

PROCEEDINGS:  
CITY OF ARTHUR  
PROPERTY TAX HEARING  
FEB. 6 MINUTES

2-06-2024

The Arthur City Council met in Max Levy session on the above date with Mayor Chase presiding. Council members present: Anderson, Argo, Fried, Kristy Arbegast. Absent Lampman.

Motion to approve the agenda was made by Kristy Arbegast, second by Fried. All ayes. Motion carried.

**PUBLIC HEARING:** Proposed Property Tax Resolution # 05 2024 opened at 7:02 and closed at 7:14 p.m. Arbegast made a motion to approve the Tax Levy, second by Fried. All Ayes. Motion carried.

There being no further business the council adjourned.

Mayor Chase  
ATTEST:  
City Clerk / Manager  
Paul Arbegast

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on February 14, 2024

PROCEEDINGS:  
IDA GROVE CITY COUNCIL  
FEB. 7 MINUTES

City of Ida Grove  
Special Council Meeting Minutes  
Wednesday Feb. 7, 2024  
12 p.m.

Temporary City Hall  
311 Barnes Street

**1. Call to Order:** Mayor Nathan Weitl called the meeting to order at noon. **2. Roll Call:** Present: Gregor Ernst, Jeff Miesner, Jason Schable, Reynold McLead. Jared Bogue was absent. **3. Approval of Agenda:** Motion by Ernst, second by Schable to approve. Motion carried 4-0. **4. Employee Evaluations:** Council reviewed the current evaluation process as updated last year. Discussion was held regarding improved mechanisms that could be used to create a more effective process. Council instructed to budget for 3.5% increases for public works and city hall staff; taking consideration for higher increases if warranted by supervisors. Final recommendation at the discretion of the mayor and city clerk. **5. Other Business:** None. **6. Adjournment:** Motion by Ernst, second by Miesner to adjourn at 12:50 p.m. Motion carried 4-0.

Heather Sweeden, City Clerk  
Nathan Weitl, Mayor

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PROCEEDINGS:  
IDA GROVE CITY COUNCIL • FEB. 5 MINUTES

City of Ida Grove  
Council Meeting Minutes  
Tuesday, Feb. 5, 2024 • 5:30 p.m.  
Temporary City Hall  
311 Barnes Street

