

LEGALS

PUBLIC NOTICE
 City of Parkersburg • Ordinance No. 387

PUBLIC NOTICE
 The following ordinance was adopted at the regularly scheduled Parkersburg City Council Meeting held January 6, 2025. Ordinance No. 387.
 WHEREAS, the Planning and Zoning Commission of the City of Parkersburg, Iowa met on December 2, 2024 and recommended that the following property be rezoned from the classification of "U-1" to "I-1" with conditions; and
 WHEREAS, a conditional use Agreement has been entered into by the owner of the property.
 NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PARKERSBURG, IOWA:
 SECTION 1. That the following described real estate situated in the City of Parkersburg is hereby rezoned from its classification of "U-1" Unclassified District to "I-1" Light Industrial and/or Manufacturing District for all said property:
 PARCEL 'W' BEING A PART OF PARCEL LETTER 'K' IN OUTLOT 'A' OF LEGEND TRAIL DEVELOPMENT TO THE CITY OF PARKERSBURG, BUTLER COUNTY, IOWA
 SECTION 2. The Mayor and the City Clerk are authorized to sign the conditional use Agreement, and the Agreement is hereby approved.
 SECTION 3. That the official zoning map of the City of Parkersburg, Iowa, and the Comprehensive Plan map are hereby amended to show and identify the herein described property as rezoned.
 SECTION 4. SEVERABILITY CLAUSE. If any section, provision, or part of these ordinances shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of each of the ordinances as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.
 SECTION 5. WHEN EFFECTIVE. These ordinances shall be in effect from and after its final passage, approval, and publication as provided by law.
 Passed by the City Council of the City of Parkersburg the 6th day of January, 2025.
 Christopher Luhring, Parkersburg City Clerk
Published in the Eclipse-News-Review on January 22, 2025

PUBLIC NOTICE
 City of Parkersburg • Ordinance No. 386

PUBLIC NOTICE
 The following ordinance was adopted at the regularly scheduled Parkersburg City Council Meeting held January 6, 2025. Ordinance No. 386.
 BE IT ENACTED by the City Council of the City of Parkersburg, Iowa:
 SECTION 1. SECTION MODIFIED. Section 165.13(2) of the Code of Ordinances of the City of Parkersburg, Iowa, is repealed and the following adopted in lieu thereof:
 165.13 (2): Time of Construction. No garage, accessory building, or structure shall be constructed on any lot prior to the completion of the principal building to which it is accessory, subject to the following.
 A. If an accessory building is to be built on a vacant lot that is contiguous to a side yard of the lot of the principal building, both lots must front the same street, and both lots must be held in common ownership. If these conditions are met, a recorded deed restriction on both lots may be used to satisfy this requirement.
 B. Construction of a garage, accessory building, or structure may be allowed subject to the approval of Council prior to construction or completion of the principal building to which it is accessory, so long as the title holder(s) of the lot enters into an enforceable agreement that is then recorded which requires construction of the principal building. The agreement shall require the title holders to apply for and obtain a compliant building permit for the principal building at the same time as the application and issuance of the building permit for the garage, accessory building, or structure. All building permits are subject to the commencement and completion of construction requirements found in Section 165.61(2).
 SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of these ordinances shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of each of the ordinances as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.
 SECTION 3. WHEN EFFECTIVE. These ordinances shall be in effect from and after its final passage, approval, and publication as provided by law.
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 Christopher Luhring, Parkersburg City Clerk
Published in the Eclipse-News-Review on January 22, 2025

PUBLIC NOTICE
 City of Parkersburg • Public Hearing

PUBLIC NOTICE
 The public and the residents of Parkersburg are hereby notified that the Parkersburg City Council will hold a public hearing on Monday, February 3, 2025 at 7:00 p.m. in the lower level of the Parkersburg Civic Center at 502 3rd Street, Parkersburg, Iowa 50665. The reason for the hearing will be to consider a rezoning application from Green Belt Bank & Trust to rezone a parcel of property from from "R-1" Residential District to "B-1" Commercial District for the legal description as follows:
 THAT PART OF LOT 1 GREEN BELT BANK & TRUST ADDITION, FORMERLY DESCRIBED AS LOT

