

## BOARD PROCEEDINGS

### Hardin County Board of Supervisors • Oct. 2, 2023

#### HARDIN COUNTY BOARD OF SUPERVISORS MINUTES – OCTOBER 2, 2023 MONDAY – 9:00 A.M. HARDIN COUNTY COURT- HOUSE LARGE CONFERENCE ROOM

The Hardin County Board of Supervisors held their regular meeting at 9:00 AM on October 2, 2023, at the Hardin County Courthouse large conference room in Eldora, Iowa. Board members in attendance were BJ Hoffman, Lance Granzow, and Renee McClellan. Also attending: JD Holmes, Darrell Meyer, Thomas Craighton, Taylor Roll, Lori Kadner, Ann Larson, Machel Eichmeier, Jolene Pieters, Elaine Loring, Paul Brown, Andrea Brown, and Donna Juber.

McClellan moved and Hoffman seconded to approve the agenda. All Ayes. Motion passed.

Hoffman moved and McClellan seconded to approve the minutes of September 25, 2023. All Ayes. Motion passed.

McClellan moved and Hoffman seconded to approve the motion to approve the claims for payment for October 2, 2023. All Ayes. Motion passed.

Hoffman moved, McClellan seconded the motion to approve Resolution No. 2023-31, Proposal to Convey Interest in Real Property and Set Public Hearing. Roll Call Vote: "Ayes" Granzow, McClellan, Hoffman. "Nays" None. Absent: None. Motion carried. Resolution No. 2023-31 is hereby adopted as follows:

#### RESOLUTION NO. 2023-31 PROPOSAL TO CONVEY INTEREST IN REAL PROPERTY AND SET PUBLIC HEARING

Public hearing will be held on the 30th day of October, 2023 at 9:02 A.M., at the Courthouse in Eldora, Iowa, for the proposal to sell two properties: the Garden City Maintenance Shed, located at 31523 Market Street, Garden City, Iowa, and a property locally known as 1602 Washington Street, Eldora, Iowa. The Hardin County Supervisors shall take sealed bids up to 24 hours prior to the public hearing. Bids will be opened then, with an auction to follow. The Board reserving the right to reject any and all bids. The full text of the resolution is available at the Office of the Hardin County Auditor.

At 9:04 a.m. Granzow opened the Public Hearing for the FY2023/2024 Budget Amendment. Auditor Pieters explained the budget amendment items. There were no in-person

public comments, and no written public comments were received. McClellan moved and Hoffman seconded the motion to close the Public Hearing for the FY2023/2024 Budget Amendment. All Ayes. Motion passed. The Public Hearing was closed at 9:06 a.m. Hoffman moved, McClellan seconded the motion to approve Resolution No. 2023-32, Appropriations Resolution Amendment. Roll Call Vote: "Ayes" Granzow, McClellan, Hoffman. "Nays" None. Absent: None. Motion carried. Resolution No. 2023-32 is hereby adopted as follows:

#### RESOLUTION NO. 2023 – 32 APPROPRIATIONS RESOLUTION AMENDMENT

The following budget amendment was approved: Clerk of Court +\$10,000; County Attorney +\$15,000; Conservation +\$1,500,000; Economic Development +\$200,000; Property Management +\$200,000; Insurance +\$9,026; Treasurer +\$11,000; Veterans Affairs +\$5,492. The full text of the resolution is available at the Office of the Hardin County Auditor Hoffman moved and McClellan seconded the motion to approve the amended County Credit Card policy. All Ayes. Motion passed. Hoffman moved and McClellan seconded the motion to approve the change of status in the Conservation Department for the pay increase for Brett Lawrence. All Ayes. Motion passed.

Hoffman moved and McClellan seconded the motion to approve the change of status in the Conservation Department for the pay increase for Laura Carr. All Ayes. Motion passed.

