.50  
IRWAL Edge, copier ..... 14.95  
IRWA, dues ..... 305.00  
Ia Dept Publ Safety, warrants 3 mos ..... 300.00  
Wellmark, insurance ..... 7150.96  
E Sanchez, return water deposit ..... 150.00

Delta Dental, insurance ..... 136.38  
Baker & Taylor, book order ..... 53.99  
Gordon Flesch, copier ..... 17.43  
Visa, lib supply ..... 682.43  
Pitney Bowes, equip lease... 163.53  
MCI, phone ..... 36.66  
Alliant, util ..... 263.20  
Alliant, util ..... 2851.09  
Column, publications ..... 169.78  
Midwest Breathing, annual maintenance ..... 761.49  
Midwest Fire, parts for repair ..... 608.55  
Wells Fargo, copier ..... 122.62  
Guthmiller, reimbursement ..... 34.72  
Layton Sousa, bldg permits ..... 50.00  
Postmaster, bill postage ..... 119.84  
November 2024 Expenditure by Fund  
General ..... 17865.45  
Road Use ..... 1525.85  
Emp Benefit ..... 6057.34  
Library ..... 3471.84  
Water ..... 11520.84  
Sewer ..... 26999.99  
Storm Water ..... 1872.01  
November 2024 Revenue by Fund  
General ..... 32943.71  
Road Use ..... 7845.22  
Emp Benefit ..... 15149.28  
Local Option ..... 6367.17  
Debt Service ..... 11350.69  
Library ..... 26.00  
Water ..... 17016.51  
Sewer ..... 7241.15  
Storm Water ..... 1591.29  
Bassett moved to allow payment of up to \$1000 to True North for healthcare annual consulting fees.  
The motion was seconded. All were in favor. Motion carried.

VanderPloeg moved approval of the proposed budget amendment for year ending June 30, 2025. The motion was seconded. All were in favor. Motion carried.  
Bassett moved approval of transferring the budgeted amount of \$125,000 from Local Option Tax funds to the General Fund. The motion was seconded. All were in favor. Motion carried.  
The following summarized police was given:  
November 2024  
Accident No Injuries ..... 1  
Juvenile ..... 3  
Accident Unknown Injuries ..... 1  
Missing Person/Juvenile ..... 1  
Ambulance ..... 4  
Noise Complaint ..... 1  
Animal Calls ..... 1  
Found Property ..... 1  
Domestic ..... 1  
Suspicious Person ..... 2  
Illegal Dumping ..... 1  
Speak With Officer ..... 3  
Help/Assist ..... 1  
Traffic Stop ..... 14  
Information Only ..... 1  
Vacation Hours Used in 2024: ... 24  
Comp Hours To Date: ..... 5  
Hours Worked 11/12/24 to 12/10/24: ..... 170.5  
Other discussion: Complaint Guidelines, Complaints of Police Car Usage, Abatement at W 5th & Oak, Update on abatement at 218 W 1st  
Purvis moved approval of the Police Report. The motion was seconded. All were in favor. Motion carried.  
The Superintendent of Public

Works' Report contained information on a broken water line and boil water advisory, a chlorine injector fail and repair, snow preparation and upcoming water distribution testing.  
VanderPloeg moved approval of said report. The motion was seconded. All were in favor. Motion carried.  
Bassett made a motion approving the hire of Jim Weiss at \$20/hour for snow help. The motion was seconded. All were in favor. Motion carried.  
There were no citizen comments.  
Bassett moved approval of the probationary status appointment of Garrett Schreuer to the Kanawha Fire Department. The motion was seconded. All were in favor. Motion carried.  
Purvis and Myers' Complaint Committee Guidelines were reviewed. Bassett moved approval of the guidelines. The motion was seconded. All were in favor. Motion carried.  
Purvis made a motion to use 4% as a wage increase for 25-26 budgeting purposes only. The motion was seconded. All were in favor. Motion carried.  
Bassett moved for adjournment. The motion was seconded. All were in favor. Motion carried.  
*Sharon Grimm, City Clerk  
Mathieu Lemay, Mayor*

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

GARNER CITY COUNCIL MINUTES 12.10.24

Garner City Council Meeting Minutes 12/10/24  
The Garner City Council met at City Hall on December 10, 2024. Mayor Schmidt called the meeting to order at 5:30 PM with the following councilors present: Don Bell, Amber Jenniges, Glen Juhl, Marlene Lewerke, and Damon Quandt. Also present were Director Mark Waddingham and City Clerk Karen Halder.  
A motion by Lewerke to approve the agenda was supported by Bell. Motion carried 5-0.  
No public input.  
A motion by Juhl to approve the consent agenda that included the November 26 minutes, October financials, and the claims report was supported by Jenniges. Motion carried 5-0.  
Honorary Councilor, Harper Larkin, read her "If I Were Mayor" essay.  
A motion by Lewerke to approve Resolution no. 2024-048, a resolution approving the employment contract between the City of Garner and Kelly White to serve in the position of City Administrator, was supported by Bell, Ayes: Bell, Jenniges, Juhl, Lewerke, and Quandt. Nays: none. Motion carried.  
A motion by Bell to approve Resolution no. 2024-049, a resolution authorizing the Mayor Pro Tem and City Clerk to execute a corrective deed to rectify the legal description of a prior deed, was supported by Quandt. Ayes: Bell, Jenniges, Juhl, Lewerke, and Quandt. Nays: none. Motion carried.  
A motion by Juhl to approve Resolution no. 2024-050, a resolution approving the cancellation of the regular council meeting scheduled to be held December 24, 2024, was supported by Lewerke. Ayes: Bell, Jenniges, Juhl, Lewerke, and Quandt. Nays: none. Motion carried.  
A motion by Jenniges to approve Resolution no. 2024-051, a resolution granting permanent employee status and a wage adjustment to \$22.00 per hour to Carlee Frayne was supported by Bell. Ayes: Bell, Jenniges, Juhl, Lewerke, and Quandt. Nays: none. Motion carried.  
Drew Sweers, V&K Engineering, updated Council on the Hwy 18 trail, UV project, 8th Street Apart-

