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Clarence city council

City of Clarence - Regular City Council Meeting Minutes
Date/Time: March 9, 2026, 6:15pm
Location: Clarence City Hall, 411 Lombard St, Clarence IA 52216

- 1. Call to Order
i. Mayor Trent Siver called the regular meeting to order at 6:15pm. Councilpersons present: Alexandra Frost, Sean McMann, David Doscher, Lori Dennis, and Emily Meyer.
2. Review and Motion Regarding Consent Agenda Items
a. Approval of the Agenda
b. Approval of the 2/9/26 Minutes
c. Approval of Bills
i. Motion approved. M/S Doscher, McMann, Ayes all.
3. Visitors
a. Steve Ihns - discussion/action regarding pay & duties; discussion/action regarding paid holidays
i. Ihns distributed a wage analysis for Public Works employees and discussed Clarence's staffing structure compared to other cities. Ihns also provided updates on sewer repair scheduling, continued infiltration mitigation, use of remaining ARPA funds, potential ordinance changes for private sewer lines, and emerging wastewater treatment technology. Ihns discussed adding Presidents Day to the list of city staff holidays and noted that many surrounding communities already observe it. Council approved a motion to add President's Day to the list of city staff paid holidays. M/S McMann, Doscher, Ayes: Frost, McMann, Doscher, Dennis, Meyer abstained. City Clerk Joseph Williams to draft resolution and policy handbook update for next meeting.
b. Public Comments
i. None.
4. Utility Billing Hearings & Applications for Waiver of Charges, if any.
i. None.
5. Nuisance Abatement Hearings & Follow Up, if any.
i. None.
6. Mayor's Report
i. None.
7. Business Items
i. Review Department Head Reports
i. Reviewed: Doscher added that 4/26/26 is the Fire Department's annual pancake breakfast. Siver highlighted the county library contribution budget being cut, noted in Library Director Nikki Scheel's update. Dennis noted that the county population is declining, causing many issues with funding.
b. Discussion/action regarding draft of Urban Revitalization Plan
i. Discussed the current draft and reviewed Ahlers & Cooney's notes. Council approved a motion to approve the current draft. M/S Meyer, Dennis, Ayes all.
c. Discussion/action regarding fence and underground fence ordinances
i. Discussed responses received from other cities regarding fence ordinance verbiage. No action taken.
d. Discussion/action regarding utility account deposits & structure
i. Discussed the current structure of utility account deposits defined in Clarence's code. Siver recommended increasing deposits to \$250.00 for both property owners and renters to ensure final bills are fully paid. Council approved a motion to update the deposit required for both property owners and renters to \$250.00. M/S McMann, Doscher, Ayes all. Council discussed the timeline of service disconnections and reconstructions and updating verbiage on notices to denote anticipated reconnection timeframes. Williams to draft policy updates for the next meeting for approval.
e. Resolution to Authorize and Directing the City Clerk to Write-Off as Uncollectable Certain Utility Accounts
i. Resolution 2026-03 approved. M/S Doscher, Dennis. Roll call vote, Ayes all.
f. Discussion/action regarding RVM quotes for pocket park work
i. Council approved a motion to approve the quotes and move forward with scheduling the work. M/S McMann, Meyer, Ayes all.
8. Correspondence & Communications, if any.
a. Updates from MSA on the wastewater facility project
i. Reviewed.
9. Council Member's Concerns, if any.
i. None.
10. Adjournment
i. Motion to adjourn approved at 8:22pm. M/S Frost, Dennis, Ayes all.
Full text of all resolutions and ordinances is available in the office of the City Clerk. Regular office hours are Monday - Friday, 8am-12pm & 1pm-5pm.
Trent Siver, Mayor
Joseph Williams, City Clerk
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Legal Notice

IN THE IOWA DISTRICT COURT OF CEDAR COUNTY
Waterstone Mortgage Corporation
Plaintiff,
vs.
Estate of Zachary Hutchinson, Deceased; Dan Allsup; Teresa Hutchinson; State of Iowa, Department of Revenue; WaterStone Bank, SSB; Unknown spouse, if any, of Zachary Hutchinson; Parties in Possession, et al.
Defendants.
EQUITY NO: EGOV 037326
ORIGINAL NOTICE FOR PUBLICATION
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 November 24, 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 \$146,341.30, with 5.875% per annum interest thereon from March 1, 2025, 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 4, 2024, located in Cedar county, Iowa:
Lot 1 and the North half of Lot 2, Block 5, Phelps Addition to Clarence, Cedar County, Iowa
Also Described As:
Lot 1 and the North Half of Lot 2, Block 5, Phelps' Addition to Clarence, Cedar County, Iowa, commonly known as 401 9th Ave, Clarence, IA 52216 (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 Plaintiff's attorney is Emily Bartekoske, of SouthLaw, P.C., whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.
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 April 14, 2026, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Cedar County, at the county courthouse in Tipton, 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 563-326-8783. 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

