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Public Notice

HARLAN MUNICIPAL UTILITIES BOARD OF TRUSTEES

JULY 24, 2025
The Harlan Municipal Utilities' Board of Trustees met in regular session, July 24, 2025, pursuant to the rules and regulations as set forth in the office of the Secretary. The zoom option was available as a convenience for those unable to attend in person. All attendance is on-site unless noted (*Present via Zoom).
Board Present: Jenny Barnett, Michelle Erickson, Al Ickes and Kevin Lucke.
Absent: Jim Shelton.
Staff Present: Joseph Rueschenberg, Jennifer Kelly, Donald Cote, Colburn Warner and Brian Dotzler.
Legal Counsel: None.
Public/Guests: Todd Valline.
Board Member, Barnett, called the meeting to order in the HMU Boardroom. Moved by Ickes, seconded by Lucke to approve the agenda.
Moved by Erickson, seconded by Lucke, to approve the consent agenda:
A. Minutes of July 9, and July 10, 2025, Board Meetings;
B. Abstract of Claims No. 1288 in the amount of \$ 1,341,215.55;
C. Sewer & Landfill Reports June
D. Treasurer's Report June
E. Free Services for City of Harlan FY 2025-2026
Christmas Lights (13434) \$0.00
Other (10222) \$0.01
Street Lights (10001) \$1012.80.

A roll call vote was taken on the motion as follows: Barnett – Aye, Erickson – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously. Erickson exited the meeting at 4:05 pm.
Moved by Lucke, seconded by Ickes, to change the date of the second board meeting in August to Wednesday instead of Thursday due to CEO absence at the Northern Natural Gas Annual Conference. The meeting will be held at 4:00 pm on August 27th. A roll call vote was taken on the motion as follows: Barnett – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously.
Moved by Lucke, seconded by Ickes, to approve the Shelby County Chamber of Commerce and Industry invoice in the amount of \$5,000.00 for funding for the 2025-2026 fiscal year. A roll call vote was taken on the motion as follows: Barnett – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously.
Moved by Ickes, seconded by Lucke, to approve the Recommendation from Al Powers of P&E Engineering for pay application No. 14 for the 2023-2024 Overhead to Underground Conversion Project in the amount of \$54,749.76. A roll call vote was taken on the motion as follows: Barnett – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously.
Moved by Ickes, seconded by Lucke, to approve East Garage Door Barrell & Spring Replacement quote in the amount of \$4,315.00 not including tax. A roll call vote was taken on the motion as follows: Barnett – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously.
Moved by Ickes, seconded by Lucke, to approve the Itron Maintenance Contract in the amount of \$3,118.01. A roll call vote was taken on the motion as follows: Barnett – Aye, Ickes – Aye and Lucke – Aye. Motion carried unanimously.
Rueschenberg updated the Board that HMU received the first payment of the PFAS class action lawsuit. It was also discussed that the current treatment used by HMU removes PFAS from the raw water and is not detected in the finished water.
Information only: McClure Invoice in the amount of \$12,061.96. HMU does intend to get the money for this invoice.
Following the CEO's report the meeting was adjourned.

