Carroll County Courthouse Records

SMALL CLAIMS

Mark Harold Martin, Manning, in favor of LVNV Funding LLC, Grand Rapids, MI, \$728.78 with interest at the rate of 6% from March 3, 2025 and court costs.

Mark Harold Martin, Manning, in favor of LVNV Funding LLC, Grand Rapids, MI, \$692.33 with interest at the rate of 6% from March 3, 2025 and court costs.

Elizabeth Jo Behrens, Carroll, in favor of First National Bank of Omaha, Omaha, NE, \$5,884.17, accrued interest in the amount of \$0, along with 0% interest per annum, plus the costs of this action.

Deborah Lynn Burnett, Carroll, in favor of Capital One, NA, Des Moines, \$2,996.49 entered in favor of the Plaintiff, Capital One, NA, against the defendant, Deborah Burnett, in the amount of \$2,996.49 and for costs of this action.

Lisa Jeanne Regenscheid, Manning, in favor of Hauge Associates Inc., Sioux Falls, SD, \$2,502.43 with interest at the rate of 5% from March 21, 2025 and court costs.

Amy Igou, Arcadia, in favor of Portfolio Recovery Associates, LLC, \$1,251.31 with interest at the rate of 6.00% from April 7, 2025 and court

Carole A. Lanning, Carroll, in favor of Capital One Bank, Golden Valley, MN, \$5,878.94 with interest at the rate of 0% from NA and court costs.

Seth Michael Butler, Scranton, and Danielle Nicole Hermansen, Glidden, in favor of Karl Kustoms Incorporated, West Des Moines, \$4,815.31 with interest at the rate of 6% from April 21, 2025 and court costs. The court further enters judgment for attorney fees in the amount of \$600.

CIVIL JUDGMENTS

Rieber Contracting Inc. in favor of Altorfer Inc., for the amount of \$91,888.70; Prejudgment interest in the sum of \$3,443.94; For future interest at the contractual rate of 12% from the date of filing the petition; For court costs.

CRIMINAL JUDGMENTS

Charles J. Montalbano, Carroll, driving while license denied, suspended, cancelled or revoked, \$387.50

MAGISTRATE

(1 to 5 mph over) John J. Moreno, Omaha, NE Andrew P. Rickers, Maple River Amy L. Wiederin, Carroll

(6 to 10 mph over)

Jakob D. Bieret, Wall Lake Randall Ray Ripke, Rembrandt Kaitlin Rose Halbur, Dedham Onin Abil Montoung Deng, Urbandale

Emma Lynn Grossman, Halbur Kyle Evan Habrich, Boone

(11 to 15 MPH Over) Aiden James Kennebeck, Car-

(20 MPH OVER) Dawnelle Marie Van Unen,

Guthrie Center

ning

No seatbelt Niki Jane Seuntjens, Danbury Justin James Opperman, Man-

Jacob Michael Mertz, Manning

No driver's license Melissa Costilla, Gainesville,

Driving with a

suspended/expired license Mario Garcia Medina, Denison Phoenix Orion Armstrong Jones, Lidderdale

Cameron Matthew Allen, Dallas Center

No Insurance

Matthias Vernon Stork, Carroll Damian A. Rodriquez, Carroll Virginia Jean Birch, Carroll

Failure to yield

Kassidy Marie Wenck, Glidden Anna Marie Adkins, Carroll

MISCELLANEOUS

Melissa Costilla, Gainesville failure to use child restraint device, TX

Andrew P. Rickers - possession/ purchase of alcohol by person 18/19/20, Maple River Junc-

Damian A. Rodriguez - violation of instruction permit limita-

tion, Carroll Alex Richard Huegerich - snow

removal, Carroll Angela Jacqueline Shelton - unsafe turn or fail to give turn signal, Carroll

Jane Rose Snow - unsafe backing on highway, Carroll

MORTGAGES May 12 — Ashley Reisinger to Wintrust Mortgage, Barrington Bank & Trust Co. NA, Mortgage Electronic Registration Systems Inc., LANES-BORO ORIGINAL TOWN Lot: 1-6 Block: 2 Parcel: 0409427006, \$147,410