Cedar County Courthouse
400 Cedar Street,
Tipton, IA 52772

IMPORTANT: YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS. C 9-10-11

Legal Notice

THE IOWA DISTRICT COURT FOR CEDAR COUNTY
IN THE MATTER OF THE ESTATE OF CLEO C. FERGUSON, Deceased
CASE NO. ESRP 019947
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
To All Persons Interested in the Estate of CLEO C. FERGUSON, Deceased, who died on or about February 17, 2026:

You are hereby notified that on March 4, 2026, the Last Will and Testament of CLEO C. FERGUSON, deceased, bearing date of May 10, 2024, was admitted to probate in the above-named court and that Denise Goetz 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, 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 March 4, 2026,
Denise Goetz, Executor of Estate
1113 Stone Mill Rd., Tipton, IA 52772
Katie Reidy Abel, ICIS#: AT0013275
Attorney for Executor
Beine & Abel Law Firm, PLC
419 Cedar Street, PO Box 270
Tipton, IA 52772

Date of second publication: March 25, 2026
(Date to be inserted by publisher) C 11-12

Lowden city bills

COUNCIL BILLS - FEBRUARY 2026
ADVOCATE NEWS-PART-TIME POLICE CHIEF AD-197.50
ALLIANT ENERGY-FIRE/EMS/SHED/STREET LIGHTS/LIBRARY/MEMORIAL PARK/ CITY HALL/PUMP HOUSE/WATER TOWER/8TH ST WELL/SEWER LAGOON-7,913.70
AMAZON CAPITAL SERVICES-LIBRARY BOOKS/SUPPLIES-1,049.95
AMAZON CAPITAL SERVICES-DISINFECTING WIPES/TRASH BAGS/MOP BUCKET-80.62
AT&T MOBILITY-CELLPHONE OCT 29 - NOV 28--129.09
BADGER METERS-ORION CELLULAR LTE SERV-435.31
CALHOUN-BURNS ASSOC. INC-2025 BRIDGE RATING/INSPECTION-991.75
CEDAR COUNTY FAIR ASSOCIATION-2026 YELLOW FAIR BANNER-100.00
CJ COOPER & ASSOCIATES INC-CLEARING HOUSE QUARY/CDL DRUG TESTING-JASAN M-95.00
CLINTON COUNTY AREA SOLID WAST-RECYCLING 01/15/2026 AND 01/27/2026-2026 LICENSE FEE-75.95
DEMCO INC.-LIBRARY BOOKS/SUPPLIES-60.12
DEWITT OBSERVER-POLICE OFFICER JOB AD-288.00
F & B COMMUNICATIONS-FIRE/LIBRARY/EMS/PUMP HOUSE/CITY HALL-359.25
F & B COMMUNICATIONS-SYMATEC SECURITY INSTALL/COUNCIL LAPTOP RESETS/INTEL CPU FAN SWAP FOR CLERK-277.49
GROWMARK INC/AGVANTAGE FS-TANK RENTAL-100.00
HOPKINS & HUEBNER PC-LEGAL SERVICES - LIBRARY-399.00
HR GREEN,INC-CONSTRUCTION SERVICES-HARDING-320.00
IDNR-WASTE WATERS II CERTIFICATE-NICK W-60.00
ION ENVIRONMENTAL SOLUTIONS-JANUARY-WATER LABS/WASTE WATER LABS-474.00
IOWA ONE CALL/UNDERGROUND LOC-UNDERGROUND LOCATION SVS-8.10
J&R RENTAL III INC-COLD WEATHER GLOVES XL (12)-138.00
JASAN MARTIN-DOT DRUG TEST-MILEAGE 01/29/2026-59.46
JOHN DEERE FINANCIAL/FARM PLAN-COULFERRATCHET/STRAP/BRUSH-66.83
LAURIE WENDT-CITY HALL CLEANING - FEBRUARY-60.00
LOWDEN PLUMBING & HEATING CO. INC-FURNACE FILTERS-100.15
MENARDS-PICNIC TABLES REFRESHED-CITY PARK-69.68
MENARDS-SANDER/SANDER DISC/ELECTRICAL TAPE-66.93
MID AMERICA BOOKS-LIBRARY BOOKS/SUPPLIES-263.45
MIDWEST AUTO SALES & SVS, LLC-BATTERIES X 2--278.88
OFFICE MACHINE CONSULTANTS INC-CITY PRINTER MAINTENANCE-129.83
OLSON'S APPLIANCES USED REFRIGERATOR- PARK SHELTER-275.00
POWER SERVICES COMPANY LLC-SERVICE CALL - 01/29/2026-395.75
SUMMIT FIRE PROTECTION CO-ANNUAL FIRE EXTINGUISHER INSPECTIONS-848.28
SUMMIT FIRE PROTECTION CO-SERVICE FIRE EXTINGUISHER-308.50
SUMMIT FIRE PROTECTION CO-NEW FIRE EXTINGUISHER-POLICE/EMS-565.72
TIPTON CONSERVATIVE & ADVERT-BILLS AND MINUTES-299.77
TIPTON CONSERVATIVE & ADVERT-PART-TIME POLICE CHIEF AD-367.50
UMB BANK, N.A.-GO BOND - 185401841-250.00
US POST OFFICE - LOWDEN-ROLL OF STAMPS (2)-156.00
US POST OFFICE - LOWDEN-MONTHLY UTILITY BILLING - 12/2025--251.93
VISA-BROWN HEATH - AMMUNITION - POLICE-181.74
VISA-CDL COURSE-KIRKWOOD-JASAN M-1,844.78
VISA-ISUM/MPI-ONLINE WINTER CLASSES-CLERK-352.21
VISA-SECURITY CAMERA SUBSCRIPTION-107.00
VISA-W2/1099 FORMS-END OF YEAR-44.78
WELLMARK BC BS-EMPLOYEE HEALTH INSURANCE-1,253.53
WGML-MONTHLY GARBAGE-2,500.00
COLLECTION SERVICE CENTER-CHILD SUPPORT-69.72
EFTPS - FED/FICA WH TAXES-FED/FICA WH TAXES-3,164.77
IA DEPART.OF REVENUE & FINANCE-WATER SERVICE EXCISE-JANUARY 2026--632.18
IA DEPART.OF REVENUE & FINANCE-SALES AND USE TAX-JANUARY 2026--169.20
IPERS-IPERS-2,241.44
DEBT SERVICE-250.00
EMPLOYEE BENEFIT-1,253.53
GARBAGE-S5,688.50
GENERAL FUND-\$16,597.42
LOCAL OPTION SALES TAX-\$320.00
Payroll Checks-\$11,416.63
ROAD USE-\$3,797.51
SEWER-\$6,870.41
WATER-\$5,990.22
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Lowden city council