These minutes are as recorded by the Secretary and are subject to approval at the next meeting of the Board of Trustees.
CHAIRPERSON, Michelle Erickson (term 2028)
VICE-CHAIRPERSON, James Shelton (term 2027)
TRUSTEE, Allan Ickes, (first term 2030)
Jenny Barnett (fill-term 2025)
TRUSTEE, Kevin Lucke (fill-in term 2029)
Payee Description Amount
GREAT LAKES DATA SYSTEMS DSB BILLING SERVICES & ADD'L CONVERTERS-1,341.50 V
GREAT LAKES DATA SYSTEMS UNLIMITED DSB SUPPORT-150.00V
HARLAN LIONS CLUB FOOTBALL PROGRAM ADVERTISING0V
REGION XII REFUND OVERPAYMENT - C SHAWL98.00
MISO ENERGY COSTS40,945.23M
USDA WATER PROJECT #03 PRINCIPAL & INTEREST16,253.00M
USDA WATER PROJECT #04 PRINCIPAL & INTEREST8,197.00M
HARLAN LIONS CLUB FOOTBALL PROGRAM ADVERTISING300.00
SOUTHWEST POWER POOL TARIFF CLEARING/ADJUSTMENTS/ADMINISTRATION FEES24,158.58 M
QUADIENT FINANCE USA INC. POSTAGE MACHINE1,500.00
UPS SUPPLY CHAIN SOLUTIONS PROCESSING CHARGE25.00M
CLAYTON ENERGY CORPORATION GAS PURCHASES69,814.21 M
IOWA PUB EMP RET SYSTEM-IPERS IPERS PAYABLE - EFT32,154.57 M
GREAT LAKES DATA SYSTEMS UNLIMITED DSB SUPPORT1,491.50 M
TENASKA POWER SERVICES CO CUSTOMER SCHEDULING & SETTLEMENT SERVICES13,698.00 M
TREAS STATE OF IA-SALES TAX SALES/USE TAX DUE - JUN '2521,148.38 M
TREAS STATE OF IA - WATER EXCISE WATER EXCISE TAX - JUN '2513,834.35 M
MISO ENERGY COSTS26,335.00 M
POLK COUNTY SHERIFF PAYROLL TRANSFER435.08
COLLECTIONS SERVICES CENTER PAYROLL TRANSFER338.50M
EMPOWER RETIREMENT PAYROLL TRANSFER - EFT125.00M
VOYA PAYROLL TRANSFER325.00M
IOWA FINANCE AUTHORITY PRINCIPAL/INTEREST/SERVICE FEE443,880.00M
SOUTHWEST POWER POOL SPP SETTLEMENT3,991.380M
IOWA UTILITIES COMMISSION DUAL PARTY RELAY SERVICE - ANNUAL ASSESSMENT190.89
ALLIED SYSTEMS INC PENTAIR HYDROMATIC 4 PUMP W/50 FT CORD6,579.00
AMAZON CAPITAL SERVICES FIRESTICKS/6% SALES TAX3,573.97
AMAZON CAPITAL SERVICES SHARK NAVIGATOR VACUUM148.95
AMAZON CAPITAL SERVICES CHAIRS301.79
AMAZON CAPITAL SERVICES BATTERIES FOR ONT'S CALEA SERVICES/LONG DISTANCE/LOCAL DIRECTORY/TRANSPORT SERVICES/4,837.13
BAXTER LUMBER & HARDWARE PARADE TRAILER/6% SALES TAX76.90
BAXTER LUMBER & HARDWARE 4 X 4 POST FOR METERS/6% SALES TAX149.20
BOMGAARS SUPPLY SUPPLIES304.42
CALIX INC CALIX GIGASPIRES3,819.20
CAMBLIN MECHANICAL INC BACKFLOW PREVENTER TESTED IN MAIN OFFICE/6% SALES TAX249.00
CAMBLIN MECHANICAL INC BACKFLOW PREVENTERS TESTED IN WATER PLANT464.00
CITRUS COMMUNICATIONS INC WIRELESS STB BOXES & REMOTES/6% SALES TAX5,819.43