ments, water treatment ventilation, Fuller sidewalk, and storm sewer at Concord.  
Correspondence: 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 expressed appreciation to the Garner Fire Department and other organizations for working together smoothly and efficiently during a recent fire that displaced several homeowners. Jenniges mentioned a tree grant program, Quandt discussed future ideas regarding sidewalks on Fuller Drive, and the mayor shared Hueneman Farms' request to temporarily park trailers on the road. All welcomed Kelly White as Garner's new administrator.  
A motion by Lewerke to adjourn the meeting at 6:00 PM was supported by Juhl. Motion carried 5-0.  
*Karen Halder, City Clerk  
Tim Schmidt, Mayor*  
CLAIMS REPORT - 12/10/24  
VENDOR REFERENCE ...AMOUNT  
ALLIANT, UTILITIES ..... \$ 285.06  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 9.99  
CARD SERVICES, 4 OFFICE CHAIRS-AMAZON ..... \$ 580.84  
COMM1, PHONE/INTERNET ..... \$ 101.46  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 96.08  
HANCOCK CO COOP OIL, FUEL ..... \$ 752.40  
METLIFE-GROUP BENFTS, INS .. \$ 45.56  
PRITCHARD AUTO, 2018 FORD EXPL-BATTERY REPL ... \$ 362.39  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 364.47  
HAYDEN WARING, PET PORTER-RANGER ..... \$ 96.29  
ALLIANT, UTILITIES ..... \$ 342.08  
COMM1, PHONE/INTERNET ..... \$ 27.50  
HANCOCK CO COOP OIL, FUEL . \$ 62.77  
MACQUEEN EQUIP, FLAME-FIGHTER 2 PIECE POLE ..... \$ 184.92  
COMM1, PHONE/INTERNET ..... \$ 122.55  
METLIFE-GROUP BENFTS ..... \$ (16.02)  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 167.84

ALLIANT, UTILITIES ..... \$ 98.61  
HANCOCK CO COMM, DISPATCHING ..... \$ 4,928.59  
ALLIANT, UTILITIES ..... \$ 465.24  
ARNOLD MOTOR SUPPLY, MOUSE REPELLANT ..... \$ 19.19  
CARD SERVICES ..... \$ (128.00)  
COMM1, PHONE/INTERNET ..... \$ 16.67  
HANCOCK CO COOP OIL, FUEL ..... \$ 134.80  
STROMER OVERHEAD DOOR, ADJ OP DOWN STOP-WEST DOOR ..... \$ 135.00  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 124.41  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 57.64  
HANCOCK CO EXT, VIDEO CLASS - J CLARK ..... \$ 220.00  
LINAHON ELECTRIC, ANNUAL MAINT-GENERATOR ..... \$ 270.00  
METLIFE-GROUP BENFTS, INS... \$ 60.74  
ALLIANT, UTILITIES ... \$ 4,785.28  
PRAIRIE ENERGY COOP, UTILITIES ..... \$ 27.83  
ALLIANT, UTILITIES ..... \$ 35.41  
ARNOLD MOTOR SUPPLY, WIPER BLADE ..... \$ 85.79  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 108.64  
HANCOCK CO COOP OIL, FUEL . \$ 271.35  
HANCOCK CO COOP OIL, FUEL... \$ 440.16  
ABSOLUTE WASTE, GB/RC CONTRACT ..... \$ 13,222.75  
ABSOLUTE WASTE, GB/RC CONTRACT ..... \$ 6,242.50  
AMAZON CAPITAL SERVICES, BOOKS ..... \$ 863.54  
BAKER & TAYLOR, BOOKS ..... \$ 473.22  
CITY OF GARNER, UTILITY BILLING ..... \$ 36.43  
COMM1, PHONE/INTERNET ..... \$ 239.38  
GORDON FLESCH COMPANY, COPIER LEASE ..... \$ 269.20  
LEAF, MICROFILM SCANNER LEASE ..... \$ 190.53  
MID-AM PUBLISHING, PUBLICATIONS/ADS ..... \$ 136.80  
WOMENINC, MAGAZINE 1 YR RENWAL ..... \$ 20.00  
ALLIANT, UTILITIES ..... \$ 304.62  
CITY OF GARNER, UTILITY BILLING ..... \$ 27.95  
HUENEMAN FARMS, TIRES - RANGER ..... \$ 455.52  
LAKE MILLS MOTOR SPORTS, INSTALL PLOW-CHANGE