Proceedings of Lowden City Council
Monday, March 2, 2026 - 5:30 p.m. in City Hall Meeting Room
The meeting of the Lowden City Council was called to order by Mayor Derrick Lange at 5:30pm.
Council members present on roll call: Kasey Sander, Nick Lange, Alan Carlson, Gene Hamdorf, and Austin Lange.
Visitors: Sue Hall, August Harms, Ann Harms, and Nick Wichotski
Pledge of Allegiance was recited.
Mayor Lange didn't have anything to discuss.
M/S N. Lange, A. Carlson approved the agenda and consent agenda as presented and/or as amended. As well as approving the council bills.

Ayes: All
M/S K. Sander, A. Carlson for setting the FY27 property tax levy rate public hearing on March 23rd, 2026, at 5:30pm. Ayes: All
A discussion was held regarding a pay increase for public works employee Nick Wichotski as he has completed his Grade II licensing. There was also discussion held regarding the classes/ courses the city clerk is taking to receive her Clerk Certification.
A discussion was held regarding employee health insurance increase. Council agreed for the increase to go into the employee benefit tax levy for FY27.
A discussion was held regarding the split pay for

the city clerk. It was decided to leave it as it is.
M/S A. Lange, A. Carlson for the approved Resolution #2026-06 assigning transfer or funds. Ayes: All
M/S A. Lange, K. Sander for the approved Resolution #2026-07 scholarship for the 2026 summer session of the municipal professional's institute. Ayes: All
A discussion was held regarding the city's attorney. The current city attorney is branching off to their own firm effective May 1st.
A discussion was held regarding the email received from Flock Safety/Cedar County Sheriff's office. The council agreed that they believe the company needs to talk to the Iowa DOT as the

ground is there's and not city property.
The City Clerk discussed the option of attending the Clerk Conference in April as well as the IMFOA Spring Conference. While both conferences provide valuable information, the Clerk Conference appears to offer content that would be more beneficial at this time. The Clerk will look into attending the IMFOA Fall Conference later in the year.
The City Clerk also applied for the Cedar County Grant. Notification on whether the grant will be awarded is expected in early May.
Public Works Director Nick Wichotski reported that Needham Excavating experienced a backup and encountered a couple of issues, but they

were able to address them and continue working on the project. The water main was located within the sewer line, which required the water to be crimped off. Discussions are currently underway to determine how to restore water service to the properties located west of the road. Nick also reported on the trial of weekly recycling pickup compared to the previous every-other-week schedule.
A library report was emailed to the city clerk, and each council member received a copy when they got to the meeting.
Mayor Lange reported Fire Department had 5 calls while EMS/Rescue Department had 6 calls.
SEE LEGALS, P17

