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ANNOUNCE

Announcements

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PUBLIC NOTICES

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Foreclosure / Sheriff Sales

IN THE IOWA DISTRICT COURT FOR DALLAS COUNTY

BANKERS TRUST COMPANY,

Plaintiff,

v.

AMANDA K. WELCH, ANY UNKNOWN SPOUSE OF AMANDA K. WELCH and PARTIES IN POSSESSION,

Defendants.

NO. EQCV046631

ORIGINAL NOTICE FOR PUBLIC- CATION

TO THE ABOVE-NAMED DEFENDANTS: Amanda K. Welch

YOU ARE NOTIFIED that a Petition has been filed in the Office of the Clerk of the Court naming you as a Defendant in this action (see Iowa Court Rules Chapter 16 for general rules and information on electronic filing, and Chapter 16, Division VI regarding protection of personal information from public court filings). The court has granted judgment in rem against the property involved in this action for the sum of \$746,538 with interest of 6.375 % per annum from and including September 4, 2025, plus costs associated with foreclosure on the property owned by Amanda K. Welch to Bankers Trust Company, which is the sole and absolute owner thereof. Said Note, together with the Mortgage given to secure the same, is due and payable by reason of the failure of Defendant Amanda K. Welch to pay the installments of principal and interest when due. Plaintiff prays in said Petition for the foreclosure of said Mortgage recorded in the office of the Recorder of Dallas County, Iowa, on September 6, 2006 in Book 2006, Page 14697 on the following described property:

Lot 18 in Country Club Townhomes, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa

Locally known as 9265 Greenspire Dr., #18, West Des Moines, IA 50266

The attorney for the Plaintiff is Adam C. Voss, Vinick Law Firm, 666 Grand Ave., Ste. 2000, Des Moines, Iowa, 50309; telephone: (515) 242-2400.

You must electronically file a motion or answer within 20 days after service of this original notice upon you and within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Story County, at the county courthouse in Nevada, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the petition.

FOR GENERAL RULES AND INFORMATION ON ELECTRONIC FILING, REFER TO THE IOWA COURT RULES, CHAPTER 16 PERTAINING TO THE USE OF ELECTRONIC CASE MANAGEMENT SYSTEM, also available on the Iowa Judicial Branch Website. You must register to eFile through the Iowa Judicial Branch website at <http://www.iowa-courts.state.ia.us/eFile> and obtain a log in and user ID. The process of filing and viewing documents on your case and of receiving service and notices from the court. For Court Rules, refer to the Protection of Personal Privacy in Court Filings, refer to Division VI of the Iowa Court Rules Chapter 16.

IF YOU NEED assistance to participate in court due to a disability, call the disability coordinator at 515-576-6336. Persons who are hearing or speech impaired may call Relay Iowa TTY: (1-800-735-2942). Disability coordinators cannot provide legal advice.

IMPORTANT

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS. November 27, December 4, 11 2025 LIOU0410635

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ORDINANCE NO. 3168

AN ORDINANCE AMENDING CHAPTER 112 OF THE WAUKEE MUNICIPAL CODE OF ORDINANCE WITH IOWA CODE 477A (2025)

WHEREAS, the City originally had granted a franchise to MCC Iowa LLC A/K/A Mediacom, a limited liability company duly organized and validly existing under the laws of the state of Delaware, to operate a cable television system within the City at or about the time the Company commenced operations to customers within the City; AND,

WHEREAS, the most recent City granted franchise to company was adopted June 15, 2002 and expired June 15, 2017; AND,

WHEREAS, prior to the expiration of the adopted franchise, Chapter 477A was enacted which allowed cable television service to be provided across the state under a State Cable Franchise as more particularly provided therein; AND,

WHEREAS, Mediacom has and continues to operate and offer cable television service within the City under the terms of the Franchise pursuant to Iowa Code Chapter 477A and impose and pay the franchise fee previously adopted by the City in accordance with Iowa Law; AND,

WHEREAS, the City intends to update the code to comport with Iowa Code chapter 477A and to reflect Mediacom's operations within the City under State Law.