6 IN GUGGISBERG ADDITON TO THE CITY OF PARKERSBURG, BUTLER COUNTY, IOWA AND/OR BUTLER COUNTY PARCEL NUMBER: 1531-102-006
 You are hereby notified that you may appear at said time and place either in support of or to object to the proposal. Written comments will be accepted through 4:00 PM on the day of the public hearing at City Hall. Oral questions or comments can be directed to Parkersburg City Hall by calling: (319) 346 – 2262.
 Christopher Luhring, City Clerk
Published in the Eclipse-News-Review on January 22, 2025

PROBATE
 ANNA MAE SCHNUCKER ESPR017608

THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY
 IN THE MATTER OF
 THE ESTATE OF
 ANNA MAE SCHNUCKER, Deceased
 Probate No. ESPR017608
NOTICE OF PROBATE OF WILL OF APPOINTMENT OF EXECUTOR AND NOTICE TO CREDITORS
 To All Persons Interested in the Estate of Anna Mae Schnucker, Deceased, who died on or about November 17, 2024:
 You are hereby notified that on the 17th day of January, 2025, the Last Will and Testament of Anna Mae Schnucker, deceased, bearing the date of the 7th day of August, 2003, was admitted to probate in the above-named court and that Sarai Rice f/k/a Sarai Beck 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 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 on the 17th day of January, 2025.
 Sarai Rice, Executor of the Estate
 6350 Beechtree Dr.
 W. Des Moines, IA 50266
 Attorney for the Executor
 Lawler & Swanson, P.L.C.
 601 Coates St., PO Box 280
 Parkersburg, IA 50665
 (319) 346-2650
 lawlerandswanson@iabar.org
 Date of second publication
 29th day of January, 2025.
Published in the Eclipse-News-Review on January 22 and 29, 2025

PUBLIC NOTICE
 Butler Co BOS • Minutes 1.7.2025

MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE BUTLER COUNTY BOARD OF SUPERVISORS HELD ON JANUARY 7, 2025.
 Meeting called to order at 9:02 A.M. by Chairman Rusty Eddy with members Greg Barnett and Wayne Dralle present. Moved by Dralle second by Barnett to approve the agenda. All ayes. Motion carried.
 Minutes of the previous meeting were read. Motioned by Barnett, second by Dralle to approve the minutes as read. All ayes. Motion carried.
 No public comment was received.
 Ashley Hinson District Representative, Kristina McBurney introduced herself to the board as she wanted to learn more about Butler County and the needs within.
 Board reviewed quarterly reports. Motion by Barnett, second by Dralle to place the following quarterly reports on file:
 • Butler County Sheriff's Office Report
 • County Recorder's Report of Fees Collected
 • Auditor's Cash Report
 Board reviewed Treasurer's Semi-annual Report. Motion by Dralle, second by Barnett to approve the Treasurer's Semiannual Report. All ayes. Motion carried.
 Board considered Compensation Board FY26 Recommendations for Elected Officers. Leslie Groen, Auditor, discussed the figures, reviewed the general basic levy limitations and explained it allows \$82,000 additional to budget with. The Board requested initial FY26 budgets be calculated using the Compensation Board recommendations as listed: 5% increase for Auditor, Treasurer, Recorder and Supervisors; 7% for County Attorney; and a 9% increase for Sheriff. Elected officials salary decisions will be made later in the budget process.
 An Engineer's update was provided. John Riherd, Engineer, discussed the RAISE grant application and the survey that is available online. These survey responses will be included in the grant application.
 Motioned by Barnett, second by Dralle to approve claims. All ayes. Motion carried.
 Board acknowledged receipt of Manure Management Plan Short Form Annual Updates for Iowa Select Farms, LLP #58230, Kairos LLC #59488, Markley Koop #58426
 Motioned by Dralle, second by Barnett to adjourn the regular meeting at 9:20 A.M. to January 14, 2025 at 9:00 A.M. All ayes. Motion carried.
 The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on January 7, 2025.
 Attest: Leslie Groen, Butler County Auditor
 Rusty Eddy, Chairman of the Board of Supervisors
Published in the Eclipse-News-Review on January 22, 2025