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF BENNETT - PROPOSED PROPERTY TAX LEVY
BENNETT
Fiscal Year July 1, 2026 - June 30, 2027
CITY #: 16-135

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 4/6/2026 Meeting Time: 05:45 PM Meeting Location: Bennett Ambulance Building 145 Main St Bennett, IA
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)

City Telephone Number (563) 890-2361

Table with 4 columns: Iowa Department of Management, Current Year Certified Property Tax 2025 - 2026, Budget Year Effective Property Tax 2026 - 2027, Budget Year Proposed Property Tax 2026 - 2027. Rows include Taxable Valuations for Non-Debt Service, Consolidated General Fund, Operation & Maintenance of Public Transit, Aviation Authority, Liability, Property & Self Insurance, Support of Local Emergency Mgmt. Comm., Unified Law Enforcement, Police & Fire Retirement, FICA & IPERS (If at General Fund Limit), Other Employee Benefits, Capital Projects (Capital Improv. Reserve), Taxable Value for Debt Service, Debt Service, CITY REGULAR TOTAL PROPERTY TAX, CITY REGULAR TAX RATE, Taxable Value for City Ag Land, Ag Land, CITY AG LAND TAX RATE, Tax Rate Comparison-Current VS. Proposed, Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000, City Regular Residential, Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000, City Regular Commercial.

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current: 6-8% rate increase in insurance. EMA rate went up per capita Employee vision & dental insurance being offered

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF MECHANICSVILLE - PROPOSED PROPERTY TAX LEVY
MECHANICSVILLE
Fiscal Year July 1, 2026 - June 30, 2027
CITY #: 16-139

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/26/2026 Meeting Time: 06:00 PM Meeting Location: 102 N John Street
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)

City Telephone Number (563) 432-7756

Table with 4 columns: Iowa Department of Management, Current Year Certified Property Tax 2025 - 2026, Budget Year Effective Property Tax 2026 - 2027, Budget Year Proposed Property Tax 2026 - 2027. Rows include Taxable Valuations for Non-Debt Service, Consolidated General Fund, Operation & Maintenance of Public Transit, Aviation Authority, Liability, Property & Self Insurance, Support of Local Emergency Mgmt. Comm., Unified Law Enforcement, Police & Fire Retirement, FICA & IPERS (If at General Fund Limit), Other Employee Benefits, Capital Projects (Capital Improv. Reserve), Taxable Value for Debt Service, Debt Service, CITY REGULAR TOTAL PROPERTY TAX, CITY REGULAR TAX RATE, Taxable Value for City Ag Land, Ag Land, CITY AG LAND TAX RATE, Tax Rate Comparison-Current VS. Proposed, Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000, City Regular Residential, Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000, City Regular Commercial.

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current: Valuations decreased- a higher rate is needed to collect the same dollar amount. The total regular property tax amount has decreased from 305,636 to 289,996 while some increased others decreased.

Table with 3 columns: Location of Public Hearing: North Cedar Administration Building, Stanwood, IA. In the Board Room., Date of Public Hearing: 4/1/2026, Time of Public Hearing: 07:30 AM. Location of Notice on School Website: https://www.northcedar.org/business-office/

At the public hearing any resident or taxpayer may present oral or written objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed budget.

Table with 4 columns: General Fund Levy, Instructional Support Levy, Management, Amana Library, Voted Physical Plant and Equipment, Regular Physical Plant and Equipment, Reorganization Equalization, Public Education/Recreation (Playground), Debt Service, Grand Total. Columns include Current Year Final Property Tax Dollar Levy FY 2026, Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2027, Budget Year Proposed Property Tax Dollar Levy FY 2027.

Table with 4 columns: Property Tax Comparison, Current Year Property Taxes, Proposed Property Taxes, Percent Change. Rows include Residential property with an Actual/Assessed Value of \$100,000/\$110,000, Commercial property with an Actual/Assessed Value of \$300,000/\$330,000.

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$150,000 Actual/Assessed Valuation. The Proposed Property taxes assume a 10% increase in property values for the year as a comparison to the current year.

Reasons for tax increase if proposed exceeds the current: The district has declining enrollment, which means we are on the Budget Guarantee, and that is funded entirely by property taxes. Due to lower funding increases from the state and mandated special education services, our special education deficit has grown which is paid with property taxes.