Other business: Treasurer Eichmeier reminded everyone that today was the last day to pay property taxes without penalty. Public Comments: None

McClellan moved and Hoffman seconded the motion to adjourn. All Ayes. Motion passed. The meeting was adjourned at 9:09 a.m.  
*/s/ Lance Granzow  
Lance Granzow,  
Chair or Vice-Chair  
Board of Supervisors  
/s/ Jolene Pieters  
Jolene Pieters  
Hardin County Auditor*

Published in the Eldora Herald-Ledger on Thursday, Oct. 19, 2023

## PUBLIC NOTICE

### Ordinance No. 898

**ORDINANCE NO. 898  
ORDINANCE REZONING PROPERTY FROM R-1 SINGLE-FAMILY RESIDENCE. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ELDORA, IOWA;**  
SECTION 1. Purpose: The purpose of this ordinance is to change the zoning classification of the following described real property, to wit: Block 3, Thompson's Addition, Lots 5, 6, 7, 8, and 9, Eldora, Hardin County Iowa

By amending the official City of Eldora zoning map provided for in Chapter 165, Section 03, by rezoning the aforescribed real property from R-1 Single-Family Residence District Classification to C-1 Commercial Classification.

SECTION 2. Repealer: All Ordinances in parts of ordinances in conflict with the provisions of the ordinance and here by repealed.

SECTION 3. Severability Clause: If any section, provision, or part of

this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or an section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. Effective Date: This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the Council on the 10th day of October, 2023.

David W. Dunn, Mayor  
Attest:  
Michelle Kelley, City Clerk

Introduced: August 8, 2023

Passed 1st Consideration: August 8, 2023

Passed 2nd Consideration: September 12, 2023

Passed 3rd Consideration: October 10, 2023

Passed & Adopted: October 10, 2023

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## PUBLIC NOTICE

### Hardin County Vendor Report 10/10/23

#### Vendor Publication Report

**Hardin County Payment Date Range: 10/10/2023 - 10/10/2023**  
Advanced Correctional Healthcare, Inc-22,083.25, Airtgas North Central-697.83, Alliant Energy-2,488.76, Bauer Built Tire, Inc-4,811.72, Brittany Gronewold-47.55, C.J. Cooper & Assoc Inc-330.00, Campbell Supply Co-164.15, Cheryl A Lawrence-107.42, Chosen Valley Testing, Inc-4,550.00, Cintas Corporation-Cincinnati-181.36, Cintas-Chicago-605.12, City of Ackley-123.16, City of Alden-32.32, City of Eldora- 2,879.10, City of Hubbard-243.09, City of New Providence-50.43, City of Radcliffe-71.58, ConvergenceOne, Inc-7,647.06, Culligan -IA Falls-406.25, Dale Howard-10,015.89, Dale Johnson-103.49, David A Kuehner -800.00, Denco Corp-110,863.90, Dentons Davis Brown PC-550.00, Digital Dumpsters-270.00, DLT Solutions-28,325.95, Donnlce Jackson-297.13, Eldora Tire & Alignment-107.04, Galls Incorporated- 163.61, Gary McEwen-260.00, GATR Truck Center -1,924.66, Grass Masters Lawn & Landscaping Service- 260.00, Hardin Co Tire & Service Inc-690.00, Harli L Schutt-103.49, Interstate Batteries-431.36, Iowa Central Electric-3,343.89, Janetta L. Miller-Buck-294.75, JBI Distributors-491.40, Kali Adams-613.10, Knight Sanitation-511.00, Laura Carr-120.00, Lori Weeks-100.00, Martin Brothers Distributing Co, Inc -7,167.96, Martin Marietta Aggregate-1,935.68, Mid-America Publishing Corp-35.63, M-Town Asphalt and Paving-123,569.13, Next Level Building Supply-77.90, On Track Overhead Doors-327.00, Paula Schutt -30.96, Peteroblend Corp-3,580.78, PINE CREST MOBILE HOME PARK-250.00, Quaker Security LLC- 2,550.00, Quality Automotive Inc-62.00, Renee Springston-54.99, Shield Pest Control LLC-75.00, Society of Land Surveyors IA-15.00, Susan Seedorff-Keninger-228.61, Thomas Murphey-Park Host-200.00, Truck Center Companies East LLC-107.34, Verizon Connect-418.80, VISA-7,275.83, William J Hoffman -233.18, Windstream Communications/CABS-2,276.74, Windstream-Kentucky-212.89, Winters Septic Service-300.00, Yulisa Garibay-240.00, Z & Z Glass-90.00. Grand Total: 359,476.

