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Miscellaneous
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PUBLIC NOTICE

LEGAL NOTICE

Annual Meeting of Community Hospital, Inc.
The Parent Corporation of
George C. Grape Community Hospital

All members are hereby notified that the **Annual Meeting will be held at 7:00 p.m. on Monday, February 3, 2025.** Any member or interested party of the corporation may contact Becky Dunkle, Administrative Assistant, by phone at 712-382-1515, ext. 8801, or by email at bdunkle@grapehospital.com to obtain meeting information.

One Board of Directors' member will be elected at this meeting, representing District II. Troy Hendrickson, representing District II, has served one-three-year term and is eligible for re-election.

District I includes Scott, Greene.

December 16, 2024 CHARTER BOARD MEETING

The regular board meeting of the Hamburg Charter School Board, State of Iowa, held in the Marnie Simons Elementary School FCS room, 309 S Street, Hamburg, Iowa 51640, was called to order by President Dave Mincer at 5:59 p.m. on Monday, December 16, 2024. Roll Call: Matt Barrett – Absent; Lawrence Buckalew – Present, Tuesday Leseberg – Present, Dave Mincer – Present, Gary White – Present, Roxie Yost – Absent. 1 seat open due to resignation. Also present were Dr Wells, Superintendent, and Melissa Chambers, Board Secretary/Treasurer. Quorum was determined.

Agenda
T. LESEBERG moved to approve the amended agenda, G. WHITE second. Carried unanimously.

Presenters/Recognition of Guests and Visitors:
A. Business Dept. Presentation of Charter Programs Financial Reports – Julie Strange, Business/IT teacher and student for Business Trades. Business will be co-founding a Thrift Store, along with Karen Wells, and collecting donations. Each student is developing a hypothetical business & working through the process. IT has been working with drones & will assist GHAEA IT with distributing student chrome books.
B. Public Communication/Open Forum – None
C. Visitors/Guests – Five visitors were present

Old Business
1. The past board minutes were reviewed for the Charter Regular Board meeting & Organizational Meetings of November 18, 2024, Charter Board work session November 21, 2024, Charter Board work session December 5, 2024. T. LESEBERG moved to approve the minutes of the past Charter board meetings as presented. L. BUCKALEW second. Carried unanimously.
2. Consent Agenda
The board considered and discussed the consent agenda as follows:
i. Financial Report(s) – presented
ii. Expenditure Report – presented
iii. Donations – None
iv. Contracts – None
v. Human Resource – None
vi. Open Enrollment – 1 open enrollment in.
Motion by T. LESEBERG, second by G. WHITE to approve consent agenda. Carried unanimously.

Action/Discussion Items:
A. Administrative Reports
i. Principal Report – Mr. Hendrickson. There have been less discipline issues this year, some attendance issues (PK-12 attendance rate 94.6% last year, 94.3% this year); have hired share ag teacher Hunter Mascher who will also be doing FFA; Theater – play will occur mid-January, "Pack the Gym" game in Hamburg during school day vs Heartland Christian on January 13.
ii. Superintendent – Dr Mike Wells reported that some grades will be going to Lincoln to Museum and rock climbing; will be starting college visits in January.
B. Discussion of the Building Project- 6 bids received, 5 out of 6 under anticipated budget. 20 th of Jan will ask the low bid to present
C. Discussion of the Iowa School Performance Profile/Spring Test Scores – Mr. Hendrickson presented information. Hamburg Elementary School (k-5) received an Exceptional rating and within a handful of top schools in the state, MS received an acceptable ranking (but within 1.5% from commendable), Charter receiving Needs Improvement rating (within .3% of acceptable). These ratings all tie in with attendance rates – chronic absenteeism effects, as well as proficiency in English and math and growth in those subjects.
D. Discussion of Work Release Policies – Mr. Hendrickson presented information on the guidelines and policies that will be utilized to offer work release to juniors & seniors.
E. Discussion of the PIE Award – State Auditor Rob Sands presented; Hamburg received again based on efficiently operating. 31 schools in Iowa received.
F. Discussion of Charter School Advertising- March 1 st open enrollment deadline, will take steps to communicate to students/parents in the area as well as advertise the programming offered at the Charter.
G. Approval of 2025-2026 School Calendar- Teacher committee met & recommended the calendar as presented. Motion by T. LESEBERG, second by L. BUCKALEW to approve. Carried unanimously.

