

PROBATE: CARENE M. FOLDEN

THE IOWA DISTRICT COURT FOR CALHOUN COUNTY IN THE MATTER OF THE ESTATE OF CARENE M. FOLDEN, Deceased CASE NO. ESPR502633 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Carene M. Folden, Deceased, who died on or about May 29, 2023:

You are hereby notified that on August 7, 2023, the Last Will and Testament of Carene M. Folden, deceased, bearing date of April 27, 1984, was admitted to probate in the above-named court and that Dennis N. Folden and Darwin A. Folden were appointed Executors of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated September 6, 2023. Dennis N. Folden, Executor of Estate 9473 Winterberry Drive West Des Moines, Iowa 50266 Darwin A. Folden, Executor of Estate 1422 12th Avenue Manson, IA 50563

Colin L. Hendricks, ICIS#: AT0013776 Attorney for Executor Kersten Hendricks PLLC 408 Fifth Street Rockwell City, IA 50579 Date of second publication: Sept. 20, 2023.

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PUBLIC NOTICE: CALHOUN COUNTY ZONING PUBLIC HEARING

PUBLIC NOTICE A public hearing will be held in the Wellness Room (416 4th St.-Rockwell City) on Wednesday, Sept. 27, 2023 at 2 p.m. for the Zoning Commission to discuss and approve a request made by Murphy Commercial Properties to change the Zoning Classification and amend the Comprehensive Land Use and Zoning Map accordingly from R1 to Commercial located at 6899 Sandy Point Road, Rockwell City, IA, LOT 80 and part of LOT 81 of Sandy Point Subdivision. Any person has a right to appear at this hearing to express any concerns to the application. If you have any questions, call our office at 712-297-8322.

If you cannot attend this hearing, you may comment prior to the hearing in writing to: Mike Moeller Calhoun Co. Zoning Administrator 416 4th Street Suite 7 Rockwell City, IA 50579

Published in The Graphic-Advocate on Wednesday, Sept. 20, 2023

TRUST NOTICE: RUTH ANN DISCHLER

TRUST NOTICE IN THE MATTER OF THE TRUST: Ruth Ann Dischler Living Trust Agreement dated October 11, 2022

To all persons regarding Ruth Ann Dischler, deceased, who died on or about March 10, 2023. You are hereby notified that the trustee listed below is the trustee of the Ruth Ann Dischler Living Trust Agreement dated October 11, 2022 dated on October 11, 2022. Any action to contest the validity of the trust must be brought in the District Court of Calhoun County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the address listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied. Dated on September 6, 2023 Randy Dischler 3144 Pella Avenue Rockwell City, IA 50579

Colin L. Hendricks #AT0013776, Attorney for Trustee Kersten Hendricks PLLC 408 Fifth Street, Rockwell City, Iowa 50579 Date of second publication: Sept. 20, 2023.

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PUBLIC NOTICE: VACANCY OF CALHOUN COUNTY ATTORNEY

NOTICE OF INTENT TO FILL THE VACANCY OF CALHOUN COUNTY ATTORNEY BY APPOINTMENT

Notice is hereby given that on Tuesday, Sept. 26, 2023 at 9:20 a.m., the Calhoun County Board of Supervisors will fill the vacancy of the Calhoun County Attorney by appointment pursuant to Code of Iowa §69.14A(2)(a). The Board will convene in the Board of Supervisors Room located on the first floor of the Calhoun County Courthouse, 416 4th Street, Rockwell City, Iowa.

Eligible electors of Calhoun County have the right to file a petition with the County Auditor requiring that the vacancy be filled by special election. The petition requires a minimum of 401 signatures of eligible electors in Calhoun County and must be filed within 14 days after publication of this notice or within 14 days of the actual appointment.

This notice is published in accordance with §69.14A of the Code of Iowa.

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PUBLIC NOTICE: CITY OF LAKE CITY AUG. 2023 EXPENSE / REVENUE REPORT

Table with columns: Fund Name, Received, Disbursed. Rows include 135-General, Road Use Tax, Employee Benefits, Local Option Sales Tax, Franchise Fees, Roy Johnson Community Bld, Debt Service, Cap Improve-Street&Fire, Water, Checking Water Capital, Sewer, Solid Waste, Storm Sewer, and Report Total.