BE IT THEREFORE ORDAINED by the City Council of the City of Waukee:

Section 1. Chapter 112, Cable Television Franchise, of the Waukee Municipal Code should be and the same is hereby amended to remove the existing provision of Chapter 112 as expired and to provide as follows:

112.01 STATE CABLE TELEVISION FRANCHISE. Effective June 15, 2017, MCC Iowa LLC A/K/A Mediacom, a limited liability company duly organized and validly existing under the laws of the state of Delaware, to operate a cable system under the state cable television franchise statute more particularly set forth in Iowa Code Chapter 477A.

112.02 FRANCHISE FEES. Upon the commencement of operations under the State Cable Television Franchise under Iowa Code Chapter 477A, at the request of the City, MCC Iowa LLC A/K/A Mediacom is required

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to continue to collect franchise fees previously adopted by the City in 2002 under the prior franchise ordinance in the amount of five percent as required by Iowa Code Chapter 477A and applicable Iowa law.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provisions or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This Ordinance shall take effect from and after its final passage, approval and publication as provided by law and applied retroactively to June 15, 2017.

Passed by the Council the 1st day of December, 2025, and approved this 1st day of December, 2025.

Courtney Clarke, Mayor

Attest: Rebecca D. Schuett, City Clerk

December 11 2025

LIOU0418108

NOTICE OF PUBLIC HEARING CONCERNING THE DISPOSAL OF CERTAIN PROPERTY PURSUANT TO IOWA CODE SECTION 364.7 (2025).

NOTICE IS HEREBY GIVEN of a public hearing concerning the sale of certain real property located in KETTLESTONE LAKES, LLC by the City of Waukee. The public hearing will be held on December 15, 2025, and shall be held at the City of Waukee Council Chambers located at Waukee City Hall, 230 W. Hickman Road, Waukee, Iowa. After the public hearing the Waukee City Council will take action concerning the proposed sale. In accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Waukee City Council will be held for the purpose of considering options for public participation: 1) Members of the public wishing to attend in person may do so in the Council Chambers at Waukee City Hall. 2) Members of the public wishing to participate electronically may do so via Zoom at the following link or phone numbers:

https://zoom.us/j/352651371

Meeting ID: 352-651-371

Or by phone:

+1 646-558-9656 or

+1 301-715-8592

All persons wishing to observe or participate in this meeting via Zoom or telephone. Please contact the City Clerk's office at 515-978-7904 or bcschultz@wauee.org if you have questions or electronic accessibility issues.

The Agreement and proposed resolution concerning the sale are available for viewing at the Clerk's Office at the Waukee City Hall located at 230 W. Hickman Road in the City of Waukee, Iowa. Published with this Notice is the legal description of the property the Waukee City Council will consider transferring at the public hearing referenced above.

1) Fee title in the property is legally described as:

Parcel 25-27 (Plat of survey recorded at Bk 2025 Page 12463) legally described as:

A part of Parcel 19-115 as shown on the Plat of Survey recorded in Book 2019 Page 24199 in the City of Waukee, Dallas County, Iowa and more particularly described as follows:

Beginning at the Northwest Corner of said Parcel 19-115; thence North 77°25'23" East along the North line of said Parcel 19-115, a distance of 328.51 feet to the Southwest corner of said Parcel 24-125 as shown on the Plat of Survey recorded in Document Number 2024-20030; thence South 02°21'38" East along the West line of said Parcel 25-8 as shown on the Plat of Survey recorded in Document Number 2025-12449, a distance of 98.94 feet to the Southwest corner of said Parcel 25-8; thence South 83°39'14" West, 339.99 feet to the West line of said Parcel 19-115; thence North 00°07'00" East along said West line, 66.23 feet to the point of beginning and containing 0.61 acres (26,710 square feet).

AND

Parcel 25-8 (Plat of survey recorded at Bk 2025 Page 12449) legally described as:

A part of Parcel 19-115 as shown on the Plat of Survey recorded in Book 2019 Page 24199 in the City of Waukee, Dallas County, Iowa and more particularly described as follows:

Beginning at the Northeast Corner of said Parcel 19-115; thence South 02°21'38" East along the West line of said Parcel 25-8 as shown on the Plat of Survey recorded in Document Number 2025-12449, a distance of 98.94 feet to the Southwest corner of said Parcel 25-8; thence North 02°21'38" West, 98.94 feet to the North line of said Parcel 19-115 and the Southwest Corner of said Parcel 24-125 as shown on the Plat of Survey recorded in Document Number 2024-20030; thence North 77°25'23" East along said North line, 278.38 feet to the point of beginning and containing 0.69 acres (30,247 square feet).