OIL-RANGER ..... \$ 457.36  
NORTH IA TURF & IRGTN, WINTERIZE SPRINKLERS POOL/FLDS ..... \$ 330.00  
VEENSTRA & KIMM, ENG-HWY 18 TRAIL ..... \$ 1,575.00  
ACCO, CLEANING & INSPECTION ..... \$ 555.30  
ALLIANT, UTILITIES ..... \$ 157.03  
CARD SERVICES, HOM BASE-SOFTWARE ..... \$ 26.70  
COMM1, PHONE/INTERNET ..... \$ 75.50  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 41.47  
ALLIANT, UTILITIES ..... \$ 92.18  
ATURA ARCHITECTURE, BALL-FIELD-ENG ..... \$ 1,029.25  
DEAN SNYDER CONSTRUCTION, BALL FIELD PROJECT ..... \$ 25,000.00  
LASHIER GRAPHICS & SIGNS, 6 MESH BANNERS ..... \$ 4,448.29  
ALLIANT, UTILITIES ..... \$ 2,407.91  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 111.67  
CARD SERVICES, DODGE-BALLS;GLOSTAR BLK LIGHTS .... \$ 878.40  
CENTRAL IA DISTR, CLEANING SUPPLIES ..... \$ 458.00  
COMM1, PHONE/INTERNET ..... \$ 202.79  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 43.50  
NELSON SEPTIC SERVICE LLC, PORTAPOTS@CARDINAL&PICKLEBALL ..... \$ 250.00  
IA DEPT OF REVENUE, SALES TAX ..... \$ 1,610.61  
SMITH HARDWARE, 2 PLUG INS. .... \$ 7.98  
TRANE US INC, VMRC-GEOTHERMAL PUMP REBUILD ..... \$ 4,828.00  
ALLIANT, UTILITIES ..... \$ 397.87  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 29.97  
CITY OF GARNER, UTILITY BILLING ..... \$ 39.24  
MENARDS, LIGHT BULBS ..... \$ 112.85  
GRASS MASTERS, IRRIGATION REP-GOLF COURSE . . \$ 10,947.34  
MALEKS LAWN & TREE SERVICE, TREE REMOVED ..... \$ 700.00  
ALLIANT, UTILITIES ..... \$ 76.88  
ALPHAMEDIA, KLSS-FM (W CHAMBER) ..... \$ 175.00  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 19.77  
MENARDS, CHRISTMAS LIGHTS ..... \$ 449.82

PRAIRIE ENERGY COOP, UTILITIES ..... \$ 39.00  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 101.68  
OFFICE DEPOT, NAME PLATS IF I WERE MAYOR ..... \$ 56.97  
CARD SERVICES, SCREENCONNECT ..... \$ 495.24  
COMM1, PHONE/INTERNET ..... \$ 153.77  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 49.81  
GWORKS, ANNUAL LIC/SUPPORT ..... \$ 5,000.00  
METLIFE-GROUP BENFTS, INS... \$ 5.32  
PRITCHARD AUTO, 2016 FORD ESCAPE-OIL CHG ..... \$ 43.95  
QUADIENT POSTAGE, POSTAGE ..... \$ 150.51  
SPECTRUM GROUP, WINDOW ENVELOPES ..... \$ 30.04  
TQ TECH, COMPUTER SUPPORT ..... \$ 200.60  
WELLS FARGO LEASING, LEASE & COPIES ..... \$ 249.20  
COLUMN SOFTWARE PBC, COUNCIL MINUTES 11/12/24 ..... \$ 686.58  
LAIRD LAW FIRM, LEGAL ..... \$ 2,174.48  
MID-AM PUBLISHING, PUBLICATIONS/ADS ..... \$ 182.40  
ALLIANT, UTILITIES ..... \$ 575.30  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 29.55  
CARD SERVICES, WATER DISPENSER ..... \$ 140.57  
LINAHON ELECTRIC, ANNUAL MAINT-GENERATOR ..... \$ 263.00  
MENARDS, CLEANING SUPPLIES ..... \$ 24.95  
UMB BANK N.A, COTTONWOOD SEMI-ANNUAL INT ..... \$ 33,975.00  
CP IA PROPERTIES, PASS-THRU (THE RESERVE) ..... \$ 22,140.00  
RELIANCE STATE BANK, HEJLIK III SEMI LOAN PAY ..... \$ 22,698.00  
CLBT, STATE ST SEMI-ANNUAL PAYMENT ..... \$ 102,900.00  
ACCO, CHEMICALS ..... \$ 890.00  
AG SOURCE LABS, TESTING ..... \$ 60.50  
ALLIANT, UTILITIES ... \$ 2,237.19  
ARNOLD MOTOR SUPPLY, SUPPLIES ..... \$ 49.14  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 67.67  
CARD SERVICES, 1099\_W2 FORMS ..... \$ 185.17  
COMM1, PHONE/INTERNET ..... \$ 162.17  
GARNER POSTMASTER, POST-

AGE ..... \$ 733.04  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 21.75  
GWORKS, ANNUAL LIC/SUPPORT ..... \$ 5,000.00  
HANCOCK CO COOP OIL, FUEL . \$ 180.26  
IA ONE CALL, ONE CALLS... \$ 12.00  
METLIFE-GROUP BENFTS, INS... \$ 28.10  
QUADIENT POSTAGE, POSTAGE ..... \$ 150.52  
SPECTRUM GROUP, WINDOW ENVELOPES ..... \$ 30.03  
USA BLUE BOOK, IRON LUG REPAIR ..... \$ 218.33  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 41.47  
IA DEPT OF REVENUE, WATER EXCISE TAX ..... \$ 1,541.28  
AG SOURCE LABS, TESTING .... \$ 637.25  
ALLIANT, UTILITIES.... \$ 4,818.66  
BROTHERS ACE HARDWARE, SUPPLIES ..... \$ 8.99  
CARD SERVICES, 1099\_W2 FORMS ..... \$ 185.17  
COMM1, PHONE/INTERNET ..... \$ 117.66  
GARNER VMRC, VMRC MEMBERSHIP ..... \$ 21.75  
GWORKS, ANNUAL LIC/SUPPORT ..... \$ 5,000.00  
HANCOCK CO COOP OIL, FUEL . \$ 88.81  
IA ONE CALL, ONE CALLS... \$ 12.00  
METLIFE-GROUP BENFTS, INS... \$ 20.13  
OLSEN REPAIR, FUEL TANK VENT REPAIR ..... \$ 75.00  
PRITCHARD AUTO, 2009 FORD F250SD-FUEL LEAK ..... \$ 133.92  
QUADIENT POSTAGE, POSTAGE ..... \$ 150.52  
IA DEPT OF REVENUE, SALES TAX ..... \$ 437.26  
SPECTRUM GROUP, WINDOW ENVELOPES ..... \$ 30.03  
VERIZON WIRELESS, PHONE/INTERNET ..... \$ 41.47  
IA FINANCE AUTHORITY, WWTP SEMI-ANNUAL INTEREST ..... \$ 5,066.25  
HELPS DRAIN AND SEPTIC, JETTED MAIN TILE LINE .... \$ 300.00  
IA ONE CALL, ONE CALLS... \$ 12.00  
IA DEPT OF REVENUE, SALES TAX ..... \$ 263.95  
IA COMM ASSURANCE, RESTITUTION-BRANT ..... \$ 200.00  
Total Payroll Paid, 11/27/24 - 12/10/24 ..... \$ 32,090.09

