PUBLIC HEARING NOTICE Wright County Planning & Zoning Board

Public Hearing for Wright County Planning and Zoning Board March 14th, 5:30pm at the Wright County Engineers Office 416 5th Ave. SW

Wright County Planning and Zoning has received a request from Talus Renewables, Inc. to construct a green ammonia facility. Location is section 21 of Troy township West of Prestage Foods. This area is zoned agricultural and according to Wright County Ordinance #64, this structure would need to be placed in a C-1 or I-1 zoning district. Talus Renewables is requesting a rezoning of approximately 8 acres at this location.

Other business- Discussion on a new floodplain ordinance suggested by the IADNR.

Discussion on development of a solar panel ordinance

Discussion on hazardous pipeline Written comments must be received by March 14th, 5:00pm. Please mail to Wright County Planning and Zoning 416 5 th Ave. SW, Clarion IA. 50525

Published in the Eagle Grove Eagle on Thursday, March 14, 2024

PUBLIC HEARING NOTICE Eagle Grove Community School District • Proposed Property Tax Levy

	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Proposed EAGLE GROVE Property Tax Levy Fiscal Year July 1, 2024 - June 30, 2025	
Location of Public Hearing: Board Room Emerson Building 325 N. Commercial Eagle Grove, IA 50533	Date of Public Hearing: 3/28/2024	Time of Public Hearing: 12:00 PM
Location of Notice on School Website: eaglegrove.school		

At the public hearing any resident or taxpayer may present oral or written objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed budget.

		Current Year Final Property Tax Dollar Levy FY 2024	Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2025	Budget Year Proposed Property Tax Dollar Levy FY 2025
General Fund Levy	1	2,873,969	2,873,969	3,393,644
Instructional Support Levy	2	305,964	305,964	347,354
Management	3	683,053	683,053	686,770
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	292,676	292,676	307,279
Regular Physical Plant and Equipment	6	144,154	144,154	151,346
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	0	0	0
Debt Service	9	0	0	0
Grand Total	10	4,299,816	4,299,816	4,886,393
		Current Year Final Property Tax Rate FY 2024	Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2025	Budget Year Proposed Property Tax Rate FY 2025
Grand Total Levy Rate		13.28041	10.87657	12.37643
Property Tax Comparison	\vdash	Current Year Property Taxes	Proposed Property Taxes	Percent Change
Residential property with an Actual/Assessed Value of \$100,000		726	574	-20.94
Commercial property with an Actual/Assessed Value of \$100,000		726	574	-20.94

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Eagle Grove Community School District's enrollment increase of 27 students is funded by a combination of local property tax and state aid.

Published in the Eagle Grove Eagle on Thursday, March 14, 2024

PUBLIC HEARING NOTICE City of Eagle Grove • Proposed Property Tax Levy

NOTICE OF PUBLIC HEARING - CITY OF EAGLE GROVE - PROPOSED PROPERTY TAX LEVY CITY NAME: EAGLE GROVE Fiscal Year July 1, 2024 - June 30, 2025

CITY #: 99-951

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows: Meeting Date: 4/1/2024 Meeting Time: 06:30 PM Meeting Location: 210 East Broadway, Council Chambers At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget. City Telephone Numbe

City Website (if available) eaglegrove.gov

(515) 448-4343

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	90,148,484	91,706,195	91,706,195
Consolidated General Fund	754,543	754,543	767,581
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	95,961	95,961	99,773
Support of Local Emergency Mgmt. Comm.	118,871	118,871	121,666
Unified Law Enforcement	0	0	C
Police & Fire Retirement	0	0	C
FICA & IPERS (If at General Fund Limit)	179,280	179,280	192,525
Other Employee Benefits	309,581	309,581	345,018
Capital Projects (Capital Improv. Reserve)	60,850	60,850	61,902
Taxable Value for Debt Service	103,945,439	114,877,825	114,877,825
Debt Service	273,685	273,685	239,624
CITY REGULAR TOTAL PROPERTY TAX	1,792,771	1,792,771	1,828,089
CITY REGULAR TAX RATE	19.48390	18.28357	19.40713
Taxable Value for City Ag Land	1,704,779	1,714,537	1,714,537
Ag Land	5,121	5,121	5,150
CITY AG LAND TAX RATE	3.00375	2.98681	3.00373
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Resident	1,065	899	-15.59
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	1,065	899	-15.59

have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Additional employees causes FICA/IPERS costs to increase as well as healthcare benefit costs increases.

