# Classified/Legals

December 7, 2023

West Branch Times

Thursday,

Cedar county payroll

VENDOR TOTAL Benefits Inc. Phelps the Uniform Specialists 34.54 Washington National Ins Co. 256.89 Fidelity Investments
Cincinnati Life Insurance Co 1,200.00 580.56 104 621 43 Cedar County Health Fund 141,220.24 Nationwide Retirement Solution 140.00 80,327.48 10,859.00 Cedar County Treasurer Cedar County Treasurer Cedar County Treasurer 8.450.12 496.49 Cedar County Treasurer Cedar County Treasurer 587.73 349,845.58 WBT 49 COUNTY TOTAL

Cedar county board

(FOLLOWING IS A SYNOPSIS OF MINUTES.FULL TEXT OF DAY'S MINUTES ARE AVAILABLE FOR INSPECTION AT AUDITOR'S OFFICE OR ON OUR WEBSITE-WWW. CEDARCOUNTY.IOWA.GOV)

TIPTON, IOWA November 21, 2023

Cedar County Board of Supervisors met in regular session at 8:30 a.m. November 21, 2023 with following members present: Barnhart, Gaul, Kaufmann, and Chairperson Bell. Bixler absent at beginning of meeting. Members of public were also present.

Board viewed correspondence from vari-

ous agencies. It noted following Handwritten Disbursement issued on November 17, 2023 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #436972 for \$1,757.65-self funded medi-

Moved by Gaul seconded by Barnhart to approve agenda.

Ayes: All Absent: Bixler

Chairperson Bell addressed public for comments. EMA Director Freet informed Board Wolf Pipeline rescheduled a meet-Jerry Goldsmith provided Board maps where pipeline could possibly go. Goldsmith is desperate for protection. Kaufmann read a quote from public document from Story County. Bell read statement from our legal counsel. Bixler Moved by Barnhart seconded by

Kaufmann to approve Board Minutes of November 14, 2023.

Moved by Gaul seconded by Kaufmann to approve Payroll Disbursements #195554-195706 for period ending 11/11/23 and to be paid on 11/17/2023. This includes a payout for Linda Griggs. Ayes: All

At 9:00 a.m., Environmental & Zoning Director LaRue met with Board to set public hearing dates for following peti-

Craig Noring, 2244 Garfield Avenue, West Liberty, Iowa (Owner) and Matthew & Jackie Goodale, 1058 285th Street, Tipton, Iowa (Buyers) and Stuart & Sharon Clark, PO Box 271, Tipton, IA

Moved by Kaufmann seconded by Gaul to set public hearing dates for above petitions on December 12th & December 19th at 8:45 a.m.

Ayes: All
At 9:15 a.m. a public hearing held on Ordinance #47 An Ordinance Regulating Placement of Wind Energy Conversion Systems (WECS). Chairperson Bell read legal notice. Environmental & Zoning Director LaRue present and said no written or verbal objections are on file Second hearing will be held next week. No decisions were made

IT Director Pierce met with Board to review and renegotiate Aureon contract. Moved by Kaufmann seconded by Barnhart to approve and authorize Chairperson Bell to sign Aureon contract.

Ayes: All At 9:30 a.m., Board of Supervisors, convened as a Canvass Board 2nd Tier to canvass votes cast in City/School Elections of November 7, 2023. Auditor Wiese met with Board. Present were Supervisors: Gaul, Kaufmann, Bixler (via Thereupon results from several precincts were opened and examined with results duly entered in Official Canvass Book and attested to by Board and Cedar County Auditor.

Declared duly elected in Cedar County

Bennett Community School District
Danielle Pratt, Nicole Wolf----Director At

City of Durant --Mayor Marcus L. Ostofi, Kevin Mundt-Councilperson At Large Durant Community School District
Tara Lindsay, Marie Richman, Carla

Whitlock----Director At Large Public Measure DQ passed Public Measure DR passed North Cedar Community School District

Adam Sandberg --- Director District 1 Jeric R. Armstrong----Director District 3 Public Measure DS did not pass. City of West Branch

Michael Horihan, Jerry D. Sexton, Thomas Dean----Councilperson At Large West Branch Community School District Peter S. Swisher, Julie Sexton, Lindsay Seydel---Director At Large

Moved by Barnhart seconded by Gaul to set public hearing dates for Local Option Sales and Service Tax Ordinance #66 to November 28th and December 5th at

Environmental & Zoning Director LaRue met with Board to consider a minor subdivision for BJ Wood Addition, Barbara J. Wood, SE 1/4, SE 1/4 of Section 11 and SW ¼, SW ¼ of Section 12, Township 79N, Range 3W in Iowa Township. No written or verbal objections are on file Barnhart to approve BJ Wood Addition Minor Subdivision

Micheal McGrady and Jeff Steiert with Scope of work for phase 2 discussed including hiring a director, detailed budget, funding assistance & grants, policy & procedures, facilities/station locations and equipment & vehicles. McGrady said MCM will be out in January

to host meetings with EMS services and cities. McGrady said EMS service should be up and running within 18 months. Consensus of Board is to put together an interview committee for hiring Director that will consist of two board members Sheriff Wethington, EMA Director Freet and a local EMS recommendation. Bixler left meeting at 10:50 a.m.

