

Legals

PROBATE THOMPSON ESPR017535

THE IOWA DISTRICT COURT FOR BUTLER COUNTY
IN THE MATTER OF THE ESTATE OF LUCILLE M. THOMPSON, Deceased
CASE NO. ESPR017535
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Lucille M. Thompson, Deceased, who died on or about April 3, 2024:

You are hereby notified that on April 26, 2024, the Last Will and Testament of Lucille M. Thompson, deceased, bearing date of January 4, 2016, was admitted to probate in the above named court and that Charles G. Thompson 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 16, 2024.

Charles G. Thompson, Executor of Estate
611 3rd St. SW
Waverly, IA 50677
Ethan David Epley, ICIS#: AT0010211
Attorney for Executor
Stumme, Collins, Gritters & Epley, PLLC
171 E. Main St
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January 2, 2025

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PROBATE FREEMAN ESPR017601

THE IOWA DISTRICT COURT FOR BUTLER COUNTY
IN THE MATTER OF THE ESTATE OF TWILA MAE FREEMAN, Deceased
Case No. 02121 ESPR017601
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Twila Mae Freeman, Deceased, who died on or about October 11, 2023:

You are hereby notified that on December 16, 2024, the Last Will and Testament of Twila Mae Freeman, deceased, bearing date of May 10, 2012, was admitted to probate in the above named court and that Timothy Jon Oitzman 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 this 16th day of December, 2024.

Timothy Jon Oitzman, Executor of Estate
550 Reserve St.
Suite 300
Southlake, TX 76092
John E. Coonley, ICIS#: 00007542
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BUTLER CO EMC • PUBLIC HEARING – PROPOSED BUDGET

NOTICE OF PUBLIC HEARING — PROPOSED BUDGET Fiscal Year July 1, 2025 - June 30, 2026
Butler County Emergency Management Commission

The Emergency Management Commission of the above-named County will conduct a public hearing on the proposed fiscal year 2025/2026 budget as follows:
Meeting Date: 1/14/2025 Meeting Time: 08:15 AM Meeting Location: Butler County Emergency Management office 610 Oak Street Allison, IA. 50602
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of receipts and expenditures on file with the County Coordinator.

	Actual FYE June 30 , 2024	Estimated FYE June 30 , 2025	Proposed FYE June 30 , 2026
BEGINNING FUND BALANCE:	1	20,066	9,208
REVENUES:			
County Contribution	2	120,000	225,000
Other Revenues	3	33,110	37,250
Total Revenues (2+3)	4	153,110	262,250
EXPENDITURES:			
Administration and Operations	5	140,407	181,113
Capital Outlays	6	23,561	78,500
Total Expenditures (5+6)	7	163,968	259,613
Total Ending Fund Balance	8	9,208	11,845

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RIVERSIDE CEMETERY • RECLAIMED LOTS V7

You are hereby notified that Riverside Cemetery Association, of Shell Rock, Iowa, considers certain interment spaces identified in the Original, Adair and Knapp Additions S, T, E, and K as abandoned as of January 1, 2025, according to Iowa Code Section 5231.315. A complete list can be found at Shell Rock City Hall, Benny Gambaiani Library, or online at shellrockiowa.org. If the owner or the owner's heirs do not respond within three years from the date of this notice, then the abandonment of the space(s) will be consid-

ered complete, and the ownership or right to the space(s) shall revert to the Cemetery and the Cemetery may sell and convey title to the interment space(s). If you are the owner or the heir of the owner of the space(s), you must respond to the Riverside Cemetery Association in writing at Riverside Cemetery Association, PO Box 303, Shell Rock, IA 50670 before expiration of the three-year deadline described above, to protect your right to the space(s).
Published in the Butler County Star Tribune on January 2, 2025

CITY OF ALLISON • MINUTES 12.23.2024

CITY OF ALLISON COUNCIL MEETING MONDAY, DECEMBER 23RD, 2024

Public Hearing:
Mayor Henrichs opened the public hearing at 5:15 P.M. and asked for a roll call. Council members present: Bangasser, Galey, Heuer, Stirling. Absent: Henning. Also present: Trent Stirling, Coby Bangasser, Janis Cramer, Lisa Cassman, Mark Bangasser, Cindi Johnson, Bailey Johnson, Brian Sullivan, Shane Carlson, Joey Endelman, Sara Henrichs, Deb McWhirter, Sherida Davis, Janis Wehrhan, Joe Conlon, Deputy Preston, Daleth Pothast, Jenna Rekers, Mitchell Rekers, Jordan Stirling, Ryan Henrichs, Sara Henrichs, and Chip Schultz via phone. The Mayor announced for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$336,000 Water Revenue Capital Loan Notes, of the City of Allison, State of Iowa, to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility System, including the acquisition and replacement of water meters and related equipment, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa.

The mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that no written objections had been filed. The mayor then called for oral objections to the issuance of the Notes and comments were made. Janis Wehrhan commented that she objects to the water meters as she does not feel that the city needs all the technical items and that the money would be better spent elsewhere. The Council noted that it is important to remember that the water meter funding is out of the water fund which can only be spent on water projects and not other projects such as streets.