Rebecca D. Schuett, City Clerk

December 11 2025

LIOU0419981

#11898934 Dallas County Board of Supervisors November 25, 2025

The Dallas County Board of Supervisors met in regular session pursuant to board rules with Chairman Kim Chapman, Supervisor Brad Golightly and Supervisor Julia Helm present. Others present: Matt Schultz – DC Attorney, Rob Tietz – Operations Director, Beth Deardorff – Human Resources Director, Erin Gibson – Information Services Director, Melinda Harney – Administrative Coordinator, Mary Cline – Auditor's Office.

Adam Infante – DC Sheriff, Kristin Brady – EMS Director, Todd Halbur – DC Auditor, David Hockett – Director of PSD, Eric Weber – Operations, Suzanne Hegarty – Public Health Director, Ryan Hemmer – General Assistance, Kristopher Orth – Farnsworth Group, Judge Chuck Sinnard, Judge David Porter, Jenny Webster, & Anna Butler – 5th Judicial District, Sharon Martin – Juvenile Court Services, Allison Ullman, Jason Clausen, David Roszak, Tyler Buman – AgriViva, Jacob Hagen – AgriViva, Chelsea Lane – Turner Construction.

Item 1: Call to Order – Chairman Chapman called the meeting to order at 9:00 a.m.

Item 2: Approve Agenda

Motion by Golightly and seconded by Helm to approve the agenda as presented. All ayes. Motion carried.

Item 3: Pledge of Allegiance

Open Forum Judge Sinnard introduced Judge David Porter who has been selected to be the new Chief Judge of the 5th Judicial District.

John and Kathy Carman, spoke about the proposed Adel annexation. They wanted to bring the annexation to the Board's attention. He stated they are not in favor of being annexed.

Item 4: Consent Agenda

A) Expense Claims Paid on 11/21/2025

B) Receive Departmental Report FY25 GA Report

C) Drain Claims #41, #6 & #80

Motion by Helm and seconded by Golightly to approve the consent agenda. All ayes. Motion carried.

Item 5: Disc/Action Re: Supervisors Minutes from 11/17, 11/18 & 11/19/2025

Motion by Golightly and seconded by Helm to approve the minutes as presented. All ayes. Motion carried.

Item 6: Disc/Action Re: Human Resources

A) Payroll Change Notices

Beth Deardorff presented the following payroll change notices: Attorney's Office – Status change for Erin Etherington, Victim Witness

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Coordinator at \$44.99/hr. beginning on January 1, 2026. Effect from Motion by Helm and seconded by Golightly to approve the payroll changes as submitted. All ayes. Motion by Golightly and seconded by Helm to approve Resolution 2025-0121. All ayes. Motion carried.

RESOLUTION 2025-0121 BE AND IT IS HEREBY RESOLVED that the Dallas County Board of Supervisors approve the following appointments to the Redfield Library Board. Lauren Lang 31634 K Ave, Adel, IA 50003 292nd Place, Redfield, IA 50003. Kim Chapman, Chairman Brad Golightly, Member Julia Helm, Member

Dated this 25th day of November, 2025

Attest: Todd Halbur, Dallas County Auditor

Item 13: Disc/Action Re: EMS Department Update

EMS Director Brady reviewed October's billing for EMS. They are finishing up an EMR class. They have a new billing software company, PCC. They have been very helpful working to wind down previous company. With the previous software, they did not pass the 1st round of the TPE Audit. PCC is doing the 2nd round and Brady feels they shouldn't have any problems passing if they do pass, there are repercussions with getting reimbursed by Medicare. Brady asked what does the board think to see in future financial reports – high level or details. Chapman wants to see every report they get, and then will determine which ones they want on a recurring basis.

Board recessed at 10:41. Reconvened at 10:45 a.m.

Item 14: Disc/Action Re: Possible Closed Session Pursuant to Iowa Code (21.5C) Pending Litigation

Motion by Golightly and seconded by Helm to go into a closed session pursuant to Iowa Code (21.5C) pending litigation at 10:50 a.m.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Motion by Golightly and seconded by Helm to go out of a closed session pursuant to Iowa Code (21.5C) pending litigation at 11:32 a.m.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Board recessed at 11:33 a.m. and reconvened at 11:50 a.m.