May 12 — Jeffrey A. Daniel to Dupaco Credit Union, CAR-ROLL FRANK ADDITION Lot: 7 Block: 4, \$30,000

May 12 — Pedro Perez Heredia and Jackeline Hernandez to Availa Bank and Mortgage Electronic Registration Systems Inc., CARROLL ROLLING HILLS ADDI-TION Lot: 1 Block: 6 Parcel: 0625329001, \$150,000

May 13 — Ashley Reisinger to Iowa Finance Authority, LANESBORO ORIGINAL TOWN Lot: 1-6 Block: 2, \$7,625

May 13 — Thomas A. Grace and Alissa L. Grace to Dupaco Community Credit Union, CARROLL OAK PARK SUBDIVISION Lot: 13 Block: 1 Parcel: 0719131026, \$71,200

May 13 — Kara D. Peter and Kyle W. Berg to Availa Bank and Mortgage Electronic Registration Systems Inc., CARROLL APPLEWOOD KNOLLS ADDITION Lot: 11 Block: 21, \$238,888

May 13 — Eileen M. Lagenfeld to Dupaco Community Credit Union and Mortgage Electronic Registration Systems Inc., CARROLL OAK PARK SUBDIVISION Lot: 13 Block: 1 Parcel: 0719131026, \$61,950

May 13 — Michael J. Dirkx and Rachael E. Dirkx to Commercial Savings Bank, BREDA TIEFENTHALER SUBDIVI-SION Lot: 18, \$1,600,000

May 14 — Tanner K. Freese and Kendra R. Freese to Availa Bank and Mortgage Electronic Registration Systems Inc., ARCADIA REDIG SUB-DIVISION Lot: 14 Block: 1, ARCADIA REDIG SEC-OND SUBDIVISION Lot: 4,

\$345,000 May 14 — Craig J. Langel and Luann K. Langel to First National Bank of Manning, E2 NE 16-82-36, \$188,214

May 14 — Craig J. Langel and Luann K. Langel to First National Bank of Manning, E2 NE 16-82-36, \$1,000,000

May 14 — Ronald D. Wittrock and Elaine M. Wittrock to Iowa Savings Bank, Lot: 1-2 SE NE 3-83-35 Parcel: 1003200006, \$60,000

May 14 — Kennebeck Family Farms Corporation, Andrew Kennebeck and McKenzie Kennebeck to Farm Service Agency and United States Department of Agriculture, LOT 1 Lot: B SW NW 18-83-34.

\$600,000 May 15 — Paul D. Lerssen to Premier Lending Alliance LLC and Mortgage Electronic Registration Systems Inc., N58 FT E2 CARROLL NINTH ADDITION Lot: 1

Block: 75, \$152,472 May 15 — Tadd A. Haberl and Michelle M. Haberl to New Day Financial LLC and Mortgage Electronic Registration Systems Inc, CAR-ROLL ALTA VISTA ADDI-TION Lot: 5 Block: 14 Parcel:

0719177029, \$221,250 May 15 — Kenneth Muhlbauer to Westside State Bank, N2 NE SE 16-83-36, E 12.5 ACRES NW SE 16-83-36, \$115,000

May 15 — Andrew D. Kennebeck and McKenzie A. Kennebeck to Dennis L. Kennebeck and Julie A. Kennebeck, LOT 1 Lot: A SW NW 18-83-34, LOT 1 SE NW 18-83-34, \$100,000

May 15 — Alex D. Kankel and Heidi M. Kankel to Commercial Savings Bank, GLIDDEN WEST VIEW ADDITION

Lot: 3, \$215,000 May 15 — S&S Spa LLC, Rebecca Scharfenkamp and Shelby N. Schulte to Westside State Bank, LOT 12 BREDA ASHWOOD BUSINESS PARK SUBDIVISION Lot: A, \$950,000

May 16 — Bobbie Jean Vega and Juan Vega Martinez to Dupaco Community Credit Union, Lot: 4 NE 20-82-36 Parcel:

1320251016, \$190,000

WARRANTY DEEDS

May 12 — Patricia L. Main to Ashley Reisinger, LANES-BORÓ ORIGINAL TOWN Lot: 1-6 Block: 2, \$243.20

May 12 — Maureen M. Darr to Jane B. Forbes, W 70 FEET CARROLL FLOREN-COURTS FIRST ADDITION Lot: 1 Block: 1, \$239.20

May 12 — Zachary S. Schramm and Brittany L. Schramm to Joan L. Wittrock Revocable Trust and Joan L. Wittrock, FIRST REPLAT OF LOTS 10-16 CARROLL TIMBER CREEK SUBDIVISION Lot: 10-11 Block: 2, \$95.20

May 12 — Kathryn Holloway to Pedro Perez Heredia, MAN-NING OHDE MILLER & MYATTS ADDITION Lot: 3 Block: 1, \$114.40

May 13 — Carroll Property Partners LLP and Nick Kanne to Thomas A. Grace and Alissa L. Grace, E 86 FT CAR-ROLL WATTLES FIRST ADDITION Lot: 1 Block: 2, \$135.20

May 13 — Muhlbauer Farms LLC and Carol A. Wendl to Deborah Muhlbauer, S2 NE SE 16-83-36, \$0

May 13 — Dalton D. Springer to Kara Danielle Peter. CARROLL APPLEWOOD KNOLLS ADDITION Lot: 11 Block: 21, \$383.20

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Ronald Hausman and John Hausman

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to John Hausman and Ronald Hausman, E2 NW 17-83-35, PT W2 NE 17-83-35, PT SW NE 17-83-35, \$0

May 14 — Hausman Family Irrevocable Trust and Ronald Hausman to Sheryl Gust, PT W2 SW 31-85-35, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Sheryl Gust, PT W2 SW 31-85-35, \$0

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Cindy Dobson, Lot: 1 SE NW 17-83-35, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Sheryl Gust, Lot: 1 SE NW 17-83-35, \$0

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Ronald Hausman and John Hausman, NW SE 17-83-36, SW SE 17-83-36, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Shervl Gust. Ronald Hausman and John Hausman, NW SE 17-83-36, SW SE 17-83-

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Lori Tegels and Cindy Dob-

son, W2 SW 36-85-36, \$0 May 14 — Dennis L. Kennebeck and Julie A. Kennebeck to Kennebeck Family Farm Corporation, LOT 1 Lot: B

SW NW 18-83-34, \$2,719.20 May 15 — Tricia A. Arnold to Paul D. Lerssen, N58 FT E2 CARROLL NINTH AD-DITION Lot: 1 Block: 75,

\$265.60 May 15 — Muhlbauer Farms LLC and Carol A. Wendl to Kenneth Muhlbauer, N2 NE SE 16-83-36, NW SE 16-83-36, \$116.80

May 15 — Karen S. Sweeney Living Trust and Steven J. Sweeney to Steven Joseph Sweeney, CARROLL HANI-GANS FIRST ADDITION

Lot: 2, \$415.20 May 15 — Rick J. Halbur and Annemarie E. Halbur to Kent A. Halbur and Katherine A. Halbur, S2 SE NE 8-83-36,

\$443.20 May 15 — Jason J. Heuton and Nicole L. Heuton to S&S Spa LLC, LOT 12 CARROLL ASHWOOD **BUSINESS** PARK SUBDIVISION Lot:

A, \$159.20 May 16 — Kyle B. Wenck to Ryan W. Schreck and Michele A. Schreck, EXCEPT W 84 FT CARROLL SECOND ADDITION Lot: 4 Block: 28, \$135.20

May 16 — James E. Heiliger and Susan M. Heiliger to James Duane Bueltel and Kristi Lynn Bueltel, PT CARROLL TIM-BER CREEK EAST SUBDI-VISION PLAT 5 Lot: 12-13, \$231.20

May 16 — 704 Development Corp. and James J. Greteman to Brian G. Berg, CARROLL ROLLING HILLS SOUTH 4TH ADDITION Block: 1