Published in The Graphic-Advocate on Wednesday, Sept. 20, 2023

PUBLIC NOTICE: CITY OF LAKE CITY JULY 2023 EXPENSE & REVENUE REPORT

Table with columns: FUND NAME, RECEIVED, DISBURSED. Rows include 135-General, Road Use Tax, Employee Benefits, Emergency Fund, Local Option Sales Tax, Tax Increment Financing, Roy Johnson Community Bld, Debt Service, Cap Improve-Street&Fire, Water, Checking Water Capital, Sewer, Solid Waste, Storm Sewer, and REPORT TOTAL.

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PROOF OF WILL: RUTH ANN DISCHLER

THE IOWA DISTRICT COURT FOR CALHOUN COUNTY IN THE MATTER OF THE ESTATE OF RUTH ANN DISCHLER, Deceased CASE NO. ESPR502634 NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION

To All Persons Interested in the Estate of Ruth Ann Dischler, Deceased, who died on or about March 10, 2023:

You are hereby notified that on August 6, 2023, the last will and testament of Ruth Ann Dischler, deceased, bearing date of October 11, 2022, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the will must be brought in the district court of the 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.

Dated on: September 6, 2023. Randy Dischler, Proponent Attorney for estate: Colin L. Hendricks, ICIS#: AT0013776 408 Fifth Street Rockwell City, IA 50579 chendricks@kbhlaw.net Date of second publication: Sept. 20, 2023.

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PROBATE: DONALD M. ELDRIDGE

THE IOWA DISTRICT COURT FOR CALHOUN COUNTY IN THE MATTER OF THE ESTATE OF DONALD M. ELDRIDGE, DECEASED. PROBATE NO. ESPR502638 NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION

To All Persons Interested in the Estate of Donald M. Eldridge, Deceased, who died on or about August 2, 2023:

You are hereby notified that on August 31, 2023, the last will and testament of Donald M. Eldridge, deceased, bearing date of January 21, 2000, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the will must be brought in the district court of the 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.

Dated on: September 6, 2023. Bonnie Jean Eldridge, Proponent Attorney for estate: Colin L. Hendricks, ICIS#: AT0013776 408 5th Street Rockwell City, IA 50579 Date of second publication: Sept. 20, 2023.

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PROCEEDINGS: CALHOUN COUNTY BOS • SEPT. 5 MINUTES

BOARD OF SUPERVISORS CALHOUN COUNTY COURTHOUSE ROCKWELL CITY, IOWA TUESDAY, SEPT. 5, 2023

The Board of Supervisors of Calhoun County met with the following members present: Jacobs, Becker and Legore. Bruce Musgrave, EMS Director was present.

Everyone present stood and said the Pledge of Allegiance. Agenda additions: No additions or changes were made to the agenda.

Motion by Legore seconded by Becker to approve the agenda as is with no changes. Ayes all. Motion carried. The minutes of the last meeting were read. It was moved by Legore and seconded by Becker to approve the minutes. Ayes all. Motion carried.

Public comments: Sue Tschertler called in to the meeting to discuss the nuisance at 7570 Twin Lakes Road, Manson, IA. She stated that the work has been completed as asked, the camper has been hauled away, the brush has been removed and the building has been knocked down and removed. The Board of Supervisors stated that she needs to fix the skirting around the trailer so animals can't get up underneath. The Board of Supervisors discussed the article of "Who owns the land?" published in the Calhoun County Phoenix with Karl Jones.

Nick Buse, Calhoun/Sac County Engineer presented department updates. Mike Moeller, Assistant to the Engineer, Safety Officer/Zoning and Flood Plain Administrator was also present.

Theresa Hildreth, Economic Development Director entered the meeting.

Motion by Becker seconded by Legore to approve Underground Permit 11-2023 to MidAmerican Energy Company to install 1/2" plastic pipe for gas service to 7332 Twin Lakes Road. Ayes all. Motion carried.

Motion by Legore seconded by Becker to approve Underground Permit 12-2023 to Windstream Iowa Communications LLC to replace lines farther North of ROW on 160th Street half a mile from intersection of 160th St. and Van Buren Avenue. Ayes all. Motion carried.

Mike Moeller Assistant to the Engineer, Safety Officer/Zoning and Flood Plain Administrator let the Board know of a Board of Adjustment meeting on Sept. 8.

Theresa Hildreth asked Mike Moeller what had to be done to rezone Ag 1 land to Residential for development and how hard is it to change residential to commercial. She has had community members ask in terms of future developing.

