

Floyd County takes final action to remove itself from TIF area

SW Bypass Urban Renewal Area no longer needs city/county management

By Bob Steenson
bsteenson@charlescitypress.com

The Floyd County supervisors took the final action this week in their part of dissolving the Southwest Bypass Urban Renewal Area, matching similar action being taken by the Charles City Council.

The urban renewal area was formed in 1990 as the only joint city-county urban renewal area in the state. The two entities joined to increase the Tax Increment Financing bonding capacity of the district to increase the amount of funding it would have available for development projects.

Both the City Council and Board of Supervisors decided the joint effort is no longer necessary, and by continuing to manage the district together it causes duplication of hearings, legal work and other required actions that could be handled by the city alone.

Part of the county's annual tax revenue from the TIF district has been used to pay the county's share of support for the Charles City Area Economic Development Corp. As part of the agreement to dissolve the joint district

and let the city manage it, the city is increasing its support for the CCADC and the county is reducing the amount it pays.

The supervisors passed the third and final reading of an ordinance repealing the original TIF ordinances for the Southwest Bypass Urban Renewal Area, including the division of incremental property tax revenue (TIF revenue).

ALSO AT THE BOARD'S REGULAR meeting Tuesday morning, the supervisors:

- Approved paying former Iowa Supreme Court Justice Louis Lavorato's invoice for \$9,894 for mediation services for a group working toward a compromise on the county's proposed commercial wind energy zoning ordinance. Members of the group agreed to several provisions but could not reach consensus on others.

Members of the mediation group were Supervisor Boyd Campbell, Floyd County At-

torney Todd Prichard, attorney Thomas Reavely, attorney Samantha Norris and North Iowa Area Council of Governments (NIACOG) Senior Planner John Robbins.

The bill included 26.5 hours of mediation at \$250 per hour, for seven meetings including a final meeting where the group's report was presented to the Board of Supervisors; and travel time from Des Moines to Charles City and back, for 4 hours and 40 minutes for each of the seven meetings, at \$100 per hour.

- Continued discussion on reported problems and deficiencies with work done on a renovation project for a ditch in Drainage District No. 3, for which the supervisors act as trustees, but took no action because Supervisor Campbell had not yet had a chance to check out the work along with the drainage engineer who had handled the project and several interested owners of property

in the district. Campbell also owns property in DD3.

- Approved a temporary road closure and detour of County Road T38 (Lancer Avenue) between 110th and 120th streets for a pavement replacing and resurfacing project.

County Engineer Adam Miller, who is in his first year with Floyd County, said the county has not typically passed resolutions when work requires closing a road, but he believes it is good policy to do so.

- Held a discussion on the potential merger of Local Workforce Development Areas in the eastern part of the state, including the Northeast Iowa LWDA that includes Floyd County.

Supervisor Gloria Carr said some of the counties were considering the merger to reduce total administration costs, in light of expected cuts in federal funding. Every county in the districts would need to approve the merger, then it would need to be approved by the governor.

PETITION

Continued from page 1

address, or hadn't included the date, for example.

"I want you to know I'm not trying to discredit the petition whatsoever," she said. "I'm just trying to do my absolute damndest to be doing my due diligence."

Since the special election would be for District 2, which consists of Charles City north of the Cedar River and the northern section of St. Charles Township, only signatures from eligible electors living in that district are valid.

MONTAGNE SAID SHE WOULD have to examine the petition more thoroughly to check for duplicate signatures and that each of the addresses is within District 2, in addition to the address and date requirements, but she said it was likely there would be enough valid signatures to call for the special election.

She said the topic will likely be on the agenda for the Board of Supervisors' regular meeting, likely meeting Tuesday morning,

July 22.

Iowa Code says a special election called by petition shall be held "at the earliest practicable date, but giving at least 32 days' notice of the election. A special election called under this section shall be held on a Tuesday. ..."

Because county supervisors are considered partisan elected positions, the Floyd County Democratic and Floyd County Republican parties will be able to choose candidates to represent those parties on the ballot. Again according to Iowa Code, only the party delegates who represent the precincts in District 2 would choose their nominee.