CITY OF HARLAN SEWER/LANDFILL138,725.22
CITY OF HARLAN CABLE REIMBURSEMENT120.99
CITY OF HARLAN UTILITIES23,357.27
CONRAD, SHANE HMU BROADCASTS245.00
ECHO ELECTRIC SUPPLY ITEMS FOR OH TO UG PROJECT2,501.09
ECHO ELECTRIC SUPPLY 12/2 UG WIRE1,179.33
ECOLAR PEST ELIMINATION PEST CONTROL768.33
FAREWAY PARADE CANDY126.00
HARLAN DO IT BEST HDWE SUPPLIES72.67
HARLAN MUNICIPAL UTILITIES UTILITIES4,455.59
HARLAN MUNICIPAL UTILITIES APPLIANCE/HEATING & COOLING REBATES (K SWANSON, T FERRY, A METHER)450.00
HAWKINS INC CHEMICALS FOR WATER DEPT14,472.08
HYVEE ACCOUNTS RECEIVABLE SHIPPING75.92
INTELLICORP RECORDS INC BACKGROUND REPORT99.65
IOWA ASSN OF MUN UTILITIES SGWC DUES5,512.85
KEYSTONE GLASS COMPANY REPAIR & ADJUST ENTRANCE DOOR/6% SALES TAX415.00
KNOD BROADCASTING ADVERTISING892.50
METERING & TECHNOLOGY SOLUTION PIT SET REGISTERS5,715.20
METERING & TECHNOLOGY SOLUTION MODEL 70 PIT SET ERT'S1,872.56
MIDAMERICAN ENERGY CO 8020 ENERGY CHARGE11.89
MUNICIPAL SUPPLY INC 6 HY-MAX REPAIR COUPLINGS1,461.00
MUNICIPAL SUPPLY INC 1 CURB STOPS1,404.82
NAPA REPAIRS121.99
NATIONAL CONTENT&TECHNOLOGY COOP INTERNET SERVICE3,064.26
NELSON FARM SUPPLY WEED EATER STRING61.18
NIELSEN, JUDY FR CLOTHING REPAIR/6% SALES TAX50.00
OREILLY AUTOMOTIVE INC WIPER BLADES FOR YARD TRUCK64.19
OXEN TECHNOLOGY SERVER BACKUP & MICROSOFT 365382.33
PERFORMANCE GRADING WASHED FILL SAND/6% SALES TAX1,991.88
PERFORMANCE GRADING PEA GRAVEL/6% SALES TAX917.84
PETSCHME MECHANICAL SERV CHECK ALL AC UNITS/WASHOUT/OIL MOTORS AS NEEDED REPAIR WORK DONE ON LEAF BLOWER/6% SALES TAX45.00
PORTERS SMALL ENGINE REPAIR WELDING GASES60.99
RED OAK WELDING SUPPLIES INC PROPANE80.19
SHELBY CO SOLID WASTE AGENCY GARBAGE FROM OLD FRONT OFFICE/6% SALES TAX30.25
SHOWTIME NETWORKS INC PROGRAMMING FEES - JUN '25170.50
STATE HYGIENIC LABORATORY WATER & BACTERIA SAMPLES108.00
STOWE RED-E-MIX LLC CONCRETE - 9TH & HWY 44945.00
UNITYPOINT CLINIC DRUG TESTING42.00
VAN WERT INC PIT SET ERT'S13,500.62
VERMEER SALES & SERVICE INC VAC-BOOST FOR VAC-TRON186.60
WESCO DISTRIBUTION INC 1000 KVA TRANSFORMER69,015.00
WESCO DISTRIBUTION INC 150 KVA TRANSFORMERS WITH BASEMENTS58,743.00
WESCO DISTRIBUTION INC 350 COPPER & 410 COPPER13,214.50
WEST CENTRAL COMMUNITY ACTION LIHEAP ASSISTANCE REFUND - C SHAWL132.19
WEST CENTRAL COMMUNITY ACTION REFUND OVERPAYMENT - C SHAWL189.30
WESTERN AREA POWER ADMIN POWER SALES118,936.85
ZAYO GROUP LLC DARK FIBER747.95
PAYROLL CHECKS109,879.38
Grand Totals\$1,341,215.55
(Pub. NA August 15, 2025 -161)

