

LEGAL NOTICES

Privacy in court filings, refer to Division VI of the Iowa Court Rules Chapter 16. NOTE: The attorney who is expected to represent the biological parent should be advised promptly of the service of this Notice. If you require the assistance of auxiliary aids or services to participate in Court because of a disability, immediately call your district ADA coordinator at (319) 398-3920 ext. 1105 (if you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942)

PUBLIC NOTICE OF STORM WATER DISCHARGE
The City of Cedar Rapids plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NPDES General Permit No. 2, "Storm Water Discharge Associated with Industrial Activity for Construction Activities". The storm water discharge will be from road construction on 3rd Street SW from Diagonal Drive to 3rd Avenue, located in the NW Quadrant, Section 28, Township 83 N, Range 7 W, Linn County. Storm water will be discharged from 2 point source(s) and will be discharged to the following streams: The Cedar River. Comments may be submitted to the Storm Water Discharge Coordinator, IOWA DEPARTMENT OF NATURAL RESOURCES, Environmental Protection Division, 502 E. 9th Street, Des Moines, IA, 50319-0034. The public may review the Notice of Intent from 8:00 a.m. to 4:30 p.m., Monday through Friday, at the above address after it has been received by the department.

Shueville City Council Meeting – January 14, 2025
Mayor Coonfare called the regular monthly meeting of the Shueville City Council to order at 6:30pm on Tuesday, January 14, 2025, in the council chambers at the Shueville Community Center.

Roll Call – Council present in chambers: Doug Votrubeck, Bart Frisk, Patty Stephens, Chris Lacy, Becky Neuhaus. **Also present:** Dave Schechinger, Leah Kolar, Thomas McDaniel, Randy Russell, Rob Brown, Janice Horak, Andy Hasley.

Consent Agenda: Comments about police and ambulance sitings/presence. Neuhaus made a motion to approve the consent agenda, Votrubeck seconded. All ayes- motion carried.

Public Comments, Items not on Agenda: A Shueville resident had questions about placing a house on residential property and property boundary lines. City Engineer, Dave Schechinger, advised to obtain the legal description of the property to determine boundary lines. From there, it can be determined whether a boundary line adjustment or subdivision would be necessary before placing the house on the property. Another Shueville resident asked about combining lots as it relates to homeowner's associations covenants. Thomas McDaniel from the Johnson County Livable Community for Successful Aging Association announced a survey for Johnson County residents age 45+ coming out in early to mid-February, and encouraged all to participate in this survey that will help gauge the needs of the aging adult population in Johnson County.

Business:
1) Eagle Scout, Jacob Nizolek, presented his proposal for an Eagle Scouts service project to build a flagpole at the corner of 120th St. and Club Road, adjacent to the Shueville digital sign. Jacob explained that he would be the lead on the project, coordinating labor and fundraising. Email comments from Renee Hanrahan called attention to flag placement and protocol. Dave Schechinger suggested more research on codes related to flag conventions, and advised the current flagpole at the Community Center needs repair or relocation to the west side of the building. Chris Lacy, the city's fire department representative, shared that the Jefferson Monroe Fire Dept. flagpole needs repair and offered to present Jacob's project idea at the fire dept. meeting. Others would like to see the project completed in Shueville. Brown's Concrete & Backhoe offered help with labor, wherever the location. Discussion will continue at the next meeting.

2) The Secret Cellar shared preliminary plans to build and make improvements to their existing commercial site. Owners Lauren and Markus Cannon, with their project manager, appeared on Zoom to meet with the City Council and discuss the concept. They plan to replace the current garage with a new building, eventually demolishing the current shop building and relocating all the shop activities to the new building. Existing septic to remain in place but planning a new well site. Potential need to rezone the property to C-2 Old Town Commercial to better fit the project on the property. Discussion of parking lot spaces and hard surfacing requirements. Overflow parking potential on adjacent property and at Chalupsky Nursery- Dave Schechinger advised written agreements with these property owners. The consensus of City Council was favorable of the design concept. Once prepared, a site plan would first go through Planning & Zoning Commission for review.