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

The City Council of the City of Corwith met in regular session on Tuesday, December 10, 2024, in the Council Room at City Hall. Mayor Hobscheidt called the meeting to order at 5:30 p.m. with the Pledge of Allegiance. Council members present were Steenhard, Garman, Wagner, Mullenbach, Hankins Absent: None. Mayor Hobscheidt welcomed Corwith's new Public Works Administrator, Jeff Freeman, to the meeting.

Steenhard moved to approve the Agenda; Hankins seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.

Hankins moved to approve the Consent Agenda; Wagner seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.

#### CLAIMS REPORT

**VENDOR, REFERENCE...AMOUNT**  
941 FORM, FED/FICA TAX ..... \$ 1,423.72  
ALLIANT ENERGY, MONTHLY GAS STATEMENT..... \$ 203.57  
BAKER & TAYLOR BOOKS, BOOKS/DVD ..... \$ 102.58  
BEST CO, MONTHLY FLOOR MAT SERVICE..... \$ 38.00  
BOMGAARS SUPPLY INC, FLAGS FOR LOCATES ..... \$ 21.87  
CARD SERVICES, LIB 195.67/CITY 397.00 ..... \$ 592.67  
COLUMN SOFTWARE PBC, NOVEMBER 12 COUNCIL MINUTES. .... \$ 231.09  
COMMUNICATIONS 1 NETWORK, LIB 105.47/CITY 160.42... \$ 265.89  
CITY OF CORWITH, UTIL LIB 341.29/CITY 1558.04... \$ 1,899.33  
GORDON FLESCH COMPANY, INC., PRINTER/COPIER LEASE... \$ 156.83  
GWORKS, ANNUAL LICENSE/SUPPORT AGREE..... \$ 8,400.00  
HANKINS TRUCKING LLC, FD TANKER TRUCK REPAIR..... \$ 1,020.89  
IMWCA, FY24 WORK COMP PREMIUM PORTION..... \$ 652.00

IOWA STATE BANK, INTEREST ON 2 GO BOND LOANS..... \$ 4,307.65  
IOWA UTILITIES BOARD, FY24 IUC/OCA ASSESSMENTS..... \$ 162.00  
IPERS, IPERS..... \$ 993.54  
KOSSUTH REGIONAL HEALTH CENTER, BILL HANDLING FEE DRUG TEST..... \$ 25.00  
MID-AMERICA PUBLISHING CORP., PWA JOB ADS... \$ 159.60  
MUNICIPAL MAINTENANCE SERVICES, WATER/WASTEWATER SERVICES..... \$ 1,610.00  
NIACOG, CDBG ADMIN - WATER PROJECT..... \$ 3,658.00  
PRAIRIE ENERGY COOPERATIVE, OCTOBER ELECTRIC STMT..... \$ 27,745.39  
PITNEY BOWES, MAIL MACHINE LEASE..... \$ 174.00  
PITNEY BOWES RESERVE ACCOUNT, POSTAGE REFILL..... \$ 200.00  
JULIE RICHTER, LIB REIMB MILEAGE/ADULT PROG..... \$ 98.85  
SALES TAX, SALES TAX..... \$ 1,381.11  
SANCHEZ GROCERY LLC, LIB 30.44/FD 8.50/CITY 29.09... \$ 68.03  
SCHISSEL ROBERT, PWA ASSISTANTS..... \$ 500.00  
SHORT ELLIOTT HENDRICKSON INC, WT MAIN PROJECT ENGINEER FEES..... \$ 1,137.50  
STATE HYGIENIC LABORATORY, WASTEWATER TESTING... \$ 348.50  
STOREY KENWORTHY/MATT PARROTT, UTILITY PYMT REMINDER NOTICES ..... \$ 150.48  
TRIONFO SOLUTIONS LLC, NOV DENTAL/VISION INSURANCE ..... \$ 70.30  
USA BLUEBOOK - HD SUPPLY INC, WT TREATMENT PLANT SUPPLIES ..... \$ 392.96  
VERIZON BUSINESS, BUSINESS CELLS MO STMT..... \$ 98.84  
WASTE MGMT OF NORTHERN IOWA, NOVEMBER STMT... \$ 62.23  
IA DEPT OF REVENUE, WATER EXCISE TAX..... \$ 403.86  
WYNN COMPANY LLC, ST MAIN PROJECT PAY CERT #7..... \$ 18,256.15