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## PUBLIC HEARING NOTICE

### Proposal To Convey Real Property By Auction

#### NOTICE OF PUBLIC HEARING ON PROPOSAL TO CONVEY REAL PROPERTY BY AUCTION

The Board of Supervisors of Hardin County, Iowa, pursuant to Iowa Code Section 331.361 and 331.305 and Resolution No. 2023-31, hereby gives notice of a public hearing on the 30 th day of October 2023 at 9:01 o'clock a.m., and the live auction to immediately follow at the Large Conference Room of the Hardin County Courthouse, Eldora, Iowa.

The proposed conveyances and auction is for property locally known as the Garden City Maintenance Shed, located at 31523 Market Street, Garden City, Iowa; and respectively described as Block 3, Lots 1-2 and S82' Lot 3 & N1/2 Alley S ADJ Sec 22-T86N-R22W; and property locally known as 1602

Washington Street, Eldora, Iowa; and respectively described as North Sixty-Six (66) Feet of the East One Hundred Fourteen (114) Feet of Outlot Fifteen (15), Eldora, Hardin County, Iowa.

ADDITIONAL INFORMATION: Properties are being sold "AS IS" by Quit Claim Deed. To qualify for the live auction, sealed bids must be received in the Office of the Hardin County Auditor, Courthouse, Eldora, by 4:30 P.M., Friday October 27, 2023. Bidder/agent must be personally present to bid. For additional information please check the County web page <https://www.hardincountyia.gov/668/Property-Bids>. You may also contact the Hardin County Attorney for more information, 939-8118.

*/s/ Jolene Pieters  
Jolene Pieters,  
Hardin County Auditor*

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## PROBATE Desiree Folsom

#### THE IOWA DISTRICT COURT FOR HARDIN COUNTY IN THE MATTER OF THE ESTATE OF DESIREE FOLSOM, Deceased CASE NO. ESPR024376 NOTICE OF APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of DESIREE Folsom, Deceased, who died on or about July 14, 2023:

You are hereby notified that on August 9, 2023, the undersigned was appointed administrator of the estate.

Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk

of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated on \_\_\_\_\_:  
Tracy L. Rohlfen,  
Administrator of the Estate  
601 Parkview Dr. PO Box 51  
Readyln, IA 50668

Lana L. Luhring, ICIS#: 0004830  
Attorney for the Administrator  
Laird and Luhring Law Firm  
PO Box 177, Waverly, IA 50677  
Waverly, IA 50677  
Date of second publication  
Thursday, Oct. 19, 2023  
Probate Code Section 230

Published in the Eldora Herald-Ledger on Thursday, Oct. 12 and Oct. 19, 2023

## COUNCIL PROCEEDINGS

### City of New Providence • Oct. 9, 2023

#### New Providence City Council Meeting October 9, 2023

Attendees: Rod Hansen, Lou Schafer, Denny Reece, Martin Lange, Chris Renihan, Janine Allbee, John Gray, Denise Lange Citizens: Scott Gleason, Larry Balvanz Mayor Reece called meeting to order at 6 pm.

Minutes of the 8/14/23 and 9/11/23 were reviewed. A motion was made by Schafer to approve, Hanson seconded. MC.

**Resolution #106-2023.** – To appoint Denise Lange as new city clerk. Position was advertised. Denise was only applicant. Renihan motioned to appoint to approve resolution, Schafer seconded, Roll call. Lange abstained. Resolution was approved. Denise read the oath of office. Discussion of wages for clerk. Pay rate will remain the same as for Cathy. Instead of set amount for mileage, clerk will keep a mileage log and submit as necessary for reimbursement at current IRS rates, which are .655/mile. Schafer made a motion to accept mileage reimbursement, Renihan seconded. MC. The clerk will advise if the use of the home internet is impacted by clerk job and needs to be addressed.

**Old Business**  
Dogs at 203 N Main. Voted on last month to contact legal counsel for options. Can work with them or enforce the ordinance. If city allows, sends message to other residents. Denny will ask lawyer to proceed with documents to file municipal infraction for more than 3 dogs.

