

**PUBLIC NOTICE:
CITY OF HOLSTEIN
PUBLIC HEARING NOTICE ON EXPANDED URA #5**

**NOTICE OF PUBLIC HEARING
ON DESIGNATION OF
EXPANDED Holstein Housing
Urban Renewal Area #5 AND ON
PROPOSED URBAN RENEWAL
PLAN AMENDMENT**

Notice Is Hereby Given: That at 5 p.m., at the City Hall, Holstein, Iowa, on March 11, 2025, the City Council of the City of Holstein, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Holstein Housing Urban Renewal Area #5 and designating an expanded Holstein Housing Urban Renewal Area #5 (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including certain real property situated in the City of Holstein, Ida County, State of Iowa, more particularly described as follows:

The site of the City of Holstein's sewer lagoon facilities more particularly described as:

Beginning at the Northwest Corner of Section 5, Township 88 North, Range 40 West of the 5th P.M., Ida County, Iowa, thence South along the west section line 467 feet to the point of the beginning, said of beginning being the northwest corner of sewage stabilization pond site, thence east 200 feet, thence 576° 40' east for 770 feet, thence south 53° 00' east for 377 feet, thence south parallel to west section line for 545 feet, thence west 1,250

feet to the west section line, thence north along the west section line to the point of beginning, 23.9 acres more or less.

A TRACE OF LAND LOCATED IN THE NORTHWEST FRACTIONAL QUARTER (NW FRAC. 1/4) OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 40 WEST OF THE 5TH P.M., IDA COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) Corner of the Northwest Fractional Quarter (NW FRAC 1/4) of said Section 5; Thence on a record bearing of South 00° 00' 00" West, along the West line of said Northwest Fractional Quarter (NW FRAC 1/4), 1426.50 feet to the Point of Beginning. Thence South 89° 58' 54" East, 1248.26 feet to an iron pipe found to monument the Southeast (SE) Corner of a parcel described by a deed recorded in Book 39, Page 80 of the Ida County Recorder's Office; Thence North 88° 50' 38" East, 200.65 feet; Thence South 14° 26' 30" East, 813.42 feet; Thence South 36° 52' 56" East, 376.68 feet to a fence line accepted as the South line of the North 151.89 Acres of said Northwest Fractional Quarter (NW FRAC 1/4); Thence South 89° 25' 42" West, along said South line, 1877.90 feet to the West line of said Northwest Fractional Quarter (NW FRAC 1/4);

Thence North 00° 00' 00" East, along said West line, 1104.10 feet to the Point of Beginning.

Tract contains 40.53 Acres and is subject to all easements of record.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment (1) covers the addition of the Property to the Urban Renewal Area; (2) changes the name of the Urban Renewal Area from the Holstein Housing Urban Renewal Area #5 to the Holstein Urban Renewal Area #5; (3) updates the Project Area Objectives set forth in the Plan; and (4) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing improvements to the municipal sanitary sewer system. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Tammy Nuckolls
City Administrator / Clerk

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**PUBLIC NOTICE:
IDA COUNTY BUDGET AMENDMENT**

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
Board of Supervisors of IDA COUNTY
Fiscal Year July 1, 2024 - June 30, 2025

The Board of Supervisors of IDA COUNTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 3/11/2025 10:00 AM **Contact:** Ida County Auditor **Phone:** (712) 364-2626

Meeting Location: Board of Supervisors Room

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	5,219,251	0	5,219,251
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Less: Credits to Taxpayers	3	132,000	0	132,000
Net Current Property Tax	4	5,087,251	0	5,087,251
Delinquent Property Tax Revenue	5	50	0	50
Penalties, Interest & Costs on Taxes	6	7,000	0	7,000
Other County Taxes/TIF Tax Revenues	7	3,867,216	0	3,867,216
Intergovernmental	8	3,315,777	0	3,315,777
Licenses & Permits	9	7,200	0	7,200
Charges for Service	10	276,325	0	276,325
Use of Money & Property	11	100,090	0	100,090
Miscellaneous	12	235,514	769,826	1,005,340
Subtotal Revenue	13	12,896,423	769,826	13,666,249
Other Financing Sources:				
General Long-Term Debt Proceeds	14	0	769,826	769,826
Operating Transfers In	15	3,853,985	769,826	4,623,811
Proceeds of Fixed Asset Sales	16	0	0	0
Total Revenues & Other Sources	17	16,750,408	2,309,478	19,059,886
EXPENDITURES & OTHER FINANCING USES				
Operating:				
Public Safety and Legal Services	18	2,533,793	769,826	3,303,619
Physical Health and Social Services	19	451,794	0	451,794
Mental Health, ID & DD	20	0	0	0
County Environment & Education	21	1,102,574	63,022	1,165,596
Roads & Transportation	22	6,029,410	0	6,029,410
Government Services to Residents	23	451,966	0	451,966
Administration	24	1,155,271	0	1,155,271
Nonprogram Current	25	0	0	0
Debt Service	26	2,533,605	0	2,533,605
Capital Projects	27	2,035,000	769,826	2,804,826
Subtotal Expenditures	28	16,293,413	1,602,674	17,896,087
Other Financing Uses:				
Operating Transfers Out	29	3,853,985	769,826	4,623,811
Refunded Debt/Payments to Escrow	30	0	0	0
Total Expenditures & Other Uses	31	20,147,398	2,372,500	22,519,898
Excess of Revenues & Other Sources over (under) Expenditures & Other Uses	32	-3,396,990	-63,022	-3,460,012
Beginning Fund Balance - July 1, 2024	33	7,604,479	0	7,604,479
Increase (Decrease) in Reserves (GAAP Budgeting)	34	0	0	0
Fund Balance - Nonspendable	35	0	0	0
Fund Balance - Restricted	36	3,137,216	-63,022	3,074,194
Fund Balance - Committed	37	625,075	0	625,075
Fund Balance - Assigned	38	0	0	0
Fund Balance - Unassigned	39	445,198	0	445,198
Total Ending Fund Balance - June 30, 2025	40	4,207,489	-63,022	4,144,467

Explanation of Changes: EMS Bond proceeds for EMS Building
Line 21 Rebates to Flint Hills and Sioux Valley