Non political party candidates can get their names on the ballot by submitting nominating petitions and affidavits of candidacy to the county auditor. The nominating petitions must be signed by at least 50 eligible electors from within District 2.

Whoever is elected in the special election will take office as soon as the results of the election are certified, and will fill out the remainder of Supervisor Keifer's original term, until the end of the year 2026.

COUNCIL

Continued from page 1

opportunity for somebody else to enjoy that particular aspect of civic duty.

"Serving on the council has been one of the greatest honors of my life," he said after the meeting. "I have absolutely enjoyed it and learned so much from it."

Among the things Starr has learned during his time on the council is the complexities of working with railroads.

Also at the meeting, the council discussed updates to the ongoing discussion between the city, CPKC Railroad, and T&C Machine about closing the Lane Street railroad crossing.

"We think we've come up with some progress to this situation," said Mayor Dean Andrews.

CPKC Railroad is intent on closing down the awkwardly aligned crossing ahead of making needed improvements to the signaling infrastructure on the Grand Avenue crossing down the line.

However, closing down the Lane Street crossing creates significant challenges for T&C Machine, along with neighboring recycling business Enjoy Recycle Repeat, which depends on the crossing as the only viable way to get large trucks in and out of the business properties.

One solution discussed is grading Brackett Street to allow for large truck traffic, but that will depend on the cooperation of the Canadian National Railroad, which also has a crossing to consider.

If the Lane Street crossing is closed, CPKC Railroad and the Iowa DOT will give the

city \$200,000, which could be applied to the cost of grading Brackett Street.

There is also a time limit to consider, as plans must be solidified within the next six months to avoid the risk of a loss of federal funds that must be spent on the crossing upgrades.

Meetings with Canadian National Railroad are scheduled for this week to see if this plan is viable.

In other business, the council also discussed the city's street closure policy, which has been under review as the city considers what level of public notification should be required ahead of time for an application to be considered.

The council had considered requiring that street closure applicants notify any affected property owners ahead of approval, but the logistics of determining who to contact and how to verify that the appropriate person had been contacted were deemed prohibitively difficult.

"If it's a big enough event, they'll find out about it," said Mayor Andrews.

Finally, the council discussed the possibility of adjusting the bollards on the west side of the pedestrian bridge to accommodate three-wheel pedal cycles. While an east side bollard had already been taken out to make the spacing ADA compliant, the west side still has three bollards with spacing that, while barely ADA compliant, are close enough to make it difficult for wider cycles.

The city will look into removing one of the west side bollards to create a larger area to get through.

"Hopefully that will allow a somewhat larger bicycle to make that corner," said council member DeLaine Freeseaman.

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Legal Notice

THE IOWA DISTRICT COURT FOR FLOYD COUNTY
IN THE MATTER OF THE ESTATE OF JERRY NAVRATIL, Deceased No. CASE NO. 019145 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Jerry Navratil, Deceased, who died on or about May 10, 2025:

You are hereby notified that on July 14, 2025, the Last Will and Testament of Jerry Navratil, deceased, bearing date of September 30, 2020, was admitted to probate in the above-named court and that Joyce Navratil 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 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 15th day of July, 2025.

Todd P. Prichard,
ICIS#: AT0006309
Attorney for Executor
PO Box 454
1300 Grove Street
Charles City, IA 50616

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Legal Notice

Public Notice
IN THE IOWA DISTRICT COURT FOR FLOYD COUNTY
IN THE MATTER OF THE ESTATE OF MARY J. HOEFT, DECEASED
PROBATE NO. ESPP019144
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Mary J. Hoeft, Deceased, who died on or about June 16, 2025:

You are hereby notified that on July 11, 2025, the Last Will and Testament of Mary J. Hoeft, deceased, bearing date of September 18, 2014, was admitted to probate in the above-named court and that Amy Jo Shannon and Matthew C. Hoeft were appointed Co-Executors 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 July 11, 2025.
Amy Jo Shannon
808 Fair Meadow Court
Westboro City, IA 50595
Co-Executor of Estate

