

Public Notice

SHELBY COUNTY BOARD OF SUPERVISORS

August 5, 2025

The Shelby County Board of Supervisors met in regular session at 9:00 A.M. in the Supervisors' Chamber in the Courthouse with the following members present: Bryce Schaben, Charles Parkhurst, Mike Kolbe, and Taryn Knapp, Clerk.

Chairman, Bryce Schaben, asked that any conflict of interest be stated concerning any item on the agenda. None were stated.

It was moved by Parkhurst, seconded by Kolbe to approve the agenda. Motion carried unanimously.

It was moved by Kolbe, seconded by Parkhurst to approve the minutes of July 15th, 2025, motion carried unanimously.

It was moved by Kolbe, seconded by Parkhurst to approve the latest processed claims to be paid. Motion carried unanimously.

Engineer Chris Fredericksen asked the Supervisor's to consider approval of a 28E Maintenance Agreement with the City of Westphalia for shared ROW. This agreement reflects what is currently being done to maintain the shared ROW. Kolbe made a motion to approve the 28E Maintenance Agreement as presented, Parkhurst seconded the motion. Motion carried unanimously.

Fredericksen then asked the Supervisor's to consider approval of a ROW permit application for Nishna Valley REC. Parkhurst made a motion to approve the ROW permit application to bury lines on 2000th Street for Nishna Valley REC, Kolbe seconded the motion. Motion carried unanimously.

The Engineer then gave a report on projects throughout the county including the road grading project on F16 which has 3 1/2 miles left. Crews are still out blading and spot rocking and have stockpiled 28,000 tons to be used throughout the year.

Gerilyn Greer, Recorder, presented her quarterly report of fees collected which showed a slight increase from last year at this time. Greer stated that the public can start renewing recreational vehicles in September and are due December 31st. Resident Turkey and Deer Licenses are available for purchase August 15th and youth licenses are available all season. Birth records in Iowa from 1984 forward are now available to all Counties.

Carolyn Blum, Treasurer, presented an abatement of taxes for property awarded to the City of Harlan by court order for parcel number 833134086090 in the amount of \$1,494.00. Kolbe made a motion to approve the Treasurer to apply the abatement, Parkhurst seconded the motion. Motion passed unanimously.

A second abatement of taxes for property awarded to the City of Portsmouth by court order for parcel number 832700001021 in the amount of \$538.00 was presented to the Supervisors. Parkhurst made a motion to approve the Treasurer to apply the abatement, Kolbe seconded the motion. Motion carried unanimously.

Blum then presented her semi-annual report for approval. Parkhurst made a motion to approve the Treasurer's semi-annual report, Kolbe seconded the motion. Motion carried unanimously.

A Treasurer's Office report was then given with updates on the June tax sales, increase in volume of customers over the last year, and CDLs taking extra time from staff, which includes a dual review. Tax statements are being calculated and will be sent out in mid-August.

Todd Valline's Chamber update included a reminder the back-to-school eye exams, the Harlan Library book sale, and the last day for the Harlan pool is August 10th.

Supervisor Committee reports included a correction from Supervisor Schaben on the Conservation cabin rentals. Schaben stated it should have been, buy 2 nights and get the 3rd night free.

No department head reports were given.

Auditor Taryn Knapp presented a liquor license application for Corley Community Club. Kolbe made a motion to approve the license application for Corley Community Club and Parkhurst seconded the motion. Motion carried unanimously.

The meeting was adjourned at 9:36 a.m.