**1. Call to Order:** Mayor Nathan Weitl called the meeting to order at 5:30 p.m. **2. Roll Call:** Present: Gregor Ernst, Jeff Miesner, Jason Schable, Reynold McLead, Attorney Peter Goldsmith. Councilman Jared Bogue arrived at 5:32 p.m. Guests in attendance were Brian Lundell and Carol Hanson. **3. Approval of Agenda:** Motion by Miesner to approve agenda, second by McLead. Motion carried 4-0. **4. Update Public Hearing on 2021 Downtown Façade Renovation Project a. Open Public Hearing:** Motion by Ernst to open the Public Hearing on 2021 Downtown Façade Renovation Project, second by McLead at 5:31 p.m. Motion carried 4-0. **b. Comments - Written or Oral:** No comments received at City Hall. CITY OF IDA GROVE 2021 DOWNTOWN FAÇADE RENOVATION PROJECT STATUS OF FUNDED ACTIVITIES (SOFA) PUBLIC HEARING ANNOUNCEMENTS A. Funding of Activities and Sources of Funds. This program is funded in part by a Community Development Block Grant (CDBG). The City was awarded 2020 CDBG-CV (Covid) Funding for \$400,000. To date, \$107,725 of the CDBG allocation has been expended. There is a local obligation of \$67,975 committed towards project costs. To date, \$18,095 of local obligation has been expended. B. Explain how the need for the activities was identified. The funds are for façade renovation to assist with slum and blight elimination based on a blight survey located in the downtown business district. It was determined that the building owners had a need for financial assistance because of the impacts of COVID-19 on the operation of their businesses and the overall economic impacts to the local economy. C. Nature of and Status of the Activities. The nature of the activities includes the construction of façade restoration and rehabilitation of buildings located in the downtown business district. General work elements including masonry repair and rehabilitation, replacement of windows, lighting and electrical improvements, sign and awning improvements, and other elements that eliminate blighting factors on the participating buildings. The work is designed to comply with State Historical Preservation Office (SHPO) standards for preservation and restoration of historic significant elements and features. Cornerstone Commercial Contractors is the contractor for the work on the project. Work on the project is approximately 21% complete. There has been a no change to the project beneficiaries as proposed in the application submitted to State for funding. D. National Objective to be met. Compliance with CDBG national objectives is met due to the project activities being conducted in a blighted portion of the downtown area and addressing blighted conditions. E. Announce where the activities are being conducted. The project activities are taking place at the following properties: 504, 512, 516, & 518 – 2nd Street, Ida Grove, IA. F. Announce plans to minimize displacement of persons and businesses resulting of funded activities. The program will not result in the displacement or relocation of any persons or businesses. G. Announce plans to assist persons actually displaced. Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons. **c. Close Public Hearing:** Motion by Ernst to Close Public Hearing, second by Schable at 5:35 p.m. Motion carried 5-0. **5. Traci Buehler, Doug Clough, Brian Lundell - Ida Grove Community Foundation:** Lundell was present for the approval of board members for the IG Community Foundation. The Foundation is in charge of renovations and the operations of the King Theatre. The by-laws state that majority of the directors need to be appointed by the city. This is a non-profit organization that the city can utilize for future projects. Directors requested for approval are as follows: Traci Buehler, President, Ryan Goodman, Vice President, Beth Wolterman, Secretary, Brian Lundell, At-Large, Dan Gosch, At-Large, and Sandy Ulrich, At-Large. **a. Approval of Ida Grove Community Foundation Board Members:** Motion by Ernst to approve the appointment of the Ida Grove Community Foundation Board Members as Doug Clough, Brian Lundell, Traci Buehler, Sandy Ullrich, Ryan Goodman, Beth Wolterman, and Dan Gosch. Second by Schable to approve. Motion carried 5-0. **6. Ethan Joy - Water Improvement Project:** Ethan Joy was electronically present at 5:45 p.m. Joy recommends approval of all items. **a. Ferguson Enterprises Pay Application #9 \$15,219.71:** Motion by Miesner to approve Pay App #9 in the amount of \$15,219.71, second by Bogue. Motion carried 5-0. **b. Ferguson Enterprises Pay Application #10 (Retainage) \$1,335.64:** Motion by Miesner to approve Pay Application #10 (Retainage) in the amount of \$1,335.64, second by Bogue. Motion carried 5-0. **c. Ferguson Enterprises Change Order #5 Extending Substantial Completion:** Motion by Miesner to approve Change Order #5 Extending Substantial Completion, second by Ernst. Motion carried 5-0. **7. Carol Hanson - Carbon Pipeline:** Hanson was in attendance to discuss the carbon pipeline that is proposed to be placed east of Ida Grove. Hanson is asking the city to review information that she provided. Council would like to review and discuss as a whole at a future meeting. **8. Consent Agenda:** Motion by Ernst to approve the consent agenda consisting of the following: clerk's report, claims in the amount of \$295,005.66, financial reports, minutes of the 1/15/2024 regular, 1/25/2024 special, 1/30/2024 special, 1/31/2024 special meetings, retail alcohol license Slush Up & Drink, LLC - 5 day special class C effective 2/6/2024, The Shovel's Hillside premise transfer to King Theatre 3/3/2024, Dollar General Class B effective 3/1/2024, permits, and correspondence. Second by McLead. Motion carried 5-0. **9. Cornerstone Commercial Contractors Pay App #2 \$65,238.40:** Councilman Bogue would like for the Architect Firm to attend any upcoming meetings for project updates. Motion by Ernst to approve Cornerstone Commercial Contractors Pay App #2 in the amount of \$65,238.40, second by Miesner. Motion carried 5-0. **10. L & L Builders Pay App #10 \$34,982.80:** Council discussed concerns about a couple items that were noted in Kelsey Vetter's packet. Some council members and city staff will be doing a punch list this week at City Hall. Items will be addressed then. Motion by Bogue to approve L & L Builders Pay App #10 in the amount of \$34,982.80, second by Ernst. Motion carried 5-0. **11. 3.76 Acres City Owned Property:** Discussed land may be more beneficial to sell rather than to lease. Instructed to obtain more information for future meeting. **12. Set Date of Public Hearing for Planning & Zoning Review & Recommendation of Application to Re-zone Portion of Industrial Drive:** Motion by Ernst to set public hearing for Feb. 20th at 5:30, second by Bogue. Motion carried 5-0. **13. Snow Removal Dam-**