Accounts Payable Total... \$ 77,012.43  
Refund Checks Total  
Total Paid On: 11/21/24... \$ 2,606.23  
Total Paid On: 12/05/24... \$ 6,531.93  
Total Payroll Paid..... \$ 9,138.16  
\*\*\*\* REPORT TOTAL \*\*\*\*  
..... \$ 86,150.59  
GENERAL ..... \$ 9,385.89  
FIRE TOWNSHIP CONTRIBUTE... \$ 1,106.98  
EMPLOYEE BENEFIT..... \$ 505.30  
DEBT SERVICE ..... \$ 4,307.65  
WATER ..... \$ 4,849.05  
WATER MAIN PROJECT ..... \$ 23,051.65  
SEWER ..... \$ 4,020.53  
ELECTRIC..... \$ 38,923.54  
TOTAL FUNDS ..... \$ 86,150.59  
**Fund**  
**Nov. Revenues ... Nov. Expenses**  
..... **Nov. Cash Balance**  
General \$ 8,598.74 ..... \$ 7,464.89  
..... \$ 50,095.48  
Fire Township \$ 3,304.20 ..... \$ 1,098.48  
..... \$ (1,449.44)  
Road Use Tax \$ 1,946.13 ..... \$ 9.58  
..... \$ 11,580.89  
Employee Benefit \$ 658.38 ..... \$ 2,095.86  
..... \$ 878.21  
Emergency \$ - ..... \$ 68.82  
Local Option Sales Tax \$ 2,459.93 ..... \$ -  
..... \$ 91,599.44  
Debt Services \$ 1,924.72 ..... \$ 4,307.65  
..... \$ 6,271.09  
Water \$ 8,307.51 ..... \$ 8,115.00  
..... \$ (98,689.07)  
Water Main Project \$ 41,497.54 ..... \$ 23,051.65  
..... \$ (40,585.29)  
Sewer \$ 4,884.49 ..... \$ 5,087.27  
..... \$ (1,631.12)  
Electric \$ 46,042.39 ..... \$ 33,181.59  
..... \$ 649,014.95

**Total**  
**\$ 119,624.03... \$ 84,411.97**  
..... **\$ 667,153.96**  
Business Items:  
Steenhard made a motion to approve the 1st Reading of Ordinance #229 - Amending the Code of Ordinances of the City of Corwith, Iowa, by Repealing Title VI Chapter 5 in its Entirety and Adopting Title VI Chapter 5 as Outlined; Mullenbach seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
Wagner made a motion to approve waiving the 2nd and 3rd Readings of Ordinance #229 - Amending the Code of Ordinances of the City of Corwith, Iowa, by Repealing Title VI Chapter 5 in its Entirety and Adopting Title VI Chapter 5 as Outlined; Hankins seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
Mullenbach made a motion to approve Ordinance #229 as first read; Steenhard seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None. Ordinance #229 will go into effect on March 1, 2025.  
Hankins made a motion to approve the 1st Reading of Ordinance #230 - Amending the Code of Ordinances of the City of Corwith, Iowa, by Amending the Floodplain Management Ordinance and Adopting as Outlined; Mullenbach seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
Steenhard made a motion to approve waiving the 2nd and 3rd Readings of Ordinance #230 - Amending the Code of Ordinances of the City of Corwith, Iowa, by Amending the Floodplain Management Ordinance and Adopting as Outlined; Hankins seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
Wagner made a motion to approve

Ordinance #230 as first read; Mullenbach seconded the motion. Roll Call: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None. Ordinance #230 will go into effect on December 18, 2024.  
Wagner made a motion to approve the Water Project Final Payment for Release of Retainage (Pay Cert #7) in the amount of \$36,446.88; Steenhard seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
Electrical Upgrade - Per guidance from JEO Consulting, Garman made a motion to hire an outside firm, possibly NIACOG, to write the grant for the electrical upgrade in town with technical support from JEO Consulting, and for an outside firm, possibly NIACOG, to handle the post-award grant administration document requirements for the upgrade; Steenhard seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None. Clerk will contact NIACOG and JEO Consulting regarding the Council's decisions.  
Wagner made a motion to vacate the power that runs from Corwith to the Nu-Way/Glawe Building Site on Highway 17; Steenhard seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None. Wagner will contact Prairie Energy regarding the Council's decision.  
Steenhard made a motion to replace the batteries at the Substation; Hankins seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None. Per Prairie Energy, batteries at the substation need to be replaced every eight years.  
Mullenbach made a motion to ratify and approve the termination of the Waste Management Contract between the City of Corwith and Waste Management; Hankins seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mul-

lenbach, Hankins. Nays: None. This termination will be effective as of June 30, 2025. Clerk will begin the bidding process for a new garbage/recycling company for the City. PWA will repair the hood on the Boom Truck.  
Clerk visited with Council about renewing the GWorks Accounting Software the City uses for book-keeping. Due to a significant price increase in 2025, Council asked the Clerk to inquire about monthly payments instead of a yearly payment and whether costs will remain at the higher rate in future years. Council unanimously agreed to continue using GWorks at this time and for the Clerk to pay the renewal fee as necessary. Clerk will investigate other options for City Software Programs. There was no Safety/Incident Report.  
Discussion Items:  
Jeff Freeman will begin his duties as the Public Works Administrator for the City of Corwith on December 23, 2024.  
Pole Inspections must be scheduled by the City, not Prairie Energy. Council Budget Workshops will be held on January 21, 2025, at 5:30 p.m. and possibly January 28, 2025, at 5:30 p.m.  
Clerk gave Clerk Report.  
Council discussed nuisances in town.  
Hankins moved to adjourn the Council Meeting; Mullenbach seconded the motion. Vote: Ayes: Steenhard, Garman, Wagner, Mullenbach, Hankins Nays: None.  
The Corwith City Council Meeting was adjourned at 6:27 p.m. The next City Council meeting will be held on January 14, 2025, at 5:30 p.m. in the Council Room at Corwith City Hall.  
*Matt Hobscheidt, Mayor*  
*Cindy Tebben, City Clerk*

## CITY OF CORWITH • ORDINANCE NO. 229

**ORDINANCE NO. 229**  
**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CORWITH, IOWA, BY REPEALING TITLE VI CHAPTER 5 IN ITS ENTIRETY AND ADOPTING TITLE VI CHAPTER 5 AS OUTLINED BELOW**  
**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORWITH, IOWA,**

**SECTION 1.** That Title VI Chapter 5 of the Code of Ordinances of the City of Corwith, Iowa, be repealed in its entirety and the following adopted:

**TITLE VI PHYSICAL ENVIRONMENT**

**CHAPTER 5 UTILITIES - BILLING CHARGES**

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6-5-1 UTILITY DEFINED. For use in this chapter, utility is the sewer, water, and electric systems operated by the City.