3) City Council reviewed a list of repairs to be completed at the property recently acquired at 2857 120th St. NE. There are a number of repairs that need to be completed before the city seeks a tenant for this property. The city clerk will reach out to electricians recommended by Doug Votrubeck, and Mr. Handyman of Cedar Rapids and Iowa City, whom the city has worked with on minor projects and repairs at the Community Center. The council hopes to have a tenant by March 1st. 4) The City Council reviewed the Joint Water Use and Access Agreement proposed by the Shueville Church. The Community Center and recently acquired property at 2857 120th St. both connect to a shared well at the Shueville Church. The Church requires an agreement in place and a fee of \$600/year to access the well. Neuhaus motioned to approve the conditions of the agreement and authorized the mayor to sign the agreement on behalf of the city, Frisk seconded. All ayes- motion carried.

5) Stephens motioned to approve Resolution 2025-01: Amending and updating the fee schedule for permits and applications submitted to the City of Shueville, Neuhaus seconded. Roll call vote: 5-0, favorable.

6) The City Council discussed a plat submission proposing to combine lots 26 and 27 in Jacob's Landing, 3rd Addition. Dave Schechinger commented that he reviewed the plat and recommended approval. Neuhaus motioned to approve the plat, Votrubeck seconded. All ayes- motion carried.

7) East Central Iowa Coalition of Governments (ECICOG) reached out to ask if City of Shueville elected officials would like to join ECICOG's board of directors for the 2025 calendar year, attending one meeting per month. Elected officials in Shueville chose to decline.

8) City clerk presented the current year budget report. Frisk motioned to set a budget meeting to work on the next fiscal year budget for Tuesday, February 11th at 5:30pm before the regular City Council meeting. Neuhaus seconded. All ayes- motion carried.

Announcements:
• Recent telemarketing scammers are asking "Are you doing okay today?" to gain an affirmative response.
• Mayor received inquiry about dollar store development on "agricultural land."

• Questions about Shuey's Pie and what is to come to that location.
Adjourn: Motion by Neuhaus, seconded by Frisk to adjourn at 7:51pm.

Meetings: Next regular Council meeting will be Tuesday, February 11, 2025, at 6:30pm.
Mickey Coonfare, Mayor
Leah Kolar, City Clerk

Claims January 14, 2025
Kolar, Leah Clerk payroll \$1,732.26
IPERS Payroll deduction- EFT \$330.33
Coonfare, Mickey 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$571.27
Frisk, Bart 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$175.70
Lacy, Chris 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$165.70
Neuhaus, Becky 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$175.70
Stephens, Patty 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$175.70
Votrubeck, Doug 4th quarter payroll: 3 mtgs + special mtg Nov 5th \$175.70
U.S. Dept of Treasury- IRS 4th quarter payroll taxes \$1,278.26
Iowa Dept. of Revenue 4th quarter payroll taxes \$386.00
Johnson County Sheriff Police protection \$3,215.33
Gazette Publish minutes, claims, PH notices \$157.86
South Slope Internet & phone \$120.31
Linn County REC Community Center &

digital sign \$392.21
MidAmerican Gas \$261.60
Lederer Westcott Closed session on 11/5/24, Purchase agreement, etc. \$1,634.00
Brown's Concrete and Backhoe Snow removal services 12/2 - 12/14 \$3,569.66
Iowa Prison Industries Post squares and rivets for sign installation \$112.75
Cedar Valley Humane Society Stray animal care- 1 cat \$130.00
White Posts e911 sign \$45.00
Tyler Technologies Annual software maintenance and training fees \$1,292.71
Cargill Deicer salt order- 27.89 tons \$2,789.00
Office Express Toilet paper, paper towel, hand soap, wiper mat, air \$313.66
Speer Financial Services related to TIF Report delivered on 9/10/24 \$350.00
City credit card use:
Merry Maids \$310.00
USPS \$7.16
Vigilant Home Inspections \$777.00
Fox Pest Control \$60.00