**ages:** Discussion held of other cities and their policies. Council directed to draft a policy that states if a mailbox is physically hit by a snowplow, the city upon inspection of the damage, will supply a 4x4 wooden post and/or standard USPS box to be installed at the homeowners expense. If the mailbox breaks due to the windrow or weight of the snow, city will not replace. **14. Move into Closed Session** as per: Section 21.5 (1) Closed Session 1. A governmental body may hold a closed session only by affirmative public vote of either two-thirds of the members of the body or all of the members present at the meeting. A governmental body may hold a closed session only to the extent a closed session is necessary for any of the following reasons: c. to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Motion by Ernst, second by Bogue to enter closed session at 7:13 p.m. Ayes: Ernst, Miesner, Schable, Bogue, McLead. Motion carried 5-0. **15. Closed Session 16. Move into Open Session:** Motion by Ernst, second by Miesner to enter open session at 7:35 p.m. Ayes: Ernst, Miesner, Schable, Bogue, McLead. Motion carried 5-0. **17. Plans for 402-406 Second Street:** Motion by Ernst to have the City Attorney's take direction from the Mayor to begin the eviction process, permitting the prior owner 45 days to vacate the property and receive direction from the Mayor on matters to secure the property known as 402-406 Second Street, second by Bogue. Motion carried 5-0. **18. City Council Member News & Notes:** Discussed countywide law meeting and noted that the city is unable to fund the amount that is being requested. Working on a short term fix and solution to the rising costs of countywide law. Some city staff and a few council members will be doing a walk through at City Hall Wednesday at 9 a.m. **19. Adjournment:** Motion by Ernst to adjourn, second by Schable. Motion carried 5-0. Meeting adjourned at 7:50 p.m.

Heather Sweeden, City Clerk  
Nathan Weitl, Mayor

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on February 14, 2024

PUBLIC NOTICE:  
WARNKE REMER RE-ZONING REQUEST PH

**NOTICE REGARDING PUBLIC HEARING OF IDA GROVE'S PLANNING & ZONING COMMISSION**

YOU ARE HEREBY NOTIFIED that the Ida Grove City Council, acting as the Planning & Zoning Commission, will conduct a Public Hearing to be held on Tuesday, Feb. 20 at 5:30 p.m. at the Ida Grove City Council Chambers, temporarily located in the Rec Center at 311 Barnes Street, for the purpose of rezoning land within the City of Ida Grove. The application requests the parcels described below be rezoned from single family residential to suburban.

18-26-0202: LOT 2 BLK 2 REPLATTED HILLCREST ADDN  
18-26-0203: LOT 3 BLK 2 REPLATTED HILLCREST ADDN  
18-26-0204: LOT 4 BLK 2 REPLATTED HILLCREST ADDN  
18-26-0306: LOT 6 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0307: LOT 7 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0205: LOT 5 BLK 2 REPLATTED HILLCREST ADDN  
18-26-0301: LOT 1 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0302: LOT 2 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0303: LOT 3 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0304: LOT 4 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0305: LOT 5 BLK 3 REPLATTED HILLCREST ADDN  
18-26-0308: OUT LOT A BLK 3 REPLATTED HILLCREST ADDN

The properties listed above are located within the City of Ida Grove, Ida County, Iowa.

All persons desiring to be heard on the proposal, either for or against, may appear at the above time and place.

/s/ Heather Sweeden, City Clerk

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PUBLIC NOTICE:  
ROBIN HILL • EQCV016867

**IN THE IOWA DISTRICT COURT FOR IDA COUNTY**  
CITY OF IDA GROVE  
Petitioner  
VS.  
ROBIN HILL TRUST, DON WUNSCHEL, VERN WUNSCHEL, JEAN ROHLF, MARK WUNSCHEL, STATE OF IOWA/IOWA COMPREHENSIVE PETROLEUM UST FUND, LIZARD CREEK, LLC  
Respondents.

**Case No. EQCV016867**  
**ORIGINAL NOTICE**

TO THE ABOVE-NAMED DEFENDANT:

You are hereby notified that there is now on file in the office of the clerk of the above court a Petition at Law in the above-entitled action, a copy of which petition is attached hereto. The name and address of Plaintiff's attorney is Peter A. Goldsmith, 500 Second Street, Ida Grove, Iowa 51445.