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PROBATE Robert A. Ahrens

THE IOWA DISTRICT COURT FOR WRIGHT COUNTY IN THE MATTER OF THE ESTATE OF

ROBERT A. AHRENS, Deceased CASE NO. ESPR017594
NOTICE OF PROBATE OF WILL,

APPOINTMENT OF PERSONAL REPRESENTATIVES, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of ROBERT A. AHRENS, Deceased, who died on or about February 2, 2024:

You are hereby notified that on February 28, 2024, the Last Will and Testament of ROBERT A. AHRENS, deceased, bearing date of July 26, 2016, was admitted to probate in the above-named court and that Shawn Ahrens or Jenna Ahrens were appointed Personal Representatives 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 February 29, 2024.

Shawn Ahrens, Jenna Ahrens Personal Representatives of the estate 202 N. Washington Eagle Grove, IA 50533 Dani L. Eisentrager Attorney for Executor Eisentrager Law 109 South Commercial Avenue P.O. Box 346 Eagle Grove, IA 50533 Date of second publication:

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March 14, 2024

BOARD PROCEEDINGS Wright County Board of Supervisors • Feb. 26, 2024

February 26, 2024

Chairman Helgevold called the reg-ular meeting of the Wright County Board of Supervisors to order at 9:00 a.m. Members present were Kluss and Helgevold with Rasmussen present via zoom. Motion by Kluss and seconded by

Helgevold to approve the tentative agenda. Motion carries.

Minutes of the previous regular meeting of February 20, 2024 were read and approved Approved claims for payment.
In open forum, Bob Ritter asked

the Board if they know the statistics of the counties that Summit Carbon Solutions owes money to. Kluss read an email from Kristina Paradise, with Synder and Associates, written to the Board. Currently there is a total outstanding balance from Summit Carbon Solutions for \$13,447.81.

Motion by Kluss and seconded by Rasmussen to appoint Mark Grund-meier as the Pleasant Township Trustee replacing Ron Jurgens with a term to expire 12/31/2024. Motion carries.

Adam Clemons, Wright County Engineer, gave an update on the Secondary Roads. There were 33

work orders completed last week with 21 of the work orders completed with the excavator and skid steer cleaning up brush. Crews are going to review all the culverts that are 24 inches and below and put them in the culvert management system. The Engineer's Office is working on an internal form system for spot rocking. This would allow the motorgraders to tag a location with a hyperlink for an area that needs spot rock. The truck drivers would then click on the hyperlink and it will take them to the location on google maps. This would replace putting out flag markers for each area that may need spot rock. Another project they are working on is a turn by turn app. This will allow for a motorgrader or truck to map out the route they take for different scenarios. This would help when another motorgrader or truck needs to go to a different route, they have a guide which route is the best to take. Motion by Kluss and seconded by

Rasmussen to adjourn the meeting. Motion carries.

Karl Helgevold, Chairman,

Wright County Board of Supervisors Betty Ellis, Wright County Auditor

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SHERIFF'S SALE EQCV025212

NOTICE OF SHERIFF'S LEVY AND SALE
IN THE IOWA DISTRICT COURT

FOR WRIGHT COUNTY STATE OF IOWA WRIGHT COUNTY Docket No. (Sale No.) 24-0179 (1)

Court No. EQCV025212 SPECIAL EXECUTION PLAINTIFF: ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN

LOANS, INC. VS

DEFENDANT: ROBERT K. BLACK-BURN; UNKNOWN SPOUSE, IF ANY, OF ROBERT K. BLACK-BURN; PARTIES IN POSSES-RECOVERY ASSOCIATES, LLC, ET AL. - IN

As a result of the judgment rendered in the above referenced court case an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) rights title and interest in Real Estate Property to satisfy the judgment. The property

to be sold is: LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 9 IN HEWETT'S PARK ADDITION TO EAGLE GROVE JUNC-TION, IOWA, COMMONLY

KNOWN AS 307 S CADWELL EAGLE GROVE, IA 50533 Street Address: 307 S CAD-WELL AVE, EAGLE GROVE,

IA 50533

The described property will be offered for sale at public auction for cash only as follows: Date of Sale 05/14/2024

Time of Sale 10:00 AM Place of Sale WRIGHT COUNTY SHERIFF'S OFFICE 719 2ND ST SW

CLARION, IA 50525 This sale not subject to redemp-

Property exemption: Certain money or property may be exempt Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if appli-

Judgment Amt \$141,799.00 Costs \$255.00 Accruing Costs \$5,925.73 Interest 3.25% of \$139,349.00 from 09/01/2022 TO 5/14/2024 = \$7,705.24

Attornev: SOUTHLAW. P.C. (515) 223-7325 Date: 03/04/2024 Sheriff Jason Schluttenhofer Deputy BRENDA MAJERUS

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