Item 15: Pre-Budget Workshops County Attorney Schultz

They are not asking for additional attorney, but for a paralegal and an administrative assistant. Huge cost for switch over from pro law to ppk, which manages the county's insurance. The admin truck is over 10 years old and needs to be replaced. It is used for quick response, to pick up medications from pharmacy. It was previously used by medical examiner but it isn't quite large enough for that. They are looking at a Chevy Silverado, but a mid-size SUV would also work. It needs to carry first response equipment.

Would like direction from board to talk with Finance Director & grant remodel of 902. Board stated it would be nice to know what it would be like for 902 be the County Attorney's offices for now and the future. He does not see the board to be part of a criminal court building.

Item 16: Disc/Action Re: Board of Supervisors of the County of Dallas Amending the Fiscal Year 2025-2026 Budget.

WHEREAS, the County of Dallas has adopted the Fiscal Year 2025-2026 Budget; and

WHEREAS, the Board of Supervisors has considered all comments at said hearing; and

WHEREAS, the Board of Supervisors has determined that it will be necessary to amend the Dallas County Fiscal Year 2025-2026 budget; and

WHEREAS, the amendment does not increase taxes to be collected, NOW, THEREFORE, BE IT RESOLVED that Budget Amendment 2025-0122 be amended and appropriated per attached schedule.

Attest: Kim Chapman, Chairman Brad Golightly, Member Julia Helm, Member

Dated this 25th day of November,

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2025 Item 12: Disc/Action Re: Board of Supervisors of the County of Dallas Amending the Fiscal Year 2025-2026 Budget.

WHEREAS, the County of Dallas has adopted the Fiscal Year 2025-2026 Budget; and

WHEREAS, the Board of Supervisors has considered all comments at said hearing; and

WHEREAS, the Board of Supervisors has determined that it will be necessary to amend the Dallas County Fiscal Year 2025-2026 budget; and

WHEREAS, the amendment does not increase taxes to be collected, NOW, THEREFORE, BE IT RESOLVED that Budget Amendment 2025-0122 be amended and appropriated per attached schedule.

Attest: Kim Chapman, Chairman Brad Golightly, Member Julia Helm, Member

Dated this 25th day of November,

2025 Attest: Todd Halbur, Dallas County Auditor

Item 13: Disc/Action Re: EMS Department Update

EMS Director Brady reviewed October's billing for EMS. They are finishing up an EMR class. They have a new billing software company, PCC. They have been very helpful working to wind down previous company. With the previous software, they did not pass the 1st round of the TPE Audit. PCC is doing the 2nd round and Brady feels they shouldn't have any problems passing if they do pass, there are repercussions with getting reimbursed by Medicare. Brady asked what does the board think to see in future financial reports – high level or details. Chapman wants to see every report they get, and then will determine which ones they want on a recurring basis.

Board recessed at 10:41. Reconvened at 10:45 a.m.

Item 14: Disc/Action Re: Possible Closed Session Pursuant to Iowa Code (21.5C) Pending Litigation

Motion by Golightly and seconded by Helm to go into a closed session pursuant to Iowa Code (21.5C) pending litigation at 10:50 a.m.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Motion by Golightly and seconded by Helm to go out of a closed session pursuant to Iowa Code (21.5C) pending litigation at 11:32 a.m.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Board recessed at 11:33 a.m. and reconvened at 11:50 a.m.

Item 15: Pre-Budget Workshops County Attorney Schultz

They are not asking for additional attorney, but for a paralegal and an administrative assistant. Huge cost for switch over from pro law to ppk, which manages the county's insurance. The admin truck is over 10 years old and needs to be replaced. It is used for quick response, to pick up medications from pharmacy. It was previously used by medical examiner but it isn't quite large enough for that. They are looking at a Chevy Silverado, but a mid-size SUV would also work. It needs to carry first response equipment.

Would like direction from board to talk with Finance Director & grant remodel of 902. Board stated it would be nice to know what it would be like for 902 be the County Attorney's offices for now and the future. He does not see the board to be part of a criminal court building.

Item 16: Disc/Action Re: Board of Supervisors of the County of Dallas Amending the Fiscal Year 2025-2026 Budget.