Bryce Schaben, Chairman

ATTEST: Taryn Knapp

Clerk to the Board of Supervisors

PUBLICATION LIST

Vendor Name	Payable Description	Total Payments
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ADVANTAGE ADMINISTRATORS	HRA CONTRIBUTIONS & MAINTENANCE FEES	3,459.69
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AHLERS & COONEY PC	LEGAL & LABOR RELATIONS SERVICES	2,373.08
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AMAZON CAPITAL SERVICES	SUPPLIES & UNIFORM EXPENSE	295.76
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BOMGAARS	SUPPLIES & EQUIPMENT	238.98
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BOUND TREE MEDICAL LLC	VOLUNTEER PROGRAM, MEDICAL SUPPLIES/EQUIPMENT & GRANT EXPENSE	5,917.69
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BOYSEN LAUNDRY SERVICES LLC	RUG CLEANING	79.00
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CARROLL CONTROL SYSTEMS INC	A/C REPAIRS	339.50
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CHRISTOFFERSON PUMPING LLC	PUMPING SERVICES	225.00
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COVERT TRACK GROUP INC	ANNUAL TRACKING SERVICE	1,320.00
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CROGHAN, ROBERT	WATER/WELL GRANT	1,000.00
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FIRST NATIONAL BANK OF OMAHA - IT	PROF. DEV. & IT SOFTWARE SUBSCRIPTIONS & SERVICES	3,899.60
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FIRST NATIONAL BANK OF OMAHA - JAIL	PROF. DEV., INMATE MEALS, GROCERIES, UNIFORMS, SUPPLIES & EQUIPMENT	3,553.37
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FIRST NATIONAL BANK OF OMAHA - SHERIFF'S OFFICE	PROF. DEV., UNIFORMS, FUEL, POSTAGE & SUPPLIES	2,115.47
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HARLAN HAULING INC	TRASH REMOVAL SERVICE	729.00
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HARLAN MUNICIPAL UTILITIES	INTERNET, UTILITIES & GENERAL ASSISTANCE	7,500.03
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HARLAN NEWSPAPERS	PUBLICATIONS	1,336.24
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HARRISON COUNTY REC	ELECTRICITY	351.96
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HY-VEE INC	INMATE MEALS & MEDICAL EXPENSES	2,356.93
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ID APPAREL	UNIFORM EXPENSE	1.07
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ISAC	PROFESSIONAL DEVELOPMENT	275.00
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ISACS	FY2026 MEMBERSHIP DUES	400.00
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JOYCE, JAMIE	VEHICLE LETTERING	628.99
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KASEYA US LLC	BACKUP SOFTWARE	6,965.16
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KEAST AUTO CENTER INC	VEHICLE REPAIRS & MAINTENANCE	9,434.07
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KLINDT, DEAN	WATER/WELL GRANTS	3,000.00
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MATHESON TRI-GAS INC	MEDICAL SUPPLIES	349.32
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MIDAMERICAN ENERGY	UTILITIES	648.57
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MYRTUE MEDICAL CENTER	MEDICAL SUPPLIES & DRUG SCREENINGS	321.20
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NISHNABOTNA VALLEY REC	ELECTRICITY	2,424.26
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NORTHLAND SECURITIES INC	ANNUAL DISCLOSURE FILING FEE	550.00
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OCV, LLC	ANNUAL PUBLIC NOTIFICATION APP SUPPORT	12,703.75
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OFFICE STOP	PLOTTER & COPY PAPER	531.84
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PETERSEN FAMILY WELLNESS CENTER	COUNTY PORTION OF WELLNESS CENTER MEMBERSHIPS	95.00
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PETERSEN, RYAN	CUSTODIAL SUPPLIES	601.86
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PETSCHKE, JOSEPH BRIAN	ELECTRICAL FIXTURES	150.00
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POTTAWATTAMIE COUNTY MEDICAL EXAMINER	MEDICAL EXAMINER EXPENSE REIMBURSEMENT	350.00
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RELIANCE STANDARD LIFE INSURANCE COMPANY	COUNTY PAID LIFE INSURANCE POLICIES	764.00
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SCHABEN, BRYCE	MONTHLY OFFICE EXPENSE REIMBURSEMENT	100.00
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SHELBY COUNTY STATE BANK	ACH CHARGES	99.90
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SIRCHIE ACQUISITION COMPANY LLC	SUPPLIES	445.33
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SUPERNAL SYSTEMS LLC, DBA	IT EQUIPMENT	2,757.00
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LIGHTBOX SYSTEMS	WATER/WELL GRANT	1,000.00
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TARNEY, TED	PEST CONTROL	285.00
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TUMA, AMY	ANNUAL SOFTWARE FEE	3,000.00
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TYLER TECHNOLOGIES INC	EQUIPMENT	282.63
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ULINE	EQUIPMENT & TELEPHONE SERVICE	1,303.68
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VERIZON WIRELESS	COPY MACHINE EXPENSE	472.21
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VISUAL EDGE IT	MEDICAL EQUIPMENT	75.00
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WESTERN IOWA MEDICAL	PREVENTITIVE MAINTENANCE AGREEMENT	4,158.97
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Public Notice

IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY

Case #: EQCV0207361

IN THE IOWA DISTRICT COURT OF SHELBY COUNTY

Idaho Housing and Finance Association Plaintiff,

vs.

Estate of Nick S. Segebart, Deceased;

Bentley Segebart, (Minor); Huxley Segebart, (Minor); Alicia Ellis Connor; Beth Ann Walker; State of Iowa, Department of Revenue, State of Iowa, Child Support Services; Unknown spouse, if any, of Nick S. Segebart; Parties in Possession; Stevie Z. Segebart, et al.

Defendants.

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on April 1, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$129,665.57, with 3.5% per annum interest thereon from August 1, 2024, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from October 12, 2017, located in Shelby County, Iowa:

Lots 25 and 26 in Maple Wood Addition to the Town of Shelby, Shelby County, Iowa, commonly known as 804 Spring St, Shelby, IA 51570 (the "Property")

The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Richard Reinblatt, of Southlaw, P.C., whose address is 10855 W Dodge Road, Suite 250, Omaha, NE 68154.

NOTICE

The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before September 11, 2025, and within a reasonable time thereafter, you must file your answer or answer with a Clerk of Court for Shelby County, at the county courthouse in Harlan, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition.

If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 712-328-5733. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

By: CLERK OF THE ABOVE COURT

Shelby County Courthouse

612 Court Street, P.O. Box 431

Harlan, IA 51537-0431

IMPORTANT: YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

(Pub. NA August 1, 2025, August 8, 2025 and August 15, 2025 - 103)

Total: 91,265.11

Fund Summary

Fund	Expense Amount
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0001 - GENERAL BASIC	34,980.28
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0002 - GENERAL SUPPLEMENTAL	706.42
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0020 - SECONDARY ROAD	1,554.00
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0026 - EMS OPERATIONS	17,784.51
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0030 - LOCAL GOVERNMENT OPIOD ABATEMENT FUND	12,703.75
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1500 - CAPITAL PROJECTS	2,757.00
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1505 - ENVIRONMENTAL HEALTH	5,306.96
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1510 - CONSERVATION	3,272.17
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1517 - ARPA Fund	1,469.48
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4000 - EMERGENCY MANAGEMENT AGENCY	1,614.86
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4010 - E911 SERVICE FUND	4,466.57
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4050 - SOLID WASTE AGENCY	330.42
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8500 - PARTIAL HEALTH INSURANCE FUND	4,318.69
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Total: 91,265.11

(Pub. August 8, 2025 - 148)

Public Notice

TRUST NOTICE

IN THE MATTER OF THE TRUST:

Kenneth A. Fahn Trust

To all persons regarding Kenneth A. Fahn, deceased, who died on or about July 8, 2025. You are hereby notified that Stacey K. Fahn is the trustee of the Second Amended and Substituted Kenneth A. Fahn Trust dated the 18th day of July,