Matthew C. Hoeft
24378 Zinnia Avenue
Plymouth, IA 50464
Co-Executor of Estate

Michael S. Vervaeke
ICIS Pin No. AT0008118
Hayek, Moreland & Smith, L.L.P.
120 East Waukegan Street
Iowa City, IA 52240-3924
Attorney for Co-Executors
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Legal Notice

THE IOWA DISTRICT COURT FOR FLOYD COUNTY
IN THE MATTER OF ESTATE OF DORIS M FENHOLT, Deceased
NOTICE OF TERMINATION OF TRUST

To all persons regarding Doris M Fenholt, deceased, who died on or about November 8, 2018:

You are hereby notified that Linda Klemesrud is the successor trustee of the Doris M Fenholt Revocable Trust.

Any action to contest the validity of the trust must be brought in the District Court of Floyd County, within the later to occur of four months from the date of second publication of this notice, or thirty days from the date of mailing this notice to all heirs of the decedent settlor and 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 months from the date of the second publication of this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied.

Dated this 14th day of July, 2025.

Doris M Fenholt Revocable Trust
Linda Klemesrud
Successor Trustee
506 N Joslin Street
Charles City, IA 50616

Todd Prichard AT0006309
Attorney for Trustee
Walk Prichard Baresel Murphy & Rourick, PC
PO Box 454
1300 Grove Street
Charles City, Iowa 50616
todd@walkprichard.com

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Floyd County Board of Supervisors Meeting July 8, 2025, 9:00 a.m.

The Floyd County Board of Supervisors met in the Floyd County Courthouse Board Room. Supervisors Boyd Campbell, Gloria Carr, and Joshua Neupert were in attendance.

Carr/Campbell moved to approve the agenda. Motion carried 3-0.

Public comment: None.

Campbell/Carr moved to approve the June 30, 2025 meeting minutes. Motion carried 3-0.

The board noted the rescinding of the Assistant County Attorney position offer previously extended to Blake Meyer.

County Attorney Todd Prichard provided an update regarding the Drainage Ditch 3 Main Open project, sharing details from earlier conversations with former Supervisor Keifer. He emphasized the importance of reviewing the project contract thoroughly and ensuring that the LiDAR data has been properly used and considered. County Engineer Adam Miller clarified that the intent of the project was to clean out the ditch, not to alter or widen the slope. Supervisor Carr added that the one-year warranty period is still active, and any issues noticed by landowners should be reported promptly for correction. Carr also noted that seeding had been completed at the time of the project's closeout hearing. Prichard recommended that the group who previously conducted a walk-through return for a follow-up inspection. Campbell supported this idea and offered reach out to Bolton & Menk, to contact Lakeside for the seed tags and follow up with the railroad as needed. Carr additionally suggested implementing a tree maintenance program, which would begin three years after project completion. Prichard concluded by recommending that during the next walk-through, any remaining warranty issues be documented and a plan developed to address them.

Carr/Campbell moved to approved Title VI Non-Discrimination Agreement IDOT and Floyd County and Standard DOT Title VI Assurances. Motion carried 3-0.

Miller provided updates on secondary

roads and office activities. Maintenance work included blading, contract rock (with only the NE corner remaining), and completion of the bridge replacement on 165th Street south of Nora Springs. Culvert work is underway, starting with the Packard culverts. Construction updates for 2025 HMA resurfacing include Heartland Asphbeginning T38 next week with a detour, B47 this week, and T26 in late September. Mathy Construction is tentatively set to start B60 in August. Maintenance work includes Denco projects, completed slurry leveling on T64, and crack filling on all planned roads. Design continues on the CHBP Grant. At the CVTC, the generator is no longer operational and will need to be replaced. The cost will be shared between the state, county, and city. Additionally, the state can no longer buy or sell fuel at the fuel depot at this location. If Floyd County took over, only county entities would be able to fuel at the location are there would not be a sale of fuel.