You are further notified that the above case has been filed in a county that utilizes electronic filing. Unless, within 20 days after service

of this original notice upon you, you serve, and within a reasonable time thereafter file a motion or answer, in the Iowa District Court for Woodbury County, at that courthouse in Sioux City, Iowa, judgment by default will be rendered against you for the relief demanded in the petition. Please see Iowa Court Rules Chapter 16 for information on electronic filing and Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require the assistance to participate in court due to disability, immediately call your district ADA coordinator at 712-279-6035. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.)

**Disability coordinators cannot provide legal advice.**

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

Published in Ida County Courier on February 7, 14, and 21, 2024

PROCEEDINGS:  
ARTHUR CITY COUNCIL • FEB. 5 MINUTES / CLAIMS

**2-05-2024**

The Arthur City Council met in regular session on the above date with Mayor Chase presiding. Council members present: Anderson, Argo, Fried, Kristy Arbegast, Lampman.

Motion to approve the agenda and Consent agenda was made by Kristy Arbegast, second by Fried. All ayes. Motion carried.

Consent Agenda: Receipts, Expenditures, Minutes of 1-04-2024.

**BILLS:**

Al's Corner Oil Co.....Fuel.....69.45  
Carol Johson .....  
Reimb. Desk .....200.00  
City of Arthur.....Water Bill .....25.64  
Column Software PBC.....  
January Minutes .....107.42  
Column Software PBC.....  
Max Levy 24/25 .....131.97  
EFTPS.....Fed/ Fica tax.....1,645.76  
Foundation Analytical Lab. ....  
Coliforms .....16.50  
Ida County Sanitation .....  
Garbage Contract .....1,815.14  
Iowa One Call.....One Call ....16.30  
IPERS.....IPERS .....895.81  
JBE. LLC ..... Cont. Serv. ....350.00  
MBW Products.....  
Mirror Bracket Truck .....65.50  
MidAmerican Energy .....  
Utilities.....1,303.77  
Odebolt Lumber .....  
Bolts for Mirror Bracket.....3.73  
S & S Repairs.....

Starter and Battery for Pickup .....  
.....416.67  
Sac County Mut. Tel. ....  
Phone/ Internet.....128.91  
SCSB.....Water Loan .....565.89  
West Central IA Rural Water.....  
Purchased Water.....2,574.00

**DISBURSEMENT SUMMARY**  
- General – 4,292.35; Garbage – 1,815.14; Road Use – 3,315.67; Water – 4,088.50; Sewer – 914.06.

**RECEIPT SUMMARY** – General – 3,530.55; Garbage – 2,207.94; Road Use – 2,253.79; LOST – 2,509.33; Water – 4,928.56; Sewer – 7,839.64.

**LIBRARY REPORT:** No report.  
**FIRE REPORT:** No Report.  
**EMR REPORT:** No Report.  
**SHERIFF'S REPORT:** No report.  
**MAINTENANCE REPORT:** Jetted out sewer main, on main street. Replaced cross bar chains on the truck. Fixed mirror bracket on snowplow. Moved water in the lagoons.

**RESOLUTION # 06.2024:** Lampman made a motion to approve the wage increase for city employees, Arbegast City Clerk / Manager from \$21.64 to \$22.51 per hour. Anderson maintenance helper from \$12.73 to \$13.24 per hour. Will go into effect July 1, 2024. Second by Fried. All Ayes. Motion carried. Kristy Arbegast, Heidi Anderson Abstained.

**LIBRARY BUDGET:** Lampman made a motion to increase the city contributions from \$3,000.00 to \$3,500.00 for the Library budget, second by Fried. All Ayes. Motion carried.

**2024/2025 BUDGET DISCUSSIONS:** Kristy Arbegast made a motion to approve the Library, EMR and Fire Budgets, second by Argo. All Ayes. Motion carried.

Lampman made a motion to set the Budget Public Hearing date on 3/4/2024 at 6 p.m. at the Arthur City Hall, second by Heidi Anderson. All ayes. Motion carried.

**MAYOR COMMENTS/ CONCERNS:** Gave a report on the county and sheriff's budget.

**COUNCIL CONCERNS:** The council decided to start the meetings at 6 p.m. instead of 7 p.m., starting 3/4/24.

**CITIZEN'S CONCERNS:** None,  
**BUILDING PERMITS:** 0  
**DELINQUENT ACCOUNTS:** 3  
There being no further business the council adjourned.

Mayor Chase  
ATTEST:  
City Clerk / Manager  
Paul Arbegast

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