Unit: 629, \$493.60 May 16 — Acklin Properties LLC and Michele Acklin to Bradley D. Shirbroun and

Ann E. Shirbroun, CARROLL BRADLEY & CRETSING-ERS SECOND ADDITION Lot: 1-2 Block: 1, \$215.20

QUIT CLAIM DEEDS

May 13 — Daniel S. Mauch and Sara M. Mauch to Daniel S. Mauch Trust, Sara M. Mauch Trust, Daniel S. Mauch and Sara M. Mauch, PT CAR-ROLL KRAUSE & KENNE-BECKS ADDITION Lot: 4-5 Block: 1, \$0

May 13 — Lewis L. Orcutt to Charles R. Pauk and Judith A. Pauk, Lot: 2 NW NW 33-84-34, \$0

May 14 — Joshua Johnson to Titan Property Management LLC, CARROLL SEVENTH ADDITION Lot: 4 Block: 59, E2 CARROLL ELEVENTH ADDITION Lot: 6 Block: 80,

May 14 — Tanner K. Freese to Tanner K. Freese, ARCADIA REDIG SUBDIVISION Lot: 14 Block: 1, \$0

May 14 — Christopher C. Molinsky and Susan L. Molinsky to Chris Molinsky Family Trust, Susan Molinsky Family Trust, Christopher C. Molinsky and Susan L. Molinsky, CARROLL TIMBER CREEK EAST SUBDIVISION PLAT 1 Lot: 6, \$0

May 15 — William F. Smith and Elmira M. Smith to William F. Smith and Emira M. Smith, CARROLL TERRACE HEIGHTS ADDITION Lot: 3-4 Block: 1, \$0

May 16 — NAT 4KE Lawn & Landscape LLC and Natalie R. Forke to Expect Beautiful Things LLC, CARROLL SOUTHWEST DEVELOP-MENT PARK Lot: B-12, \$0

May 16 — Natalie R. Forke to Expect Beautiful Things LLC, EXCEPT LOT 7 CARROLL SOUTHWEST DEVELOP-MENT PARK Lot: B-D, PT CARROLL SOUTHWEST DEVELOPMENT PARK Lot:

CONTRACT

May 15 — Dennis L. Kennebeck and Julie A. Kennebeck to Andrew D. Kennebeck and McKenzie A. Kennebeck, LOT 1 Lot: A SW NW 18-83-34, Lot: 1 SE NW 18-83-34, \$0

May 13 — Garry J. Garrett and Roxanne M. Garrett to Garry J. Garrett Living Trust, Roxanne M. Garrett Living Trust, Garry J. Garrett and Roxanne M. Garrett, E2 CARROLL WHITNEYS SECOND AD-DITION Lot: 8-9 Block: 3, \$0

May 16 — Lyle L. Paulsen Estate, Joan Wiskus and Sue Risius to Thomas L. Fransen, PT COON RAPIDS ORIGI-NAL TOWN Lot: 1-2 Block: 7, \$47.20

RELEASES May 12 — Iowa Savings Bank to Amy L. Hoogestraat

May 12 — Dupaco Community Credit Union to Donald Beck and Patricia Beck

May 13 — Iowa Savings Bank to Jeremy J. Schaefer and Beth A. Schaefer

May 13 — Farm Credit Services of America to Daniel A. Schoenherr and Heather D. Schoenherr

May 14 — Mortgage Electronic Registration Systems Inc. and Quicken Loans LLC to Lynn F. Vonnahme May 14 — Mortgage Electronic

Registration Systems Inc. and Premier Lending Alliance LLC to Darion D. Bradley and Alannah Kaye Bradley

May 15 — Commercial Savings Bank to Tadd A. Haberl and Michelle M. Haberl

May 15 — Dupaco Community Credit Union to Eileen M. Langenfeld

May 15 — Mortgage Electronic Registration Systems Inc. to Tanner K. Freese and Kendra R. Peter

May 15 — Iowa Savings Bank to Beth Ann Schultz May 15 — Iowa Savings Bank

to Dalton D. Springer and Sa-

mantha J. Springer May 15 — Iowa Savings Bank to Ronald D. Wittrock and Elaine M. Wittrock

