

ORDINANCE NO. 413-21 CITY OF MONONA

ORDINANCE NO. 413-21
An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March, 2021 Addition to the Monona Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Monona, Iowa (the "City") previously enacted an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Monona Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Monona Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to increase the size of the "tax increment district" by adding additional property;

BE IT ENACTED by the Council of the City of Monona, Iowa: Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the March, 2021 Addition to the Monona Urban Renewal Area of the City of Monona, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Monona to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Monona, Iowa.

"County" shall mean Clayton County, Iowa.

"2021 Urban Renewal Area Addition" shall mean the March, 2021 Addition to the Monona Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on March 8, 2021:

36-14-480-001 more particularly described as:
Lot 11 NE SE Lot 2 SE SE 14 95 5; and
36-14-478-001 more particularly described as:
Lot 1 of 1 SE SE 14 95 5; and
36-14-477-001 more particularly described as:
Lot 10 NE SE 14 95 5 Lot 2 of 1 SE SE 14; and
36-14-426-002 more particularly described as:
Lot 12 of the NE ¼ SE ¼; and
36-14-476-003 more particularly described as:
Lot 1 of 4 SE SE 14-95-5; and
36-14-476-002 more particularly described as:
Lot 4 SE SE 14-95-5 EXC Lot 1 or 4.

"Urban Renewal Area" shall mean the entirety of the Monona Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2021 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2021 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2021 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2021 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2021 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2021 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa

and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2021 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2021 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2021 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Monona, Iowa, on March 8, 2021.

Eric Koenig, Mayor
Barbara Collins, City Clerk

First Reading: March 8, 2021
Second Reading: Waived
Third Reading: Waived
Adopted: March 8, 2021
Publication Date: June 9, 2021

Published June 9, 2021 in The Outlook, Monona.

PUBLIC NOTICE
IOWA DISTRICT
COURT FOR CLAYTON
COUNTY

THE IOWA DISTRICT COURT FOR CLAYTON COUNTY

IN THE)	CASE NO.
MATTER OF)	ESPR007415
THE ESTATE)	NOTICE OF
OF)	PROBATE OF
JULIUS E.)	WILL, OF
DETMANN,)	APPOINTMENT
Deceased.)	OF EXECUTOR,
)	AND NOTICE
)	TO CREDITORS

To All Persons Interested in the Estate of JULIUS E. DETTMANN, Deceased, who died on or about May 1, 2021:

You are hereby notified that on May 19, 2021, the last will and testament of JULIUS E. DETTMANN, deceased, bearing date of July 1, 2019, was admitted to probate in the above named court and that Dennis D. Dettmann and Sheryl S. Miller were appointed co-executors 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 May 20, 2021.

/s/ Dennis D. Dettmann,
Co-Executor of estate
24085 Pleasant Ridge Road
Monnoa, Iowa 52159

PUBLIC NOTICE
IOWA DISTRICT
COURT FOR CLAYTON
COUNTY

THE IOWA DISTRICT COURT FOR CLAYTON COUNTY

IN THE)	CASE NO.
MATTER OF)	ESPR007413
THE ESTATE)	NOTICE OF
OF)	PROBATE OF
MILTON L.)	WILL, OF
JOHNSON)	APPOINTMENT
P.E.,)	OF EXECUTOR,
Deceased.)	AND NOTICE
)	TO CREDITORS

To All Persons Interested in the Estate of MILTON L. JOHNSON P.E., Deceased, who died on or about May 2, 2021:

You are hereby notified that on May 19, 2021, the last will and testament of MILTON L. JOHNSON P.E., deceased, bearing date of February 25, 2020, was admitted to probate in the above named court and that Diane M. Fisk 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.

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Dated May 20, 2021.

/s/ Diane M. Fisk,
Executor of estate
610 - 1st Street
Monona, Iowa 52159

Gregory J. Schiller, ICIS#: 8401
Attorney for executor
Schiller Law Office

Dated of second publication June 16, 2021.

Published June 9 and June 16, 2021 in The Outlook, Monona.