TOTAL \$20,704.81
December Revenue
General Fund \$7,760.70
Alumni Wall Fund \$0.00
Road Use Tax Fund \$4,511.02
TIF Fund \$596.94
Capital Projects Fund \$2,624.98
TOTAL \$15,493.64
December Expenses
General Fund \$320,131.13
Alumni Wall Fund \$0.00
Road Use Tax Fund \$41,351.32
LOST Fund \$70,301.99
Capital Projects Fund \$0.00
Debt Service (loan payments) Fund \$0.00
TOTAL \$431,784.44

The regular meeting of the Marion Water Department's Board of Trustees was held at 4:00 PM, January 14th, 2025, on Zoom and on in person at 3050 5th Avenue, Marion.

Trustees approved the following items: December 10th minutes and payables in the amount of \$1,582,506.39; received and filed the December fund balance and expense/revenue reports. Other items approved include: Res #25-01 approving the FY26 budget; Res. 25-02 necessity regarding Lucore Rd Storage Tower; Res 25-03 ordering preparation of plans, specs, notice of hearing and letting, form of contract and cost estimate for above tower; Res 25-04 adopting above mentioned plans, specs, notice of hearing & letting, & cost estimate; payment to V&K for Lucore Rd Storage Tower design for \$5,191.00; receive FY24 annual audit report; payment to Hogan Hanse for FY24 annual audit for \$18,375.00; and purchase of inspector Chevy truck from Lynch Ford Mt. Vernon for \$42,228.00. Discussion items included: details from the monthly field operations report, project and plant repair updates, monthly building department report, future elevated water tower design and engineering services, future lead service line replacements options, new credit card payment system update and purchase of memorial benches now installed at Draper Park.

Next public meeting set for 4:00 PM, February 11th, 2025.

Todd Steigerwald Terry Chew
Secretary Chairman

Disbursements and Receipts for the Marion Municipal Water Department - December 2024

Expenses	Description	Amount
A1	Insulation/Mike Vasey Insulation- new storage bldg	15,044.00
AFLAC	AFLAC Withholding	55.64
Alliant	Energy electricity	22,257.00
Alltorfer	Inc Site 5 genset	520.00
AHS/FSB	Credit Card & Positive Pay Fees	6,226.31
Badger Meter	Inc Meters	4,440.96
Campbell Supply	Supplies	776.00
Cedar Rapids Municipal Utilities	Water Samples	125.00
City of Marion Postage/Ins/Utility Rev		1,281,284.25
Cotton Gallery	Patches	16.00
Grainger	Inc Door Sweep	52.40
Hawkins Inc.	Chlorine	3,906.60
HUB International	Great Plains, LLC	
GASB	75 Valuation Reports	900.00
IMWCA	Work comp	553.50
Iowa Finance Authority	SRF loan interest	10,683.75
Iowa One Call	Inc Locates	1,627.20
IPERS	IPERS Withholding	15,884.32
IRS Fed/Fica/Medicare	Withholding	23,876.10
Lawrence Casey	Clothing & Conference	181.03
Leaf Cooler	Lease	1,380.00
Linn CoOp Oil Company	Fuel	4,679.21
Linn County REC	Electricity	3,313.21
Livelyme	HSA Contributions	438.85
Madison National Life/LTD	Insurance	555.85
Marlin Equipment	Inc Filters	259.04
Menards	Supplies	268.85
Mercy EAP	EAP	25.90
Microbac Laboratories, Inc	Water Tests	971.50
MidAmerican Energy	Natural Gas	139.63
MissionSquare	Deferred Comp	Withholding 7,468.00
Nelson Electric Co	Well #7 UFD Unit	40,871.17
Rose Brad AWWA	Fall Conference	257.22
Schimberg Company	Gripper Plugs & Gaskets	105.98
Sherwin Williams	Paint	151.48
State of Iowa	Taxes	34,458.62
TEG LLC	dba Mailing Services	Printing/Mailing/Postage 21,291.40
The Gazette Publications		114.47
Utility Account Holders	Refunds	477.00
Veenstra & Kimm Inc.	Lucore Rd	Elevated Storage Tank 5,403.50
Verizon Wireless	Cell/GPS	283.97
Visa AWWA, Hotel, Parts		7,084.21
Payroll	Wages	64,097.27
		1,582,506.39
Receipts	Amounts	
Water		562,342.06
Labor		17,515.32
Miscellaneous		1,790.27
Lease Fees		4,382.10
Billing		18,266.50
Reimbursed Expense		3,554.80
Materials		10,244.18
Sales Tax		5,230.04
Water Excise Tax		34,023.17
Sewer		798,466.26
Stormwater		130,991.83
Garbage		397,787.29
Urban Forest		79,923.09
		2,054,513.91