STATE TAX LIENS

May 12 — L&M Bowl LLC to Iowa Department of Revenue, \$57,200 May 12 — J&V Audio to Iowa

Department of Revenue, \$86,100 May 13 — Donald G. Rohe to Iowa Department of Revenue,

May 15 — Randall S. Gosch to Iowa Department of Revenue, \$4,157.24 May 15 — Pleasant Valley Woods Inc. to Iowa Depart-

ment of Revenue, \$57,200

May 20, 2025 The City Council of the City of Manning, I

met in regular session on Tuesday, May 20, 2025, in the Council Chambers of City Hall pursuant to the laws and rules of said Council in regular ses-sion. Mayor Maas called the meeting to order at

Roll Call: Council members present were Pam Kusel, Sheryl Dammann, and Robert Ehlers. Absent were: Ryan Doyel and Kyle Arp. Also present were Lauren Mortensen with Region XII Council of Governments, Gene Steffes with Arrow Pallets, Stacey and Nate Janssen with Jan bur, LLC, Ben Lorenzen, Jean Stadtlander and City Employees Bryan Halbur, Cory Arp, Ambria

onded by Dammann to approve the agenda. All ayes—motion carried. Citizens Forum: Maas opened the meeting to

public comment. No one was present that wished

the consent agenda, which approved the minutes of the April 15 Council meeting; payment of bills from April 16 to May 20 that totaled \$426,832.89 the April Treasurer's Reports: Use of Main Street for the Market, Meals & Music on Main event; a Liquor License for Manning Area Partners for Party on the Bricks; Resolution 2025-17: Authorizing the Transfer of Emergency Levy Funds; Resolution 2025-18: Authorizing the Installation of No Parking Signs on the Dead End on North Nishnabotna Drive; Hausbarn-Heritage Park's Outdoor Service Area extension for June 7; and tohacco permits for Dollar General and Casey's Upon roll, all voted aye. The following bills were

ADVANCED COMM. IT SUPPORT... AETNA 2nd Qtr EAP Fee .. AFLAC SUPP INS AMAZON EQUIPMENT ASPINWALL COOP FUEL... AT & T MOBILITY PHONES BOMGAARS CLOTHING. CARROLL CO. SOLID WASTE TIPPING

CINTAS MEDICINE, 1ST AID. GARNISHMENT

DANNER LAWNSCAPES GRASS SEED
DAVIDS CASAS MAGIC SHOW . DAWN VANDENBERG REFUND. DELTA DENTAL INSURANCE. DREES CO. EQUIP REPAIR EBS PAY PLUSELLIOTT EQUIP CO EQUIPMENT .. EMERGE MARKETING MANNING MINUTESENVI. EQUIP. & SERVICES EQUIP/

FORTE ACH FEES. PRESERVATION. GALLAGHER, JORDAN REFUND... GILA LLC ANNUAL FEE..... .. 99.95 GROUT MUSEUM DISTRICT MAD HACH Water DEIONIZED. 144.59 HAPPY FACES ENT. Library Program 450.00 HAWKINS WATER Chlorine Cylinder... 2,558.99

INNOVATIVE SYSTEMS BILL MAILING. 648.20 IA DEPT OF REV. GARNISHMENT
IA ECO. DEV. AUTHORITY MARKETING. 10.000.00 IOWA SAVINGS HSA CONT....... 800.00 IOWA WORKFORCE UNEMPLOY. TAX . 215.53 IPERS IPERS IRLBECK WELDING, LLC SEWER PLANT23.25 IRS TAXES 13,964.60 JEFF QUINN MAGIC SHOW KARSTEN REPAIR HOSE, EQUIP....... 441.10
KASPERBAUER CLEANERS Shop Rags 45.85 GEORGE C. BLAZEK ATTORNEY FEES400.00 MANNING AUTO PARTS EQUIP. SUPP. 610.35 MANNING MONITOR PUBLICATIONS... 326.52 McCLURE ENGINEERING