The next regular School Board Meeting will be held January 20, 2025, at 5:00 p.m. in the math classroom room at the Marnie Simons School Building.

Board Learning: None

Adjournment: T. LESEBERG moved to adjourn the meeting at 7:00 p.m. G. WHITE second. Carried unanimously.

Board President Board Secretary
Published in the Hamburg Reporter on January 24, 2025

3070240

PUBLIC NOTICE

Riverside, Monroe, Riverton, Sidney, Prairie, Walnut and Benton Townships in Fremont County, Iowa and the town of Tabor, Iowa.

District II includes Washington, Madison, Locust Grove, and Fisher Townships in Iowa, including the town of Hamburg, Iowa, all in Fremont County, Iowa, located within ten (10) miles of Hamburg, Iowa.

Other interested parties may at-

PUBLIC NOTICE

tend the meeting and will have the opportunity to become certified members. Membership requires a donation of \$100.00 to George C. Grape Community Hospital. After being inducted as a shareholder they become voting members of George C. Grape Community Hospital.

The Classifieds Work Like
MAGIC

NOTICE OF PUBLIC HEARING — PROPOSED BUDGET Fiscal Year July 1, 2025 - June 30, 2026

Fremont 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: 2/5/2025 Meeting Time: 06:30 PM Meeting Location: Fremont County Secondary Roads				
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	47,691	93,508	139,790
REVENUES:				
County Contribution	2	139,031	139,031	140,031
Other Revenues	3	18,096	19,096	19,096
Total Revenues (2+3)	4	157,127	158,127	159,127
EXPENDITURES:				
Administration and Operations	5	111,136	111,235	114,820
Capital Outlays	6	94	690	690
Total Expenditures (5+6)	7	111,230	111,925	115,510
Total Ending Fund Balance	8	93,508	139,790	183,407

Published in the Hamburg Reporter on January 24, 2025

3079040

January 8, 2025 HAMBURG COMMUNITY SCHOOL & HAMBURG CHARTER BOARD MEETING

A special joint board meeting of the Hamburg Charter School Board, Hamburg Community School Board and Essex Community School Board, State of Iowa, was held in the Essex Community School Media Center, 111 Forbes St, Essex, Iowa 51638, was called to order by Charter President Dave Mincer and Community School District President Kevin Dechant at 6:05 p.m. on Wednesday, January 8, 2025. District Roll Call: Kim Ashlock – Present via phone, Jessica Barrett – Absent, Melissa Beyer – Absent, Kevin Dechant – Present, Kyla Tiemeyer – Present. Charter Roll Call: Lawrence Buckalew – Present, Tuesday Leseberg – Absent, Dave Mincer – Present, Gary White – Present, Roxie Yost – Absent. Also present was Melissa Chambers, Board Secretary/Treasurer. Quorum was determined.

Agenda
Hamburg Community School: K. TIEMEYER moved to approve the agenda, K. ASHLOCK second. Carried unanimously. Charter: L. BUCKALEW moved to approve the agenda, G. WHITE second. Carried unanimously.

Presentation: Dave Black of Grundmeyer Leader Services was present to provide information on results from recent Stakeholder survey as well as 7 candidates who applied for Superintendent position (3 out of state candidates including Alaska, Missouri and North Carolina), as well as experience and highest education for candidates.