Public Notice

BID FORM
City of Harlan, Iowa
711 Durant Street, P.O. Box 650
Harlan, Iowa 51537
Subject Property:
1708 6th Street, Harlan, Iowa 51537

Bidder Information:
Name: _____
Address: _____
Phone: _____
Email: _____
Bid Period: _____
Starting Bid Date: _____
Ending Bid Date: _____
Signature: _____
Date: _____
Minimum Bid Amount: \$24,000.00
Bid Amount: _____
I, the undersigned, hereby submit a bid in the amount of: \$ _____ for the purchase of the Real Estate property located at 1708 6th Street, Harlan, Iowa 51537.

Payment:
I acknowledge that the full purchase price is due upon the execution of the Real Estate Contract.
Terms and Conditions:
1. I understand that this bid is subject to approval by the City of Harlan.
2. I acknowledge that the property is sold in "as-is" condition with no warranties expressed or implied.
3. I understand that the City of Harlan reserves the right to accept or reject any or all bids.
4. If my bid is accepted, I agree to complete the necessary transactions as required by the City of Harlan.
5. Sales, gift, or assignment of the property by the Buyer/Developer, prior to the completion of the development requirements, must have prior written approval by the City of Harlan.
6. The written proposals shall be accepted by 2:00 PM on Wednesday, September 15th, 2025, and shall be reviewed by a Committee for recommendation of an award to the City Council. Written proposals should be delivered in a sealed envelope marked "1708 6th Street, Harlan Iowa 51537" to:
City of Harlan Attn: Gervas Mgonja
711 Durant Street
Harlan, IA 51537
7. Payment Options (if bid is accepted):
☐ Cash
☐ Money Order
Certification:
I certify that I have read and understand the terms and conditions of this bid and that the information provided is accurate to the best of my knowledge.
Signature: _____
Date: _____
For City Use Only:
Received By: _____
Date Received: _____
Decision: ☐ Accepted ☐ Rejected
Authorized Signature: _____
Date: _____
Questions should be addressed to: Gervas Mgonja, 712-755-5137, 711 Durant Street, Harlan, IA 51537. Email: gmgonja@cityofharlan.com
City of Harlan, Iowa
Thank you for your interest in acquiring property in our community.
(Pub. NA August 15, 2025 - 55)

Public Notice

City of Harlan, Iowa
711 Durant Street, P.O. Box 650
Harlan, Iowa 51537

City of Harlan Real Estate Purchase Requirements

The City of Harlan offers city owned real estate for purchase through a bidding process. The following requirements must be met by all buyers from bid submission to project completion.

- Bidding Process
 - All interested buyers must submit a formal bid by the specified deadline.
 - The bid must include:
 - o Proposed purchase price
 - o Payment options
 - o Terms and Conditions
 - 2. Real Estate Contract
 - o The winning bidder will enter into a formal Real Estate purchase agreement with the City of Harlan.
 - o A full purchase price will be required when a contract is drawn up.
 - 3. Project Timeline
 - o Buyers must complete all repairs, remodeling, or rebuilding within 18 months of the date of purchase otherwise approved by the city.
 - o Progress inspections may be required for 3 months, 6 months, and 9 months intervals.
 - o If substantial progress is not made within the required timeframe, the City reserves the right to reclaim the property.
 - 4. Compliance Requirements
 - o All work must comply with city building codes and zoning regulations.
 - o If the Buyer/Developer determines the most economical course of action to repurpose this property is to demolish the current structure and rebuild then all appropriate action for environmental safety will be taken including inspection of asbestos before demolition.
 - o Necessary permits must be obtained before beginning work.
 - o Failure to comply with regulations may result in fines, penalties, or forfeiture of the property.
 - 5. The City reserves the right to waive informalities in the sale procedures herein provided to and to reject any and all proposals. Any agreement and real estate contract herein are subject to Harlan City Council. The City may withdraw from the sale of the property at any time prior to conveyance of title and possession of said property by reason of the City being enjoined or prevented from so doing by any order or decision or act of any judicial, legislative, or executive body having authority in the premises, or by reason of the City not being able to transfer unencumbered title. In such a case, the deposit will be refunded to the Developer.