ENGINEERING......
MECHANICAL SALES POOL REPLACEMENT 148.000.00 MIDWEST WHOLSALE EQUIP. SUPP. 1,438.75 MMIT COPIER MMU UTILITIES/EQUIP 13,199.12 MOORHOUSE READY LITTLE LEAGUE..... . 51,881.97 NBS CALIBRATIONS SCALE CALIBRATION204.00 Olsen's Outdoor Power EQUIP. SUPP. ... 483.68 ONE MORE REP EXCERISE OPTIONS INK BANNER

OUTLAW SIGNS DANCE SHIRTS PODEY SCREENING. PUCK ENTERPRISES BEAM. RAGALLER DRYWALL WALLS, RASMUSSENS MAINTANENCE REGION XII ASSISTANCE.....SMG GARAGE LLC EQUIP. SUPP. STAR EQUIP EQUIP. MAINT.... STATE HYGIENIC LAB WATER ANALYSIS

THE DEALT HAND LIBRARY PROGRAM540.00 THE MAGICIAN SCHOOL MAGIC TREASURER TAXES. 3.899.80 TRIONFO INS. UECO EQUIP... 1,466.10 VAN WALL EQUIP EQUIP

WELLMARK HEALTH INS 11,368.01 WESTERN IOWA PUMPING SEWER .. 810.00 WILLENBORG REPAIR TIRE DISPOSAL WINDSTREAM PHONE CHARGES 24.49 ZIEGLER CAT BOLT, NUT, EDGE PAYROLL....GRAND TOTAL 426,832.89 GENERAL FUND: . 99,541.82 . 20,871.12 TRUST & AGENCY :9,482.54 INSURANCE FUND . 35.00 HOUSING & URBAN RENEWAL REVOLVING LOAN FUND:..... 7,000.00 ECONOMIC DEV. FUND: 13,172.81 150,869.80 EECBG Grant: BRIDGE CAPITAL PROJECTS . 837.50

26,229.16 SEWER FUND: 28.571.35 GRAND TOTAL 426,832.89 Receipts by fund type for the month of Apri General - \$167,985.26; Road Use - \$17,191.22;
Trust & Agency - \$58,189.33; Insurance - \$34,346.19; Local Option Sales Tax - \$26,414.56;
TIF-Assisted Living: \$3.68; LMI Housing - \$4009.69; Roughting Lags - \$296.41; Except \$4989.60; Revolving Loan - \$2826.16; Econor Development - \$517.16; Fire Trust - \$417.32; Police Trust - \$101.75; Library Trust - \$500.00; Parks and Rec Capital - \$1063.17; Debt Service -\$18,319.25; Fire Station Project - \$148.11; Trails - \$446.05; Street Capital Projects - \$755.62; Shared Equipment Fund - \$120.85; Proprietary

pened the public hearing on the Fiscal Year 2024-2025 Budget Amendments. No one was present that wished to comment and the hearing

PUBLIC HEARING: A public hearing was held

as part of the City Council meeting to hear com-ments on the city's application for a Community Development Block Grant (CDBG). The public hearing was opened at 6:04 PM by Mayor Joe Maas. The hearing was pursuant to the citizen

ization Grant Application and Public Hearing: The City of Manning intends to apply for CDBG funds through the Iowa Economic Development Authority to implement Housing Rehabilitation, Parks, Recreation Improvements, Street Improvements, and Pedestrian Walkway upgrades. The need

Comprehensive Neighborhood Planning Process which included significant opportunities for pub lic input. A requirement of the CDBG program is that funds must be used for projects benefitting low-to-moderate income persons. This project meets this objective, as the target area's LMI is 53.57%. The total project cost is estimated to be \$2,750,707. With a CDBG award of \$1,750,000 (of which, \$70,000 would be for grant administra tion), the remaining cost of the project would be \$1,000,707. Funding would come from a variety of sources including \$300,000 from the City of Manning, \$40,000 from the Carroll County Su pervisors, and the remaining amount from in-kind work and other private sources. The application is due May 30, 2025 to IEDA and will be submitted

on or before that date.