Sara Henrichs asked if and when water audits were completed for residential homes. The council responded that the Public Works Director has done a water audit for the city, but one was not specifically done for each residential home. She also commented on the water revenue as there is currently a \$10 charge for water meters to be read, but this will no longer be a charge with the new meters, so around \$1,000 a month will no longer be generated for income. The Coun-

cil noted, that while our revenue is showing as less than expenses for the water fund, our financial advisor, Chip Schultz is working with the city on how we will go about the financing for the meters. Currently, there is no plan to increase debt service on the water bills for the financing. However, bills could increase if homeowners water meters are reading slower than they should be and will be corrected with the new meters as they will allow for accuracy.

Janis Cramer commented that water meters are not the biggest concern it is the accuracy and efficiency of the current meters that are older. By replacing them, the city will have more accurate readings. Jordan Stirling commented asking why the city chose to go with AMI vs AMR water meters. The council noted that they decided to go with AMI meters as this version will better detect water leaks which will allow for the city to contact the home owner once the leak is identified to help avoid large water bills due to leaks, whereas AMR would not be able to offer this as the read is only collected once a month which would make it the same as it is now.

Ryan Henrichs commented and questioned if the city considered doing so many water meters a year vs doing them all at once to help with the overall cost of the meters. The council noted that this was considered but majority felt that it was better to replace them all at once to help with accuracy and efficiency.

Cindi Johnson asked about Allan's water bill and what had happened with them. Mayor Henrichs responded that the first issue with Allan's water bill came when the water/sewer amounts changed on the bills. It took their bill and made it significantly higher because of the amount of water they were using and the sewer increase. Another issue with this was that the meter was being read as a million vs 10 million which also caused an error with the initial amount.

Brian Sullivan suggested if there is a local company or individual that is willing to install meters to have them do it as town residents will be more willing to let them into their homes for install.

The mayor then asked for any more oral comments/objections in which no further comments or objections were received.

Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed. Motion by Bangasser with a second by Galey to close the public hearing. Ayes: All. Nays: None. Motion carried.
Public Hearing:

Mayor Henrichs opened the public hearing at 6:08 P.M. and asked for a roll call. Council members present: Bangasser, Galey, Heuer, Stirling. Absent: Henning. Also present: Trent Stirling, Coby Bangasser, Janis Cramer, Lisa Cassman, Mark Bangasser, Cindi Johnson, Bailey Johnson, Brian Sullivan, Shane Carlson, Joey Endelman, Sara Henrichs, Deb McWhirter, Sherida Davis, Janis Wehrhan, Joe Conlon, Sheriff Deputy Preston, Daleth Pothast, Jenna Rekers, Mitchell Rekers, Jordan Stirling, Ryan Henrichs, Sara Henrichs, and Chip Schultz via phone. The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$220,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of equipping the fire department including the acquisition and equipping of a new fire truck, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that no written objections had been filed. The mayor then called for oral objections to the issuance of the Notes and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed. Motion by Stirling with a second by Galey to close the public hearing. Ayes: All. Nays: None. Motion carried.
Regular Meeting:

Mayor Henrichs opened the regular meeting at 6:10 P.M. and asked for a roll call. Council members present: Bangasser, Galey, Heuer, Stirling. Absent: Henning. Also present: Trent Stirling, Coby Bangasser, Janis Cramer, Lisa Cassman, Mark Bangasser, Cindi Johnson, Bailey Johnson, Brian Sullivan, Shane Carlson, Joey Endelman, Sara Henrichs, Deb McWhirter, Sherida Davis, Janis Wehrhan, Joe Conlon, Sheriff Deputy Preston, Daleth Pothast, Jenna Rekers, Mitchell Rekers, Jordan Stirling, Ryan Henrichs, Sara Henrichs, and Chip Schultz via phone. Bangasser made a motion to approve the agenda with a second by Heuer. Ayes: All. Nays: None. Motion carried.

Open Forum:
Janis Wehrhan came and discussed a complaint with the Council regarding the camper that is parked at 420 Elm St. as the camper is parked over the sidewalk and she wants it to be moved as this is a safety issue and not in line with the city ordinance. Mayor Scot Henrichs stated that he has been over there and talked to them, but it has not yet been moved and that he will be in contact with them again. Another she made during this time was the stone at the cemetery that has the liquor bottles and beer cans around it. It does not look nice at the cemetery and needs to be taken care of. This will also be addressed by the mayor to have it taken care of.

City Clerk, Alexis Wiegmann let everyone know that the City Hall has officially moved to 502 Locust St., but the drop box will remain at 410 N. Main St. until the new one is installed by Randy Miller at the new location.

A reminder was given that the first meeting will be on Tuesday, January 14th at 5:15 p.m.

The City Clerk also let council know that she has been to 3 webinars thus far looking at different software for the city due to the 231% increase received from GWORKS and has 2 more scheduled. Once we can identify which ones will work for the City as we need water utilities and the financial hubs more information will be available.