- Forfeiture Option
 - o If the buyer is unable or unwilling to complete the repair, remodel, or rebuild, they may voluntarily forfeit the property back to the City of Harlan.
 - o Any funds invested into the project prior to forfeiture will not be reimbursed.
 - o A formal written notice must be submitted to the City if the buyer chooses to forfeit the property.
6. Completion & Ownership Retention
 - o Upon completion of the project, the property will be subject to a final city inspection.
 - o If the property meets all requirements under the Contract a quit claim deed will be issued to the buyer.
 - o If the project is not completed within the timeframe, the City reserves the right to reclaim the property without reimbursement.
7. Additional Provisions
 - o The buyer is responsible for maintaining the property throughout the process.
 - o Failure to comply with these requirements may result in legal action or additional penalties as determined by the City of Harlan.

By submitting a bid and purchasing a property through this program, buyers acknowledge and agree to abide by all outlined requirements.
City of Harlan, Iowa
Thank you for your interest in acquiring property in our community.
An inspection of the interior of the property is available through appointment. For further information or inquiries, please contact Gervas Mgonja at 712-755-5137, or visit the City Office at 711 Durant Street, Harlan, IA 51537 or Email: gmgonja@cityofharlan.com.

Seller:
City of Harlan, Iowa
By: _____
Name: _____
Title: _____
Date: _____
Buyer: _____
Signature: _____
Printed Name: _____
Date: _____
(Pub. NA August 15, 2025 - 67)

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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; Stieve 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, penalties 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

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, 2023. Any action to contest the validity of the trust and all amendments thereto, must be brought in the District Court of Shelby 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 all heirs of the decedent settlor and the spouse 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 August 5, 2025.
Kathleen Schomer Kohorst, #AT0004393, Attorney for Trustees
Kohorst & Fischer Law Firm, PLLC
602 Market Street, Ste 101
Harlan, Iowa 51537
Date of second publication: August 15, 2025
Kenneth A. Fahn Trust
Stacey K. Fahn, Trustee
1212 Oak Rd, Harlan, IA 51537
(Pub. NA August 8, 2025 and August 15, 2025 - 44)

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 motion or answer with the 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)

Public Notice

IN THE JUVENILE COURT FOR SHELBY COUNTY, IOWA
JUVENILE CASE NOS:
JVJV001924 & JVJV001925

IN RE: M.B., MINOR CHILD, AND A.B., MINOR CHILD
UPON THE PETITION OF JODEE D. DIXON, ASSISTANT SHELBY COUNTY ATTORNEY, PETITIONER, AND CONCERNING FATHER OF CHILDREN BORN 08-27-2021 AND 12-08-2018, RESPONDENT
TO: KENNETH BARNWELL, FATHER OF CHILDREN BORN 08/27/2021 and 12/08/2018

You are notified that there is now on file in the Office of the Clerk of Court for Shelby County, Iowa, a Petition to Terminate Parental Rights in Juvenile Case Nos. JVJV001924 and JVJV001925, naming you individually as a party in this action, which prays for termination of your parental rights as to a child born 08/27/2021 and/or a child born 12/08/2018, and for such other and further relief. For further details, contact the Clerk's office at 612 Court Street, Harlan, Iowa 51537; telephone: 712-217-6737. The Petitioner's attorney is Jodee D. Dixon, Assistant Shelby County Attorney, P.O. Box 509, Harlan, Iowa 51537. The attorney's telephone number is (712) 755-3141 and her facsimile number is (712) 755-3144.

You are notified that a Hearing on the Petition for Termination of Parental Rights before the Iowa District Court for Shelby County, Juvenile Division, at the Courthouse in Harlan, Shelby County, Iowa, is scheduled on the 21st day of October, 2025, at 1:30 p.m.

You are entitled to legal counsel to be appointed to you for this hearing. 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 1-712-328-4793. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942). Disability coordinators cannot provide legal advice.

Wendi Barnett
CLERK OF THE ABOVE COURT
Harlan, Iowa
(Pub NA August 15, 2025; August 22, 2025; and August 29, 2025 56)

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