All housing rehabilitation funding will assist low-to-moderate income households at or below 80% AMI. Six housing units will be rehabilitated as a result of this project. Homes will meet the IEDA Housing Sustainability Program standards and be lead safe upon completion.

All activities will occur within the City of Manning's target area which is located in and around the Manning City Park. The area is approxi 13.5 acres and home to 13 households. A map is provided for clarification

The program should not result in the displace ment of persons and businesses. Previous simila programs funded by IEDA have not resulted in displacement. In the event that one or more individuals or businesses are displaced as a result o the use of CDBG funds, the City of Manning wil comply with all federal and state laws requiring compensation to those actually displaced

Community Development and Housing Needs vere also discussed. Discussions determined Community Development and Housing Needs of

-Housing Rehabilitation - Due to the rising age of the community's housing stock, a number of the homes within the community would benefit from some form of rehabilitation. Rehabilitation can become costly, and with a high percentage o LMI households in the community, the City feels that encouraging and assisting LMI households with improvements would be beneficial to the community and those households. (High Priority)

-Public Space Improvement – Public Space within the communities can help attract or can deter families from choosing which city to live in. Having high quality public spaces help create an attractive community and can create ties within attactive continuing and call deat test within the neighborhood. (High Priority) -Job Creation and Retention - Stable employ-ment can assist LMI households with their finan-

cial situation, and create stability within their everyday life. Retaining jobs allows for employees to achieve pay increases, access to benefits, and a number of other non-financial benefits. Creat high paying jobs will also benefit the employees in similar ways.(High Priority)

-Housing Development - Manning is not unlike most small, rural lowa communities. Housing is at

a high demand, and homes that are available go fast. Additional housing development within the community may create housing for LMI households, or may make homes available in their affordability range. (Medium Priority)

-Water System Improvements - The City's water distribution system affects all residents of the community. Studies have shown that these im-

of the city's system. Ensuring that all citizens have access to water with high quality and adequate pressure is vital to the city. (High Priority) -Stormwater System Improvements – Stormwater systems are normally not noticeable wher functioning properly, ensuring that the stormwate system within the project area is properly func-tioning will help reduce erosion and flooding.

provements are important to the continuing usage

Other Community Development and Housing -Water System Improvements - The City's water distribution system affects all residents of the community. Studies have shown that these improvements are important to the continuing usage of the city's system. Ensuring that all citizens have access to water with high quality and adequate pressure is vital to the city. (High Priority)

(High Priority)

-Stormwater System Improvements – Stormwater systems are normally not noticeable when functioning properly, ensuring that the stormwate system within the project area is properly func-tioning will help reduce erosion and flooding. (High Priority) -Public Space Improvement - Public Space within the communities can help attract or can deter families from choosing which city to live in.

Having high quality public spaces help create ar attractive community and can create ties within the neighborhood. (High Priority): -Housing Development - Manning is not unlike most rural lowa communities. Housing is at a high demand, and homes that are available go fast Housing development within the community car create additional housing opportunities for new and/or existing households. (High Priority)

Planned or Potential Activities to Address Hous-ing and Community Needs:
-Apply for CDBG funds for stormwater improvements - Applying for funding to assist with stormwater improvements will allow the city to complete necessary repairs with less of a burder on the city's residents. (High Priority)

or Funds for Water Sys ments - If found necessary, applying for funds to complete water system improvements would hel the city keep rates lower for the residents of Mar ning. (High Priority) -Complete Public Space Improvements – Public spaces are vital to the overall health of a community, and securing funds to complete im-

provements to these public spaces is important

to the community. Funds may come from private

benefactors, community fundraisers, or grants (High Priority)

-Apply for CDBG funds for housing rehabilit tion - Manning may apply for funds to assist LMI

families who own their homes with rehabilitation efforts. (High Priority)

-Apply for CDBG funds for down-payment assistance - Obtaining funds for down-payment assistance will make the possibility of owning a home in Manning a possibility for all households,

including those that are LMI. (High Priority)

-Job creation and retention - Work with region al partners and economic developers to attrac new, well-paying jobs to the community. (High Priority)

With still no one wishing to comment, the Public Hearing was closed at 6:07 PM.