QQ Ave. - Discussion on whether to go forward with clean up plan and contact Superior Demolition to help with it, total expected costs could be up to \$5,000, proposal was \$4,700 and added expenses for the roll off dumpster. Certified letter needs to be sent and posted on the door with a 5 day notice per current law. Would need to find out when Superior could plan for it so letter can be

issued. Issue is tabled as someone advised at the meeting they are in discussions with the owner and there may be a possible sale of the property to this individual that would then take on the cleanup. We will add to next meeting agenda for Nov. 13. Denny will contact vendor to advise we're holding off a month. Copy of Book of Ordinances - Lawyer confirms that city can ask for reimbursement for the cost of the ordinances. With actual costs, shipping and other administrative expenses, a cost of \$125 is requested and needs to be received before book is ordered. City Clerk will forward letter to requesting residents.

Water Tower Maintenance. Two proposals are received from POM; one for maintenance at 4 year intervals and the other at 5. It is not recommended to wait as long as 5 years between cleanings. Proposal is written to pay lump sum of \$6,525 or \$2,175 per cleaning, work would be done next summer. City would be responsible for draining the tower and arranging for the removal and replacement of the antennae. Concerns over company's longevity and city remedy if the sum is paid but would like to pay and use ARPA funds. Denny or Denise wants to talk to the company and have a rep. come to the council meeting. Denise will contact Rhonda and company. Tabling until next November 13th meeting.

Junk Vehicles in Town  
Most people took care of the issues from the earlier abatement notices sent.

Owner returning to 503 W. Main has advised they will take care of removing the junk vehicles in front. Notices will be sent to 114 N Main for the two vehicles in violation, owner of Honey Creek Exotics has a vehicle in violation. A second notice will be sent to 208 N Main.

**New Business**  
A motion was made Shafer and seconded by Renihan to set NP

Trick or Treat Night for Halloween, Tuesday 10/31, from 5 pm to 7 pm. MC. The Roundhouse carnival and costume parade will be held on Saturday, 10/28.

Hanson wanted to discuss the property at 207 E Main. We'd been working with the owner to clean up, but let drop. The council previously agreed that fence was an adequate fix. However, the west side of the fence is on city property and the 4 vehicles parked there may be a problem when snow removal begins. Denny and Lou will talk to the owner about it.

Property at 304 N Main. Between now and next meeting Lou will help with specifics to work with house on N Main near the Township building to clean up encroaching debris in front and back yards. He'll get back on it so a letter can be sent to the homeowner after next meeting. Stray dogs in town. There is a certain dog that is loose often and needs to be addressed. Scott said he's not sure who owns the dog, but their relatives often retrieve her. If need be, the Sheriff should be called. If we can get the owner info, we can send them a letter.

Street Light on W. Main. Denny called Ben to fix. They did and the light and another east light are very dim. Will talk to Ben again. Dumpsters. Several houses in town have long term use of roll off boxes and there are complaints about this, smell, insects, animals, not using stickers or recycling, etc. We need to bring up the ordinance on this. Council members and Mayor will talk with these residents to see if there's a plan to remove. It is to be put on agenda for next month's meeting on Nov. 13 th.

Denny shared that Ali Steiner has purchased the old Township Hall building and has plans for a business in there. This presents an economic development opportunity for the community. Denny and Ali did meet with many others with repre-

sentatives from the Iowa Eco. Dev. Authority last week. There are catalyst grants available, for new businesses or businesses that would bring jobs to the community, but among the requirements are projects need to be at least \$250,000, have architectural drawings made and city must invest some money. Iowa Code allows for public \$to be spent on private business for Eco Dev. Investment doesn't have to be \$, but can be in kind expenses. Ali doesn't think her project would be that big and doesn't want to hire an architect for drawing expense. Denny was advised also that there are Region Planning Resources for Iowa communities. That we are in Region 6 and the office is in Marshalltown. Denny had a meeting scheduled with her Tuesday morning and will advise what comes of it for NP.