Carr/Campbell moved to approve the second consideration of an Ordinance 2025- 01, Repealing Ordinance Nos. 12 and 13 Providing for the Division of Taxes Levied on Taxable Property in Southwest Bypass Urban Renewal Area. Roll call vote: Ayes-Carr, Campbell, Neupert. Motion carried 3-0.

Carr/Campbell moved to certify wages for Jill McKee, Decat Coordinator to \$49,920 for FY26. Motion carried 3-0.

Future agenda items: installation of animal guards in Drainage District 3 by Secondary Roads, upcoming board appointments, and the Iowa Workforce Development merger.

Neupert/Carr moved to adjourn. Motion carried 3-0.

ATTEST: Morrigan Montagne
Floyd County Auditor
Boyd Campbell, Chair
Floyd County Board of Supervisors

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NOTICE OF SALE

The following property of Amy Johnson located at building C, unit 16, of safeguard self-storage at 800 Jackson Street Charles City, Iowa will be sold at public auction at 5 o'clock pm on the 25th day of July, 2025 at the Safe-guard Self-Storage site.

The following property of Justin Payne located at building C, unit 15, of safeguard self-storage at 800 Jackson Street Charles City, Iowa will be sold at public auction at 5 o'clock pm on the 25th day of July, 2025 at the Safe-guard Self-Storage site.

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CHARLES CITY PLANNING AND ZONING COMMISSION July 2, 2025

Charles City planning and zoning commission met on July 2, 2025 at 5:00 p.m. in the Zastrow room of the Charles City Public Library. Chair Rick Noah presided via zoom and the following members were present: Bruce Hovden, Roy Schwickerath, Emily Garden via zoom, and Jeff Titus. Also present were city engineer John Fallis and councilmember Patrick Lumley.

Motion by Hovden, second Schwickerath to approve the agenda. Ayes- 5

Motion by Titus, second Garden to approve the minutes of the May 19, 2025 meeting. Ayes- 5

Board reviewed the proposed re-zoning request for the superfund site at the Shaw Avenue dump: tax parcel 12-07-405-001-00, from R-2: medium density residential district to M1: light manufacturing district due to the most recent EPA review. Motion by Hovden, second by Garden to hold a public hearing on the matter at the August 6, 2025 commission meeting. Ayes- 5

Discussion was held on changing the time of Planning & Zoning Commission Meetings to 4:00pm. Motion by Schwickerath, second by Titus to hold all meetings going forward at 4:00pm, unless a conflict arises; and to hold the public hearing for the re-zoning of Shaw Avenue tax parcel at 4:00pm as well. Ayes- 5

Chair Rick Noah reminded the commission that the next meeting will be held on Wednesday, August 6 at 4:00pm in the Zastrow room of the library.

Motion by Hovden, second Garden to adjourn the meeting. Ayes- 5

Brittney Lentz, Board Secretary

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BOARD OF ADJUSTMENT July 7, 2025

Charles City board of adjustment met on July 7, 2025 at 10:00 a.m. in the Zastrow Room of the Charles City public library. Chair Gene LaBounty presided and the following members were present: Alan Powell and Krista Noah. Bob Klobertanz and Michael Hammond were absent. Also present was city engineer John Fallis; along with 13 visitors.

Motion by Noah, second Powell to approve the agenda. Ayes- 3

Powell questioned from the March minutes if the back taxes on the McIntosh Estates had been paid. Engineer Fallis stated that they had. Motion by Powell, second Noah to approve the minutes of the March 3, 2025 meeting. Ayes- 3

Chair LaBounty open the public hearing on a request for a conditional use permit for the establishment and use of the property located at 1312 Gilbert Street and 1406 Gilbert Street (the former Hartwood Inn). Affidavit of publication dated 6/27/25 was informally filed.