Department Reports: Arp reported on spring

and summer programs. Arp and Halbur reported on the dehumidification project issues that were discovered during fire-up. He also reported that the outdoor pool won't open Memorial Day week end because of weather. Halbur updated the Council on public works projects, water plant in spection, pool awning, and maintenance projects No questions on written reports. Resolution 2025-19: After discussion, Ehlers

motioned to approve Resolution 2025-19: Supporting the Community Neighborhood Revitaliza-tion Project Grant Application. Dammann sec onded. Upon roll, all voted aye. Resolution 2025-20: After discussion, Kusel motioned to approve Resolution 2025-20: Adopting the Proposed FY 2024-2025 Budget Amend-

ments for the City of Manning. Ehlers seconded Upon roll, all voted aye.

Arrow Pallets Property: The Council heard from Gene Steffes about his plans to clean-up the property where the fire was. Gene reported that the basement is filled and work continues on the

remaining clean-up. He doesn't have a timeline but will keep working on it. Resolution 2025-21: Council heard from Stacey Janssen about their plans to apply for Work-force Housing Tax Credits to build two duplexes in Manning. After discussion, Dammann motioned to approve Resolution 2025-21: Resolution Sup porting the Submission of an Iowa Economic Development Authority (IEDA) Application to the Workforce Housing Tax Credit Program by Jai

bur, LLC. Kusel seconded. Upon roll, all voted Request for Golf Carts in Town: The Council heard from Ben Lorenzen about a request to alow golf carts in town.

Other Matters: Meyer gave an update on the well project and Council agreed to wait another month. Ehlers asked about the no-parking signs on Madison Street. Meyer will remind Mundt.
With no further business to attend to, Ehlers motioned for adjournment; seconded by Dammann. All ayes. Meeting adjourned at 6:37 p.m. Joe Maas, M

Dawn Meyer, City Clerk/Administrato



PUBLIC NOTICE

Ehlers, and Dawn Meyer.

Approval of Agenda: Ehlers motioned, sec

Consent Agenda: After discussion, Ehlers motioned and Dammann seconded to approve

. 236.86 1.373.18 . 232.57 193.97 CARDMEMBER SERVICES EQUIP.... 5,061.77 CARROLL CONST. METAL KEYWAY..... 539.34

CJ COOPER & ASSOC. ADMIN FEE 170.00 COLLECTION SERVICES COUNTRY INTERIORS PAINT SUPP..... 126.85 CULLIGAN WATER WATER/COOLER 31.40 400.00

DUKE AERIAL, INC SHOP SUPPLIES ... 392.41 .. 618.16 FELD EQUIPMENT CO. INSPECTION..... 64.00 FIRST NATIONAL HSA CONT/RETURN 730.26 FRANK BOECK SEWER REPAIR ... FRANKS DESIGN GROUP

HEARTLAND BACKFLOW INC DEVICE TEST ING..... HOUSBY MACK, INC Equip Maint...

152.00 . 50.00 7,680.00

SOLL'S SERVICE SEWER CAMERA 680 24 SUAREZ, RACHEL RLF 1 LOAN.. SUE NEUZMANN CLEANING 7,000.00 .. 158.00

VOYA CONTRIBUTION.

STREET CAPITAL PROJECT: WATER FUND:

-\$80,748.08. Total receipts - \$415,083.36. PUBLIC HEARING: At 6:03, Mayor Mass

participation requirements of Section 508 of the Housing and Community Development Act of 1987, as amended March 25, 1988. The Iowa Economic Development Authority (IEDA) will advise all CDBG applicants and grantees of the requirements, and of acceptable means to amend ed, to ensure compliance with said requirements by all applicants for and recipients of CDBG funds administered by the State of Iowa. The public was informed that IEDA requires reasonable public access to all local meetings, project records and information relating to the proposed and actual use of CDBG funds. All CDBG related meetings should be conducted in public buildings.

No one was present that wished to comment at the time so Maas left the hearing open.

Community Development Block Grant
(CDBG) Comprehensive Neighborhood Revital-