6-5-2 DISTRICTS. There shall be one sewer and water district which encompasses all of the City of Corwith, Iowa.

6-5-3 DISPOSITION OF FEES AND CHARGES. All money received under this chapter shall be deposited in the City treasury not later than the last day of the month in which it was received and a written report of the amount and source of the fees and charges shall be on file with the City Clerk.

6-5-4 SERVICE CONNECTION CHARGE. All properties where water, and/or wastewater, and/or electric service is requested shall pay a connection fee of one hundred fifty (\$150.00) dollars for any or all of the services.

6-5-5 BILLING, PENALTY. Meters shall generally be read by the tenth (10th) of the month following the previous approximate 30 days of service. Bills shall be prepared and sent to customers by the 15th of the month and shall be due and payable by the 28th day of that month. Bills shall become delinquent on the next day following the 28th day of the month. Bills paid after said day shall have added a penalty of ten (10%) percent for water and sewer services and a penalty of 1.5% for electric services. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

(Code of Iowa, Sec. 384.84(1))

6-5-6 DISCONTINUING SERVICE, FEES.

1. If any account is not paid, the service to such owner or person so supplied with the utility shall be discontinued after the following procedures have been complied with:

a. The Superintendent of Public Utilities, or his or her authorized representative, shall shut off the supply of water to any customer who, not having contested the amount billed in good faith, has failed to pay the bill for water on or before the day specified by the Clerk according to the following:

1. The City Clerk shall send a twelve (12) day notice within twenty-four (24) hours following the delinquent date, or on the first office day following such first day after the delinquent date. When a Saturday, Sunday or other legal holiday intervenes during the notice period, such days shall not be counted. The Clerk shall notify each delinquent customer that service will be disconnected if payment of the

combined service account, including late payment charges, is not received by the date specified in the notice of delinquency. Such notice shall be sent by ordinary mail to the customer in whose name the delinquent charges were incurred and shall inform the customer of the nature of the delinquency and afford the customer the opportunity for a hearing prior to discontinuance. Following the twelve (12) day notice, there shall be a final twenty-four (24) hour notice that service will be shut-off if not paid with that twenty-four (24) hour period. If the customer is a tenant, and if the owner or landlord of the property or premises has made a written request for notice, the notice of delinquency shall also be given to the owner or landlord. If a hearing is requested, the Mayor or the Mayor's designee shall conduct an informal hearing and shall make a determination as to whether the discontinuance is justified.

b. When a hearing is requested by a customer, the Mayor or the Mayor's designee shall conduct a hearing within two (2) days following the request. The customer shall have the right to present evidence or propose a payment plan. The decision of the Mayor or the Mayor's designee is final.

2. If service is discontinued for non-payment of fees and charges, or for the violation of any Ordinance, a fee of one hundred (\$100.00) dollars shall be paid to the City Clerk in addition to the rates or charges then due before such service is restored. This shall cover the shut off and the turn on of the service. If any such service charge is not paid within sixty (60) days from the date it is due, the same shall constitute a lien upon the premises served by said municipal system, which said lien shall be collected in the same manner as taxes.

3. A lien for delinquent water service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the customer in whose name the delinquent charges were incurred. If the customer is a tenant and if the owner or landlord of the property or premises has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail, not less than thirty (30) days prior to certification of the lien to the County Treasurer.

(Code of Iowa, Sec. 384.84 (3))

4. If the property in which there are delinquent utilities owing is sold before the City certifies the lien to the County Treasurer, the City may certify the delinquent utilities against another property located in this state owned by the delinquent user.

(Code of Iowa, Sec. 384.84(3)(a)(3))

5. There will be no extension of water service after the current billing, unless an extension is preapproved due to extenuating circumstances. The City Clerk or the Clerk's authorized representative will determine whether to authorize an extension of time to pay, based on individual circumstances and the customer's payment history. Repeat violators will not be extended past the shutoff date at the discretion of the City.

6. Persons receiving service outside the City limits shall be deemed to have accepted the requirements of the water service and rules set by the City Council and its authorized representatives. Persons receiving water service outside the city limits shall be charged a rate of 1-1/2 times the rate charged to premises located within the corporate city limits of the City.

6-5-7 RESIDENTIAL RENTAL PROPERTY.

A. Residential rental property where a charge for any of the services of water, sewer systems, storm water drainage systems, sewage treatment, solid waste collection, solid waste disposal and electricity is paid directly to the City by the tenant is exempt from a lien for delinquent rates or charges associated with such services if the landlord gives written notice to the City utility

that the property is residential rental property and that the tenant is liable for the rates or charges. A written notice shall contain the name of the tenant responsible for the charges, the address of the residential rental property that the tenant is to occupy, and the date that the occupancy begins. There shall be a deposit as required in 6-5-8.

B. A change in tenant shall require a new written notice to be given to the City utility within thirty (30) business days of the change in tenant. When the tenant moves from the rental property, the City utility shall return the deposit, if the charges for the services of water, sewer systems, electricity, storm water drainage systems, sewage treatment, solid waste collection, and solid waste disposal, as applicable, are paid in full.