Rick Jud, Mayor of Knierim, Brian Blomme, Buena Vista, Calhoun, Sac County Drainage Engineer, Eric Yunginger, Buena Vista, Calhoun, County Assistant Drainage Engineer and Leah

Henkelman, Calhoun County Drainage Clerk were present for the discussion of the berm built on Jt DD 12-22 right of way. Brian recommends an agreement with the City of Knierim and Jt. DD 12-22. Motion by Legore, second by Becker to develop an agreement between the City of Knierim and JTDD 12-22 with any additional costs going to the City of Knierim. Ayes all. Motion carried. Ayes all. Motion carried.

Discussion was had regarding DD20 crossing at Section 14 in Logan Township over Purgatory Creek. The first crossing was paid for by the District at the development of the open ditch. It was decided the landowner would be responsible for the removal and replacement of crossing.

Dale Vinsand, Capital Projects Lead with Landus discussed the overall plan for the Yetter site with the new NH3 Service on the east side of the property. Motion by Becker, second by Legore to approve the installation of anhydrous to the Yetter location. Ayes all. Motion carried.

Motion by Legore seconded by Becker to adjourn until Tuesday, Sept. 12, 2023 at 9 a.m. for their next regularly scheduled meeting. Ayes all. Motion carried.

Scott Jacobs, Chairman Scott Becker, Vice Chairman Carl Legore, Member Robin D. Batz, County Auditor

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PROCEEDINGS: ROCKWELL CITY COUNCIL • SEPT. 5 MINUTES & CLAIMS

ROCKWELL CITY COUNCIL MEETING MINUTES SEPT. 5, 2023 • 5:30 p.m.

Mayor Pro-Tem Gentry called the meeting to order with the following members present: Fowler, Porter, Rokes and Fistler.

Motion by Porter, second by Fowler, to approve the agenda, unanimous.

Motion by Fistler, second by Rokes, to approve the consent agenda consisting of the Aug. 21 meeting minutes, and bills as submitted, unanimous.

Motion by Rokes, second by Fowler, to talk to the realtor, engineers, an FAA about purchasing the property at the end of the Airport runway. If the FAA will pay the 90% match for the property, the City is interested in the property, unanimous.

Motion by Fistler, second by Fowler, to have ISG write something stating that no ponds near the Main Street wetland project will be affected by the project, unanimous. The Council accepted John Light's resignation from the police department and thanked him for his hard work and dedication to the department the last 5 years.

Motion by Rokes, second by Porter, to approve a \$210 and \$1,470 payment to ISG for the lift station Project, \$6,538.29 and \$2,710 for the sewer plant project,

\$12,876.25 and \$5,826.25 for the SRF Sponsored Project, \$280 for general engineering and \$2,077.55 for the Twin Lakes Project, unanimous.

Mayor Pro-Tem Gentry called for further business, and with none, motion by Rokes, second by Fistler to adjourn the meeting at 6:03 p.m., unanimous. Next meeting will be Monday, Sept. 18 at 5:30 at City Hall.

Phil R. Heinen, Mayor ATTEST: Kelly Smidt, City Clerk CLAIMS REPORT 09/5/2023

Table with columns: Item, Amount. Rows include Access Systems, Copier, Aflac, Life Insurance, Agsource Laboratories, Lab Analysis, Amazon, Books/Supplies, Baker & Taylor, Books, Calhoun Co Phoenix, Subscription, Calhoun County Treasurer, Gravel Road Maintenance, Carroll Refuservice-Sgs, LLC, Solid Waste Collection, Center Point Publishing, Books, Collection Services Center, Child Support, Compass Minerals America, Softener Salt, Visual Edge IT, Copier Contract, D A Davidson & Co.

Table with columns: Item, Amount. Rows include Continuing Disclosure, Delta Dental, Delta-Dental, Demco, Supplies, EFTPS, Fed/Fica Tax, Fairfield By Marriott, Academy, First Community, Insurance, Mid-America Publishing Inc, Deck Pads, Hildreth Company Inc, Augst Grave Openings, Iowa One Call, Fax Locates, IPERS, Police IPERS, ISEA, CC Deposit Refund, Journal-Herald, Subscription, Kayla Strucken, RV Park Refund, Ad's/Legal Publications, Office Elements, Postmaster, Postage/Bills, Rockwell City Chamber & Devel., CC Deposit Refund, The Messenger, The Pavement Doctor, Street Patching, Treasurer- State of Iowa W/H, State Taxes, United Bank of Iowa-HSA, HSA, Windstream, Telephone, Total.

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