TRUST NOTICE

IN THE MATTER OF THE TRUST:

Elaine M. Hulseberg Trust

To all persons regarding Elaine M. Hulseberg, deceased, who died on or about November 30, 2024. You are hereby notified that the trustee listed below is the trustee of the Elaine M. Hulseberg Trust dated on December 16, 2014. Any action to contest the validity of the trust must be brought in the District Court of Linn 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 the spouse of the decedent settlor, and to all heirs 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 January 15, 2025.

Michael L. Hulseberg
2144 220th Street Lot 1
Independence, IA 50644

Joseph Conway #AT0011743, Attorney for Trustee

Conway Law PLC
1652 42nd Street NE
Cedar Rapids, Iowa 52402

Date of second publication: the 25th day of January, 2025.

LEGAL ORDINANCE

SUMMARY OF ENACTED CEDAR RAPIDS MUNICIPAL ORDINANCE NO. 001-25

Pursuant to Chapter 380 of the Code of Iowa, notice is hereby given of the final passage of Ordinance No. 001-25 by the City Council of the City of Cedar Rapids, Iowa on January 14, 2025. A summary of the ordinance is as follows:

1. The title of the ordinance is, "AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE."

LEGAL ORDINANCE

of property located at 6200 26th Street SW as requested by Corridor Developers from A-AG, Agricultural District, to I-GI, General Industrial District, and legally described as: PLANEVIEW ADDN STR/LB 1 The ordinance contains no conditions. 3. The entire ordinance is on file in the City Clerk's Office, located at 101 First Street SE, Cedar Rapids, Iowa and available for public inspection from Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. 4. The ordinance becomes effective on January 18, 2025. Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on January 18, 2025.

SUMMARY OF ENACTED CEDAR RAPIDS MUNICIPAL ORDINANCE NO. 002-25

Pursuant to Chapter 380 of the Code of Iowa, notice is hereby given of the final passage of Ordinance No. 002-25 by the City Council of the City of Cedar Rapids, Iowa on January 14, 2025. A summary of the ordinance is as follows:

1. The title of the ordinance is, "AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE."

2. The ordinance approves the rezoning of property located at 1201 Summit Avenue SW as requested by Ginkgo Ridge, LLC and Capital B, LLC from S-RL1, Suburban Residential Low Single Unit District, to S-RLF-PUD, Suburban Residential Low Flex District with a Planned Unit Development Overlay, and legally described as:

LEGAL DESCRIPTION (TO BE KNOWN AS OUTLOT A, JULIAN'S FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA): PORTIONS OF LOTS TWELVE (12) AND THIRTEEN (13) OF BLOCK TWO (2) IN THE TOWN OF MAYFIELD, LINN COUNTY, IOWA AND A PORTION OF LOT THIRTY-TWO (32) IRREGULAR SURVEY OF GOVERNMENT LOT FOUR (4) OF SECTION THIRTYFOUR (34), TOWNSHIP EIGHTY-THREE (83), RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 1°03'54" WEST ON THE WEST LINE OF SAID LOT 12, A DISTANCE OF 132.18 FEET; THENCE NORTH 89°35'06" EAST, 48.18 FEET; THENCE NORTH 1°03'54" WEST, 71.50 FEET; THENCE NORTH 89°00'40" EAST, 47.16 FEET;