ORDINANCE CITY OF MONONA

ORDINANCE NO. 412-21
AN ORDINANCE AMENDING THE ZONING CODE, CHAPTER 40, SECTION 34 OF THE MUNICIPAL CODE DESIGNATING THE ZONING CLASSIFICATION OF PROPERTY

BE IT ENACTED by the City Council of the City of Monona, Iowa: SECTION 1. SECTION MODIFIED. Chapter 40 Zoning, Section 34, of the Code of Ordinances of the City of Monona, Iowa, is hereby amended by designating the zoning classification of the following described real estate parcels as identified on the Clayton County Beacon:

A-1 Agricultural:	
36-14-426-002	Donald and Cheryl A. Wagner
36-14-476-002	Donald and Cheryl A. Wagner
36-14-476-003	Donald and Cheryl A. Wagner
C-1A Highway Commercial:	
36-14-477-001	Bow Benders Enterprises, Inc.
36-14-478-001	HRZ Partnership
36-14-480-001	HRZ Part-

nership

- Said properties were annexed into Monona City Limits by City Council Resolution No. 2020-25 at the November 5, 2020 city council meeting and are located south of HWY 18/52 and west of Falcon Avenue area of Monona City Limits.

SECTION 2. OFFICIAL ZONING MAP. The Official Zoning Map is hereby amended to conform to this ordinance.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the City Council the 8th day of March 2021.

Eric Koenig, Mayor

Attest:
Barbara Collins,
City Admin/Clerk

First Reading: March 8, 2021
Second Reading: Waived
Third Reading: Waived
Adopted: March 8, 2021
Publication Date: June 9, 2021

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PUBLIC NOTICE
IOWA DISTRICT
COURT FOR CLAYTON
COUNTY

THE IOWA DISTRICT COURT FOR CLAYTON COUNTY

IN THE)	CASE NO.
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THE ESTATE)	NOTICE OF
OF)	PROBATE OF
MILTON L.)	WILL, OF
JOHNSON)	APPOINTMENT
P.E.,)	OF EXECUTOR,
Deceased.)	AND NOTICE
)	TO CREDITORS

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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 May 20, 2021.

/s/ Diane M. Fisk,
Executor of estate
610 - 1st Street
Monona, Iowa 52159

Gregory J. Schiller, ICIS#: 8401
Attorney for executor
Schiller Law Office

Dated of second publication June 16, 2021.

Published June 9 and June 16, 2021 in The Outlook, Monona.

PUBLIC HEARING

MONONA ZONING BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING ON A PETITION TO GRANT A VARIANCE

Chad and Melissa Moeller have requested a variance related to proposed construction of a 14' x 26' attached garage located at 303 West Iowa Street. Proposed structure would be in a variance to side yard setback requirements for an R-1 Single Family Residential Zoning District.

The request shall come before the Monona Zoning Board of Adjustments for consideration on Tuesday, June 15, 2021 at 5:15 p.m. at City Hall. Call the Zoning Board of Adjustment secretary with any questions.

Barbara Collins, Secretary
Zoning Board of Adjustment
563-539-2355

Published June 9, 2021 in The Outlook, Monona.

PUBLIC NOTICE CITY OF LUANA

LUANA CITY COUNCIL MINUTES OF JUNE 3, 2021
Meeting at the Luana Fire Department. Location change due to COVID19 Social Distancing requirements.

The Luana City Council held their regular monthly meeting Wednesday June 3, 2021, at 7:00 pm. with Council Members Lonnie Baade, Brenda Boddicker, Todd Olson and Jackie Radloff-Schneider present. Absent: Luke Steege.

Mayor Jerry Schroeder called meeting to order at 7:00 pm. Minutes of May meeting were reviewed and approved upon a motion by Radloff-Schneider, second by Boddicker, carried unanimously. Radloff-Schneider motioned to pay all monthly claims totaling \$9,331.56. Olson second, carried unanimously. Receipts for the month totaled \$22,502.84. Baade motioned to pass Res. 6-2021 T.O.F., Boddicker second, carried unanimously.