C. A change in the ownership of the residential rental property shall require written notice of such change to be given to the City utility within thirty (30) business days of the completion of the change of ownership. The lien exemption for rental property does not apply to charges for repairs related to a service of water, sewer systems, storm water drainage systems, sewage treatment, solid waste collection, and solid waste disposal if the repair charges become delinquent.

(Code of Iowa, Sec. 384.84(3)(d)(e))

6-5-8 CUSTOMER GUARANTEE UTILITY DEPOSITS. Customer deposits shall be required of all new account holders, tenants and those who have a history of failure to pay the utility bill on time. Such deposit shall be three hundred (\$300.00) dollars covering water, sewer and electric utility service. Deposits of customers, other than tenants, who do not have a late payment or other balance after twelve (12) consecutive months shall have their deposits returned. An occurrence or recurrence of a bad payment record may be the occasion for the City Clerk to require a new or larger deposit for the continuation of service. Tenants shall have their deposit returned if they move or cease renting and the utility bill is paid in full.

In the event utility service is discontinued for any reason, the utility deposit shall be applied to the outstanding balance. Any remaining balance on the account must be paid in addition to the shut off, turn on fee of one hundred (\$100.00) in 6-5-6 (2), and a new three hundred (\$300.00) dollar deposit shall be collected before such service is restored.

(Code of Iowa, Sec. 384.84(1))

6-5-9 WATER RATES. Water shall be furnished at the following monthly rates per property serviced within the City limits:

(Code of Iowa, Sec. 384.84(1))  
The first 2000 gallons \$43.00 (Minimum Bill)  
All over 2,000 gallons \$12.05 per 1,000 gal.

The minimum charge shall be \$43.00 per household, business, building, or property serviced per billing month. The minimum charge shall be paid whether there is any usage or not, or a customer can request a discontinuance as in 6-5-12.

6-5-10 REFUSE COLLECTION FEES. The collection and disposal of solid waste as provided in Title IV are declared to be beneficial to the property serviced or eligible to be served and there shall be levied and collected fees therefor in accordance with the following:

1. Schedule of Fees. The fees for solid waste collection and disposal service, used or available, shall be established by the collector.

2. Payment of Bills. All fees shall be billed directly by and paid to the collector.

6-5-11 RATE OF SEWER RENT AND MANNER OF PAYMENT. Sewer Service shall be furnished at the following monthly rates per property serviced within the City limits:

(Code of Iowa, Sec. 384.84(1))  
The first 2000 gallons \$20.00 (Minimum Bill)

All over 2,000 gallons \$ 4.00 per 1,000 gal.

The minimum charge shall be \$20.00 per household, business, building, or property serviced per billing month. The minimum charge shall be paid whether there is any usage or not, or a customer can request a discontinuance as in 6-5-12.

6-5-12 DETERMINATION AND PAYMENT OF SEWER RENT FROM PREMISES WITH PRIVATE WATER SYSTEMS. Users whose premises have a private water system shall pay a sewer rent in proportion to the water used and determined by the City Council either by an estimate agreed to by the user or by metering the water system. The rates shall be the same as provided in Section 6-5-10 applied as if a City water bill were to be paid. Rent shall be paid at the same time and place as provided in Section 6-5-10.

(Code of Iowa, Sec. 384.84(1))

6-5-13 CUSTOMER REQUEST FOR DISCONTINUANCE. If a customer requests to discontinue utility services, there shall be a charge of one hundred and fifty (\$150.00) dollars for the shut-off/discontinuance and one hundred fifty (\$150.00) dollars to reconnect/restart services. This charge shall apply to any and all utility services.

6-5-14 ELECTRIC RATES. Rules and regulations pertaining the Corwith Electric Utility are contained in the office of the City Clerk of Corwith and shall be due and payable with the same conditions, timelines, requirements and penalties as the regular water and sewer utility bill, except for specific electric provisions as contained in the rules and regulations pertaining the Corwith Electric Utility.

That the following rates for electric service furnished by the City are hereby established:

A. Residential  
Applicable to: A single family residence for all domestic purposes, including single phase motors of not more than five horsepower individual capacity. This rate shall apply to licensed or unlicensed in-home day care facilities and in-home offices if the primary purpose of the dwelling is to serve as a single-family residence. This rate shall not be available to home businesses that involve welding, metal fabrication, auto maintenance, or other industrial processes. This rate is not available to multi-family dwellings.

Service Available: Single-phase, 60 hertz, 120/240 volt, 400 amp max., 3-wire, single meter.  
Monthly Rate:  
Customer Service Charge \$10.00  
Energy Charge (\$/kWh)

All KWH \$0.13627  
Sales Tax: Sales tax to be added to all electric bills so as to be in compliance with the provisions of the laws of the state of Iowa.

Prompt Payment Provisions: All charges are net. If the bill is not paid by the due date (28th day of the month), a late payment charge of 1.5% per month will apply. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

Energy Cost Adjustment: All energy usage is subject to provisions of an Energy Cost Adjustment feature, if implemented by the City Council of the City of Corwith.

D. Large Power  
Applicable To: Any customer with an annual peak demand, defined as the maximum hourly integrated demand during the previous 12 months, in excess of 75 kW, or any new customer (or existing customer that modifies its usage) that is projected to have an annual peak demand in excess of 75 kW. This rate shall be available to those customers located inside the corporate limits of the City of Corwith.

Service Available: 60 hertz, three-phase service at the City's standard primary or secondary voltages.