THENCE NORTH 1°03'54" WEST, 57.47 FEET TO THE BEGINNING OF A 70.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A LONG CHORD OF 21.01 FEET BEARING NORTH 81°51'46" WEST;

THENCE WESTERLY ON THE ARC OF SAID CURVE, 21.09 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE NORTH 89°30'22" EAST ON SAID NORTH LINE, 90.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 13;

THENCE NORTH 1°03'54" WEST ON THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE NORTH 89°30'22" EAST ON THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 68.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CEDAR VALLEY NATURE TRAIL (FORMER B.C.R.&N. RAILROAD);

THENCE SOUTH 24°17'24" EAST ON SAID WESTERLY RIGHT OF WAY LINE, 1066.65 FEET TO A LINE PARALLEL WITH AND 108 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE NORTH 89°59'56" WEST ON SAID LINE, 168.10 FEET TO THE WESTERLY LINE OF SAID LOT 32; THENCE NORTH 22°04'02" WEST ON SAID WESTERLY LINE, 666.24 FEET; THENCE SOUTH 89°34'58" WEST ON SAID WESTERLY LINE 82.41 FEET; THENCE NORTH 1°03'54" WEST ON SAID WESTERLY LINE, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 89°34'45" WEST ON THE SOUTH LINES OF SAID LOTS 12 AND 13, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 4.16 ACRES.

The ordinance contains no conditions.

3. The entire ordinance is on file in the City Clerk's Office, located at 101 First Street SE, Cedar Rapids, Iowa and available for public inspection from Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. 4. The ordinance becomes effective on January 18, 2025. Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on January 18, 2025.

SUMMARY OF ENACTED CEDAR RAPIDS MUNICIPAL ORDINANCE NO. 003-25

Pursuant to Chapter 380 of the Code of Iowa, notice is hereby given of the final passage of Ordinance No. 003-25 by the City Council of the City of Cedar Rapids, Iowa on January 14, 2025. A summary of the ordinance is as follows:

1. The title of the ordinance is, "AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE."

2. The ordinance approves the rezoning of property located south of McCarran Avenue NE and east of Sunny Spring Drive NE as requested by Midwest Development Company, Nisha and Shanka Chetry, and Nolan and Melissa Determan from A-AG, Agriculture District, to S-RLF, Suburban Residential Low Flex District, and legally described as:

LEGAL DESCRIPTION: NOLAN M AND MELISSA A. DETERMAN: OUTLOT A OF PRAIRIE LANDING THIRD ADDITION IN LINN COUNTY, IOWA AS RECORDED IN BOOK 11326, PAGE 414 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER. DESCRIBED PARCEL CONTAINS 4,118 SQ.FT, 0.10 ACRE. NISHA S. AND SHANKAR CHETRY: OUTLOT B OF PRAIRIE LANDING THIRD ADDITION IN LINN COUNTY, IOWA AS RECORDED IN BOOK 11326, PAGE 414 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER. DESCRIBED PARCEL CONTAINS 3,609 SQ.FT, 0.08 ACRE. MIDWEST DEVELOPMENT, LLC: OUTLOT C OF PRAIRIE LANDING THIRD ADDITION IN LINN COUNTY, IOWA AS RECORDED IN BOOK 11326, PAGE 414 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER. EXCEPT THE NORTH 50.00 FEET OF THE EAST 50.00 FEET OF THE SAID OUTLOT C LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA. AND FURTHER EXCEPT THE EAST 774.37 FEET OF THE SOUTH 50.00 FEET OF OUTLOT C LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA. DESCRIBED PARCEL CONTAINS 146,387 SQ.FT., 3.36 ACRES.

The ordinance contains no conditions.

3. The entire ordinance is on file in the City Clerk's Office, located at 101 First Street SE, Cedar Rapids, Iowa and available for public inspection from Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. 4. The ordinance becomes effective on January 18, 2025. Alissa Van Sloten, City Clerk
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