Engineer Fallis asked to hear from the applicant first as some of his staff report comments will be shared by the applicant as well. Dan Young and Amber Morud of TD Young Rentals, Young Construction, and YC Homes presented their plans for the properties, aiming to revitalize the community with affordable housing for working professionals. They plan to convert two hotel rooms into a single one-bedroom apartments, reducing the total units from approximately 36 units to 14-18 units, which they believe will alleviate parking and traffic issues. The pool house will become a two-bedroom apartment, with the pool being removed and replaced by parking, eventually including one-stall garages. Exterior work will be completed by winter, allowing interior renovations to continue during colder months. The projected completion is around eight months from the start date. If the building in the floodplain is beyond repair, Mr. Young intends to demolish it and later seek a permit to build twin homes outside the flood zone. Engineer Fallis informed the board about the FEMA Letter of Map Amendment (LOMA) process, including the web-based E-LOMA. The applicants see this as a significant revitalization project, transforming a "rundown

hotel into a thriving property." Amber Morud detailed their property management approach, currently overseeing 150 units for TD Young Rentals. They use an equal housing application with a one-year lease, converting to month-to-month afterward. All applicants undergo background and reference checks, and must demonstrate an income of 2.5-3 times the rent to be considered. She stated they do not employ onsite managers, finding no need for them at their other properties. Upper units will feature a back door with a patio and fence to meet fire codes, since the Board is against parking behind these units. Mr. Young expressed no issues with the screening requirement, emphasizing the importance of privacy and fencing. He assured the Board that these apartments would be thoroughly renovated, not just "hotel rooms with a coat of paint," aiming for minimal maintenance issues. After the written report, Chair LaBounty asked for applicant comments. There being none, he then asked for oral comments. Doug Kamm, a resident on Glen Oak Circle, voiced concerns about potential increased traffic on Glenwood Road, the sole entrance to their 57-home neighborhood, should new developments be built. He would like to see another driveway from the property onto Gilbert Street to try and help out with some congestion. Mr. Kamm believes the building at 1312 Gilbert is beyond repair and should be demolished. Mr. Young, however, countered that his plans for fewer rental units would reduce overall traffic. He reiterated that he would tear down the building on the east side if it was too dilapidated, he's investing over a million and a half dollars into the property and doesn't want to waste it. Police Chief Anderson reported on his preliminary meeting with Dan and his staff, indicating his readiness to address inquiries from the board. LaBounty specifically inquired whether Chief Anderson anticipated any issues stemming from the proposed lack of an onsite property manager. Chief Anderson, however, did not foresee this as a significant concern. Motion by Powell, second by Noah to close the public hearing. Ayes- 3

Finding of the facts were reviewed with the Board by Engineer Fallis and the Board answered as follows: A. That the proposed location, design, construction and operation of

the particular use adequately safeguards the health, safety and general welfare of persons residing or working in adjoining or surrounding property - Yes; B. That such use shall not impair an adequate supply of light and air to the surrounding property - Yes; C. That such use shall not unduly increase congestion in the streets or public danger of fire and safety - Yes; D. That such use shall not diminish or impair established property values in adjoining or surrounding property - Yes; E. That such use will not unduly burden public utilities - Yes. The following conditions were added to this approval as follows: The conditional use permit be subject to transfer of title to the property to only the proposed buyer TD Young Rentals, LLC. The conditional use permit require the removal of non-conforming parking lot at 1312 Gilbert Street, along Glenwood Rd; That the conditional use permit require installation of screening of either evergreen shrubbery or solid fencing with a height of 6' between the site and the adjacent R-2 (residential) zoning district; The transfer of title to a new owner or buyer, other than TD Young Rentals, LLC, will require resubmission or reapproval of the conditional use permit.

A resolution for a conditional use permit for 1312 and 1406 Gilbert Street was prepared for board action. Board took time to review said resolution which included a written Findings of Facts, as well as conditions and safeguards to be imposed upon the permit recipient. Board member Noah introduced Resolution 02-25 entitled, "RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1312 GILBERT STREET AND 1406 GILBERT STREET" and moved for adoption. Second to adopt by Powell. Resolution duly passed as follows: Ayes- Powell, Noah, and LaBounty. Nays- none.

Motion by Powell, seconded by Noah to adjourn. Ayes- 3.

Brittney Lentz, board secretary

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