Closed Session: Motion to go into a closed session based on Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when a closed session is necessary to prevent needless and irreparable injury to that individual's reputation and that individual requires a closed session. _ K. TIEMEYER moved for District enter closed session, K. ASHLOCK second. Carried unanimously. L. BUCKALEW moved for Charter to enter closed session, G WHITE second. Carried unanimously. _

K. TIEMEYER moved for the District to enter Open Session at 7:59 p.m. K. ASHLOCK second. Carried unanimously. G. WHITE moved for Charter to enter Open Session at 8:00 p.m. L. BUCKALEW second. Carried unanimously.

Adjournment: K. TIEMEYER moved to adjourn the District meeting at 8:01 p.m. K. ASHLOCK second. Carried unanimously. G. WHITE moved to adjourn Charter meeting at 8:02 p.m. L. BUCKALEW second. Carried unanimously.

The next regular School Board Meeting will be held January 20, 2025, at 5:00 p.m. in the Math classroom at the Marnie Simons School Building.

Board President Board Secretary

Published in the Hamburg Reporter on January 24, 2025

3083140

PUBLIC NOTICE

IN THE IOWA DISTRICT COURT IN AND FOR FREMONT COUNTY

IN THE MATTER OF THE ESTATE OF WILLE DON THORP, Deceased

PROBATE NO. ESPR011858

NOTICE OF PROBATE OF WILL OF APPOINTMENT OF EXECUTOR AND NOTICE TO CREDITORS

To all persons interested in the estate of Wille Don Thorp, deceased, who died on or about January 25, 2024.

You are hereby notified that on the 6th day of January 2025, the last will and testament of Wille Don Thorp, deceased, bearing date of March 29, 1974, was admitted to probate in the above-named court and that Patricia S. Thorp 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 executor, 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 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 7th day of January 2025.

Patricia S. Thorp
2000 Park St.
Hamburg, Iowa 51640
EXECUTOR OF THE ESTATE

Kale B. Rogers
of PETERS LAW FIRM, P.C.
233 Pearl Street
Council Bluffs, Iowa 51503
Telephone (712) 328-3157
Fax (712) 328-9092
ATTORNEY FOR EXECUTOR

Published in the Hamburg Reporter on January 17 and 24, 2025

3065720

THE IOWA DISTRICT COURT FOR FREMONT COUNTY

IN THE MATTER OF THE ESTATE OF GARY BRUCE GSELL, Deceased.

CASE NO. ESPR011897

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Gary Bruce Gsell, Deceased, who died on or about November 1, 2024.

You are hereby notified that on January 9, 2025, the Last Will and Testament of Gary Bruce Gsell deceased, bearing date of July 29, 2008, was admitted to probate in the above-named court and that Darla S. Moreland 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,

FREMONT COUNTY LANDFILL

Claims	Jan 13, 25
Column Software PBC	80.51
Farragut Oil Inc.	1,902.40
Frem Cty Landfill	3,000.00
Fremont County Sanitary Landfill Comm.	5,000.00
HLW Engineering Group	1,792.00
Holliman Auto Supply	32.54
Holt Gas Co.	1,576.11
Microbac Laboratories Inc	122.75
MidAmerican Energy	308.35
Midwest Pumping	3,213.98
New Era Tax & Accounting	1,244.05
Powerplan	3,012.03
Scales Sales & Service Inc.	2,218.11
Tradesmen Automotive LLC	615.30
UMB Credit Card Services	388.87
TOTAL	24,506.99

Published in the Hamburg Reporter on January 24, 2025

3072560

PUBLIC NOTICE

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: January 10, 2025.

Darla Sue Moreland, Executor
1101 Clay Street
Sidney, Iowa 51652

Jon H. Johnson,
ICIS PIN No: AT0004020
Attorney for Executor
Firm Name:
Johnson Law, P.L.C.
Address: 811 Indiana Street, P.O. Box 670, Sidney, Iowa 51652

Published in the Hamburg Reporter on January 17 and 24, 2025

3065790

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