WHEREAS, the County of Dallas has adopted the Fiscal Year 2025-2026 Budget; and

WHEREAS, the Board of Supervisors has considered all comments at said hearing; and

WHEREAS, the Board of Supervisors has determined that it will be necessary to amend the Dallas County Fiscal Year 2025-2026 budget; and

WHEREAS, the amendment does not increase taxes to be collected, NOW, THEREFORE, BE IT RESOLVED that Budget Amendment 2025-0122 be amended and appropriated per attached schedule.

Attest: Kim Chapman, Chairman Brad Golightly, Member Julia Helm, Member

Dated this 25th day of November,

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Board recessed at 12:34 and reconvened at 12:43

General Assistance

Susan Hegarty & Ryan Hemmer Board ask that they present any significant changes that would affect the budget.

No large changes in budget, but wants to revamp the ordinance as it is out of date.

The way that eligibility is determined, Fit level 1 and 2 are not as easy to calculate, the VA for assistance, he would refer them to GA. Alternatively if veteran came to GA and had not yet associated with the VA, they would refer the veteran there.

Board ask Hegarty to research if a 28% agreement is in place with DHS. DHS uses 30% of building; and the county gets reimbursed 30% of that portion. They are billed on their % of their actual expenses. We pay for telephone, cell phones, office supplies. Approximately 4-6 people from DHS come in regularly once a month they have all staff meeting so more are there. Often the offices are empty. DHS, as a state program, does not have offices in every county so they are doing work for other counties within our building.

Board would like to know what county is responsible for DHS/ISF, vs what we are actually paying.

Hemmer would like to add items for a manual. They would like to update Ch. 4 ordinance and create a manual to coincide with the ordinance.

EMS Department

Kristin Brady

Chapman said that she present any significant changes that would affect the budget.

Brady would like to set up a Preventive Maintenance program on some equipment, which we currently do not have. Brady has asked Striker to look into it.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Motion by Golightly and seconded by Helm to go into a closed session pursuant to Iowa Code (21.5C) pending litigation at 11:32 a.m.

Roll call Kim Chapman – Yes Brad Golightly – Yes Julia Helm – Yes

Motion carried.

Station Alerting system – They are having issues with the alerting system. Currently using radios and are paged when calls come in. Brady has spoken with E911, and it would make sense to use what our dispatch uses. Not as cheap but would work much better with the current dispatch system.

Current system is aging. Fire departments does not have location system and uses radios and are not managing their dispatch. The admin truck is over 10 years old and needs to be replaced. It is used for quick response, to pick up medications from pharmacy. It was previously used by medical examiner but it isn't quite large enough for that. They are looking at a Chevy Silverado, but a mid-size SUV would also work. It needs to carry first response equipment.

Would like direction from board to talk with Finance Director & grant remodel of 902. Board stated it would be nice to know what it would be like for 902 be the County Attorney's offices for now and the future. He does not see the board to be part of a criminal court building.

Item 17: Motion to Adjourn

Motion by Golightly and seconded by Helm to adjourn the meeting at 12:53 p.m. All ayes. Motion carried.

Todd Halbur, Dallas County Auditor Kim Chapman, Chairman

Drainage District #6 & #41 Trustees Meeting

Item 1: Call to Order – Chairman Chapman called the meeting to order at 11:33 a.m.

Item 2: Approve Agenda

Motion by Helm and seconded by Golightly to approve the agenda as presented. All ayes. Motion carried.

Item 3: Disc/Action Re: DD#6 Petition for Repair Engineer Appointment

Motion by Helm and seconded by Golightly to appoint AgriViva as engineer to survey and prepare repair report.

All ayes. Motion carried.

Item 4: Disc/Action Re: DD#41 Reclassification Report

Motion by Golightly and seconded by Helm to receive and file the DD#41 Annexation report and the DD41 Reclassification report. All ayes. Motion carried.

Motion by Helm and seconded by Golightly to set public hearing for DD41 Annexation for February 10, 2026 at 7:00 p.m. in Board meeting room and to set a public hearing for DD41 Reclassification Report for February 10, 2026 at 7:15 p.m. in the Board meeting room. All ayes. Motion carried.

Item 5: Motion to Adjourn

Motion by Golightly and seconded by Helm to adjourn the meeting at 11:50 a.m. All ayes. Motion carried.

Published in the Dallas County News and the Perry Chief on December 11, 2025 (17)

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qualified candidate.

Brady will send the new employee proposal to the board and any other material justifying the new budget asks.