The Public Works Director received the DNR lagoon inspection report and turned in commentary within the 15 days. Bailey Johnson brought up the possibility of getting yield signs for unmarked intersections to help avoid accidents, at this time the Council was not sure of this and if they did if there would be much of an impact.

Karen Galey brought up City Scape and some training opportunity questions and as she has not received the magazine or conference dates. The City Clerk is going to be in contact with the league to find out more information on getting new council members signed up. She also brought up that she found handbooks for the Council that are good references for the job and would like to have them distributed for reference.

Consent Agenda:
Motion by Bangasser with a second by Stirling to approve the consent agenda which was as follows: Approve Minutes from meeting on 12/09/2024.
Ayes: All. Nays: None. Motion carried.

New Business:
The Council reviewed the divisions for street bids after making the decision to go with Heartland Asphalt as they had the lowest bid

on all divisions. The divisions were as follows:

Division 1: 5th street from Birch to Locust in the amount of \$140,101.14.

Division 2: Walnut from 8th to 9th street and 9th street from Walnut to Elm \$144,589.61.

Division 3: 3rd street from Elm to Walnut \$104,073.89.

After review, the Council made the decision to move forward with all three divisions.

Motion by Bangasser with a second by Galey to move forward with all 3 street divisions. Ayes: All. Nays: None. Motion carried.

Financial advisor Chip Schultz representing Northland Securities talked with the council regarding the financing for the Fire Truck and the Street project. After reviewing the numbers for the street project, the Council made the decision to take out a year and have the loan for this paid back within 4 years vs 5 and to apply year five's road use tax money to upfront cost and debt service.

Moving forward, the Council looked at putting the General Obligation financing for the street project and have it included with the same financing for the fire truck which gives the city better rates when going out for the loan. Fire Chief, Shane Carlson, also noted that the Fire Department would be paying off some of this loan with money in the Fire Department's account along with fundraising funds. When looking further into this, it was also noted that the debt levy would not increase and would remain where it has been in past years. With that in mind, the council made the decision to include the GO financing for the streets with the Fire Truck financing.

Motion by Stirling with a second by Heuer to put the general obligation financing for the street project and have it included with the same financing for the fire truck. Ayes: All. Nays: None. Motion carried.

Motion by Stirling with a second by Galey to approve amending the minutes from the 11/25/2024 meeting to include the following:

Motion by Galey with a second by Bangasser to go with AMI Collector meters and to have Neptune install for \$311,868.00 under a 10-year funding plan. Ayes: Bangasser, Galey. Nays: Henning, Heuer, Stirling. Motion Failed.

Motion by Henning to go with AMR (drive-by meters) and to have Neptune install them. Motion failed due to a lack of a second motion.

Ayes: All. Nays: None. Motion carried.

The Council discussed going out for bids on the installation of water meters to see if the city could receive local bids to compare to Neptune. It was decided that the city would go out for bids and that the bids would be due on January 27th

at 4:00 p.m. and should be taken or mailed to City Hall at 502 Locust St. PO Box 647, Allison, Iowa 50602.

Motion by Bangasser with a second by Galey to approve going out for bids for water meter installation. Ayes: All. Nays: None. Motion carried.

Motion by Bangasser with a second by Galey to approve Resolution #24-12.4 – Resolution instituting proceedings to take additional action for the authorization of a loan agreement and the issuance of not to exceed \$336,000 Water Revenue Capital Loan Notes. Ayes: All. Nays: None. Motion carried.

Motion by Bangasser with a second by Heuer to approve Resolution #24-12.5 – Resolution instituting proceedings to take additional action for the issuance of not to exceed \$220,000 General Obligation Capital Loan Notes. Ayes: All. Nays: None. Motion carried.

Motion by Stirling to approve Resolution #24-12.6 – Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects. Ayes: All. Nays: None. Motion carried.

Old Business:

The Council discussed delinquent water accounts and made the decision that with Christmas being Wednesday that the delinquent accounts would wait to be shut off on Monday December 30th which would give a few more days for payments to be made. If payments are not made by Monday the 30th, the accounts that remain delinquent will be shut off and they will have all day Monday and Tuesday to pay as City Hall is closed in observance of the New Year; or those that remain shut off will wait until Thursday the 2nd to be turned back on once they make payment.

Council member Bangasser also made note to the Council that she had gone back and looked through the city's bank cash reports and in 2019, the total of the bank cash report was \$2.4 million dollars, and as of November 2024 the total is at \$3.1 million dollars. That being said, the city has been able to build on the total over the years and maintain while continuing to do projects some of which that have been completed are the water tower, dump truck, 2 park expansions, 38 blocks of streets being asphalted, the sander truck and more.

Adjournment:
Motion by Bangasser with a second by Stirling to adjourn at 7:25 p.m. Ayes: All. Nays: None. Motion carried.

Scot Henrichs - Mayor
Attest: Alexis Wiegmann – City Clerk
Published in the Butler County Star Tribune on January 2, 2025