Olson motioned to approve 3rd reading of Ord. 2021-06 Discontinuing the use of water meters, flat rates for water and sewer. Baade second, carried unanimously. Vote was taken to adopt Ord. 2021-06, Roll call vote: AYES 4, NAYS 0. Whereupon, the Mayor declared the measure duly adopted.

SECTION 2. SECTION MODIFIED. Section 2.6.2.1 of the Code of Ordinances of the City of Luana, Iowa 2015, is repealed and the following is adopted in lieu thereof:

2.6.2.1 Each household shall pay based on the following sewer rates:

a. 0-1 (zero to one) occupant \$96.00 (ninety-six dollars and no/100) quarterly

b. 2-3 (two to three) occupants \$110.00 (one hundred and ten dollars and no/100) quarterly

c. 4 (four) plus occupants \$130.00 (one hundred and thirty dollars and no/100) quarterly

SECTION 6. SECTION MODIFIED. Section 2.9 of the Code of Ordinances of the City of Luana, Iowa 2015, is repealed:

2.9.1 METERS REQUIRED. All water furnished customers shall be measured through meters furnished and installed by the city.

2.9.7 METER RENT. There shall be a quarterly rental fee charged by the City for each water meter of \$3.50 (Three dollars and 50/100).

SECTION 7. SECTION MODIFIED. Section 2.10 of the Code of Ordinances of the City of Luana, Iowa 2015, is repealed and the following is adopted in lieu thereof:

2.10.1 SERVICE CHARGES. Each customer shall pay for sewer and/or water service provided to him by the city. Each location, building, premises, or connection

shall be considered a separate and distinct customer whether owned or controlled by the same person or not. Each customer will be billed the set charges for sewer and/or water.

2.10.2 RATES AND SERVICES. Water service shall be furnished at the following quarterly rates:

a. 0-1 (zero to one) occupant \$96.00 (ninety-six dollars and no/100) quarterly

b. 2-3 (two to three) occupants \$110.00 (one hundred and ten dollars and no/100) quarterly

c. 4 (four) plus occupants \$130.00 (one hundred and thirty dollars and no/100) quarterly

New Ordinance 2021-06 Discontinuing the use of water meters, flat rates for water and sewer will reflect on billing received in October due to billing for previous quarter. Full copy of ordinance can be requested by calling City Hall at 563-539-2296.

Boddicker motioned to approve the renewal of the Cigarette/Tobacco and Liquor license for Luana Tavern, Baade second, carried unanimously. Olson abstained from voting.

Baade motioned to renew Proprietary CD for 9 months with Luana Savings Bank, Olson second, carried unanimously.

City wide appliance pickup is scheduled for June 26, 2021.

Water hydrants located at corner of Main Street and Church Street, corner of Main Street and Burgess Street and 112 X-16 will be replaced during June 2021.

Next regular Council meeting will be held July 1, 2021 at 7:00 pm.

Mayor Schroeder adjourned the meeting at 7:15 pm.

Tammy Humble, City Administrator

Monthly Expenditures	\$9,331.56;	Alliant Energy	\$1,519.13;
		Black Hills Energy	\$196.39;
		Deposit Return	\$200.00;
		Federal Taxes	\$933.60;
		IPERS	\$949.56;
		John Deere Financial	\$97.98(Weed killer);
		Keystone Lab	\$251.30(Sewer/water testing);
		NAPA	\$27.26(City supplies);
		NEIT	\$99.16; Postage \$4.80;
		Wages	\$5,052.38.
Fire Department Expenditures	\$0;	General Fund Expenditures	\$8,866.98;
Propriety Expenditures	\$464.58;	Road Use Tax Expenditures	\$0;
TIF Expenditures	\$0.	Monthly Revenue	\$22,502.84;
Franchise Tax (Black Hills)	\$79.24;	Franklin Township	\$1,641.50;
Garms Financial	\$129.00;	Interest	\$86.43;
Local Option	\$2,270.42;	Property Tax	\$6,425.68;
RUT	\$1,219.60;	Utilities	\$10,650.97.

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