Monthly Rate:  
Customer Service Charge \$35.00  
Non-coincident Demand Charge (\$/kW) \$3.75  
Coincident Demand Charge (\$/kW) \$23.00

Energy Charge (\$/kWh) \$0.0424  
Monthly Rate Multiplier: The Monthly Rate established for this customer is the established minimum monthly coincident base and transmission kW demand, maximum peak kW demand metered large commercial distribution, kWh energy and kWh energy cost adjustment cost of wholesale power to the City. To collaborate with the City and limit the peak kW demand during the hours of the coincident kW demand of the City, this rate shall be adjusted, as necessary, for wholesale power cost increases in monthly coincident base and transmission kW demand, maximum peak kW demand metered large commercial distribution, kWh energy and kWh energy cost adjustment. A 1.40 Multiplier shall be applied to the revenues for transformation, distribution delivery, metering, accounting and other utility purposes. At City discretion, during a harvest season with greater than 150 kW coincident demand and greater than 150,000

Energy Charge (\$/kWh)  
All KWH \$0.13608

Sales Tax: Sales tax to be added to all electric bills so as to be in compliance with the provisions of the laws of the state of Iowa.

Prompt Payment Provisions: All charges are net. If the bill is not paid by the due date (28th day of the month), a late payment charge of 1.5% per month will apply. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

Energy Cost Adjustment: All energy usage is subject to provisions of an Energy Cost Adjustment feature, if implemented by the City Council of the City of Corwith.

C. General Service - Three Phase  
Applicable To: This schedule is applicable to all kWh sales to establishments which are operating as a business and are provided three-phase service. This schedule shall include apartments, schools, offices, small manufacturers, stores, shops, trailer camps and similar operations where metered under one name within the service territory of City of Corwith Municipal Electric, with a peak demand that is generally less than 75kW during most months.

Service Available: 60 hertz, three-phase service at the City's standard secondary voltages.

Monthly Rate:  
Customer Service Charge \$45.00  
Energy Charge (\$/kWh)

All KWH \$0.13608  
Sales Tax: Sales tax to be added to all electric bills so as to be in compliance with the provisions of the laws of the state of Iowa.

Prompt Payment Provisions: All charges are net. If the bill is not paid by the due date (28th day of the month), a late payment charge of 1.5% per month will apply. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

Energy Cost Adjustment: All energy usage is subject to provisions of an Energy Cost Adjustment feature, if implemented by the City Council of the City of Corwith.

D. Large Power  
Applicable To: Any customer with an annual peak demand, defined as the maximum hourly integrated demand during the previous 12 months, in excess of 75 kW, or any new customer (or existing customer that modifies its usage) that is projected to have an annual peak demand in excess of 75 kW. This rate shall be available to those customers located inside the corporate limits of the City of Corwith.

Service Available: 60 hertz, three-phase service at the City's standard primary or secondary voltages.

Monthly Rate:  
Customer Service Charge \$35.00  
Non-coincident Demand Charge (\$/kW) \$3.75  
Coincident Demand Charge (\$/kW) \$23.00

Energy Charge (\$/kWh) \$0.0424  
Monthly Rate Multiplier: The Monthly Rate established for this customer is the established minimum monthly coincident base and transmission kW demand, maximum peak kW demand metered large commercial distribution, kWh energy and kWh energy cost adjustment cost of wholesale power to the City. To collaborate with the City and limit the peak kW demand during the hours of the coincident kW demand of the City, this rate shall be adjusted, as necessary, for wholesale power cost increases in monthly coincident base and transmission kW demand, maximum peak kW demand metered large commercial distribution, kWh energy and kWh energy cost adjustment. A 1.40 Multiplier shall be applied to the revenues for transformation, distribution delivery, metering, accounting and other utility purposes. At City discretion, during a harvest season with greater than 150 kW coincident demand and greater than 150,000

kWh energy usage and load factor greater than 2 with respect to coincident demand, the City may waive the multiplier requirement.

Metered Demand: The non-coincident metered demand for any month shall be the maximum kilowatt demand established by the consumer for any thirty-minute interval during the month as indicated or recorded by a demand meter. The coincident metered demand for any month shall be the metered kilowatt demand of the thirty-minute period that the City is charged for coincident demand as indicated or recorded by a demand meter.

Sales Tax: Sales tax to be added to all electric bills so as to be in compliance with the provisions of the laws of the state of Iowa.

Prompt Payment Provisions: All charges are net. If the bill is not paid by the due date (28th day of the month), a late payment charge of 1.5% per month will apply. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

Energy Cost Adjustment: All energy usage is subject to provisions of an Energy Cost Adjustment feature, if implemented by the City Council of the City of Corwith.

E. Municipal  
Applicable To: The City of Corwith.

Service Available: 60 hertz, single-phase or three-phase service at the City's standard secondary voltages.

Monthly Rate:  
Customer Service Charge \$35.00  
Energy Charge (\$/KWH)

All KWH \$0.13559  
Sales Tax: Sales tax to be added to all electric bills so as to be in compliance with the provisions of the laws of the state of Iowa.

Prompt Payment Provisions: All charges are net. If the bill is not paid by the due date (28th day of the month), a late payment charge of 1.5% per month will apply. When the 28th day of the month falls on Saturday, Sunday or other legal holiday, the City Clerk shall accept payment on the next office day without penalty.

Energy Cost Adjustment: All energy usage is subject to provisions of an Energy Cost Adjustment feature, if implemented by the City Council of the City of Corwith.

SECTION 2. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall take effect on March 1, 2025, 2024, after its final passage, approval, and publication as provided by law.

PASSED, APPROVED, and AD- OPTED by the City Council of Corwith, Iowa, on the 10th day of December 2024.

Matt Hobscheidt, Mayor

ATTEST:  
Rindy Tebben, City Clerk

**Roll Call Vote:**  
Craig Steenhard Aye  
Michele Garman Aye  
Dave Wagner Aye  
Kimber Mullenbach Aye  
Michelle Hankins Aye