**Financials**  
Garbage seems to be high and we need to keep an eye on it. May need to raise rates.

A motion to approve the financials was made by Hanson, seconded by Allbee. MC.

Re. Notice from State Auditor suggesting the city can't donate \$to the Beautification Committee for plant watering expense. Yet the city pays for the soil. The letter from the State Auditor states no payments can be made after the service is rendered. It doesn't preclude the city from entering into an agreement for the next budget year that our legal counsel can help us draw up. Denny will ask about it in his meeting with Region 6 and also pursue with legal counsel if necessary. The flowers are complimented by many people whom come through NP. Item is tabled.

J & T bill; property at 103 N Main. Following the sewer work done last month, the owner experienced plumbing problems. Some of that expense should be the homeowners. A motion was made by Shafer

to pay half, Allbee seconded, MC.

**Utility Report**  
Water Shut-offs and Replacements – John got bids for equipment rental to base the work proposed to be done by the city. Ben would help with the contract. The issue to be discussed is the cost; per city ordinance 90.11 on page 240, work done from the main is the cost of the homeowner. Other cities have it written the same way. The expense to an affected resident could be between \$1,000 and \$1,300. There are 20 to 25 replacements that need to be done out of 125. The city has borne this expense for curb stops due to shut off problems in the past. Some communities have it from the curb stop. Owners need to be notified if their shut off is inoperable. An inspection was done, John will get a list together of the affected addresses. Denny will work with John to put a letter together. Drought conditions may add to the water issues for the coming winter season. We can ask about it with Region 6 meeting or consider changing the ordinance. Issue is tabled and will be added to next month's agenda, Nov. 13 th.

Water Test Results - Fluoride results are high. A copy of the test will be included in the next water bill. The monitoring violation will explain the process in November and will need to be reported in December. Flushing hydrants – Needs to be done. John will advise when this is planned so we can notify residents in the water bill. We need to record and document this.

Committee Reports  
Nothing to report for Vet. Memorial, Pride and Progress, Solid Waste. Streets and snow removal. Same rates as last year have been agreed on. Denise will put document together and forward to Jason to sign. City Improvements, nothing to report.

Shelter House – Repairs to the concrete. John from P & P advises he knows a vendor than do repairs

for \$1,000 to \$2,000. We'll contact John.

The surface at the park – The weeds make it unusable. After the event at the park planned for 10/15, we should have porta potty removed. Emergency Mgmt. Nothing to report.

Motion made to approve bills, by Hanson, seconded by Allbee. MC. Motion made to adjourn at 8:45 by Hanson, seconded by Lange. MC.

September Financials – Schafer made a motion to pay the bills, Renihan seconded. MC. Bills paid: Alliant Energy-\$793.98, Heart of Iowa-\$104.62, IPERS-\$787.63, IRS-\$922.10, IA Dept. of Rev- \$139.46, IA Dept. of Rev. State w/h-\$182.00, John Gray-\$528.62, Cathy Dietrich-\$1,341.70, Steve Teske-\$930.25, POM-\$468.00, Josh Garcia-\$93.00, AAA Septic-\$90.00, Knight Sanitation-\$1,175.00, Mid State Parking-\$300.00, IA DNR-\$115.00, NP Supply-\$303.99, J & T -\$45.00, Mid America Publishing-\$168.20, Larry Balvanz-\$614.90, John Gray-\$668.69, Denise Lange-\$1,084.14, Sheriff, Hardin Co.-\$449.27, NP Supply-\$75.23, Mid America Publishing-\$201.60. Total Bills: \$11,582.41. September Receipts – General \$3,668.36, Employer Tax Levy \$140.91, Capital Improvement \$1,419.18, Community Svc \$1,419.19, Garbage \$1,934.25, Roads \$1,783.81, Sewer \$1825.48, Water \$2,832.92, Total Receipts: \$14,885.01, Expenses: General \$3,737.75, Capital Improvement \$17,154.46, Community Svc \$449.27, Garbage \$3,731.39, Roads \$625.89, Sewer \$838.67, Water \$4869.81, Total Expenses: \$31,407.24.

Approved by Dennis Reece, Mayor  
Attested by Denise Lange, City Clerk

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