Moved by Barnhart seconded by Kaufmann to approve and authorize final plans for project STP-S-CO16(117)-

Absent: Bixler

Moved by Barnhart seconded by Gaul to approve following right of way contracts for BROS-CO16(116)—5F-16: Urmie Family Trust - Total - \$4,422.28 Jason Mizer and Stacey Mizer - Total

\$5.100.00 JIL Associates L.P. - Total - \$3,128.15 Aves: All

Absent: Bixler Moved by Gaul seconded by Kaufmann to approve following bridge embargo

BRIDGE EMBARGO

RESOLUTION
WHEREAS: Board of Supervisors is empowered under authority of Sections 321.236 Sub. (8), 321.471 to 321.473 to prohibit operation of vehicles or impose limitations as to weight thereof on designated highways or highway structures under their jurisdiction, and
WHEREAS: Cedar County Engineer

has caused to be completed Structure Inventory and Appraisal of certain Bridge Inspection Standards and has determined (or it has been determined) that they are inadequate for two-lane legal loads at allowable operating stress.

NOW, THEREFORE, BE IT RESOLVED by Cedar County Board of Supervisors

and that signs be erected advising of permissible maximum weights thereof on Local Bridge on 190th Street in Section 24, T81 N, R2W of Fairfield Township be limited as follows:

that vehicle and load limits be established

Passed and approved this 21st day of November, 2023.

Ayes: All Absent: Bixler

Moved by Gaul seconded by Kaufmann to adjourn at 11:32 a.m., to November

Absent: Bixler Jon Bell, Chairperson Stephanie Wiese, Auditor WBT 49

#### **Legal Notice**

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, December 28, 2023, at 3:00 p.m., in the Small Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. At this time, the Board will consider the

Croell Inc , 2010 Kenwood Avenue, PO Box 430, New Hampton (Owner) - Requesting an amendment to their Special Use Permit for the purpose of expanding their sand and gravel open pit mining operation at 219 210th St., Solon, lowa into property located in the E ½, NW ¼, NW ¼, and NE ¼, NW ¼, and SE ¼, NW ¼, Rection 28, T-81N, R-4W, also described as Lot 1, Netolicky's First Addition, consisting of 74.86 acres m/l. Cass Township. Said property is zoned A-1 Agricultural District.

Wade & Michelle Winekauf 1502 Jeffery Drive, Tipton (Owners) Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 36' x 40' storage shed to be constructed at 921 230th Street, Tipton, lowa, on property described as Lot E lowa, on property described as Lot E located in the SW ¼, SW ¼, Section 3, T-80N, R-3W, Center West Township consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban

At said Public Hearing, any person presopportunity to be heard, for or against, said petition. Any person so wishing may file a document with the Cedar County Zoning Administrator prior to the time of the hearing should the person wish the document to be read for them at the time

> Philip LaRue Zoning Administrator WBT 49

#### **Legal Notice**

PUBLIC NOTICE
PUBLIC NOTICE IS HEREBY GIVEN
THAT THE CITY OF WEST BRANCH PHASE 2 EAST SIDE WATER MAIN REPLACEMENT PROJECT IS ELIGIBLE FOR A CATEGORICAL EXCLUSION FROM NEPA REVIEW. THIS PROJECT IS BEING FUNDED IN PART OR WHOLE BY SRF FUNDING

The proposed project was reviewed by the Iowa Department of Natural Resources (DNR) for eligibility for a categorical exclusion from NEPA review specified in the 40 CFR (Code of Federal Regulations) Part 6.204. The project meets all criteria described in the above reference, and it was determined that this project is eligible for a categorical exclusion. Consequently, a preliminary decision has been made that a Finding of No Significant Impact (FNSI) will not be prepared.

This action is taken on the basis of a careful review of supporting information that is on file at the DNR's Des Moines, lowa office. The Categorical Exclusion documentation for this project is available online at https://www.iowasrf.com/ environmental-review/ . The DNR will not take any administrative action on the project for at least thirty (30) calendar days from the publication of this Notice. Persons disagreeing with the above environmental decision may submit com-ments to the DNR during this period. Please direct your comments to James Boatright at James.Boatright@dnr.iowa. gov or 515-782-2473

WBT 49

#### **Legal Notice**

December 1, 2023 LEGAL NOTICE On Tuesday, November 28, 2023, the Cedar County Board of Supervisors, while in regular session, adopted Amendments to Cedar County Ordinance No. 47 an Ordinance Regulating the Placement of Wind Energy Conversion Systems (WECS) on property located in the Unincorporated Areas of Cedar County, Iowa. Upon publication, the same shall be in effect Ordinance No. 47 is amended as fol-

SECTION 8.

DISCONTINUANCE/DECOMMISSION-ING AND SITE RECLAMATION.

CHANGED - FROM: b. A report prepared by a qualified third-party (to be approved by the Zoning Administrator in advance) setting forth the procedures and estimated net cost associated with the removal of components (excluding feeder lines) to a depth of not less than four (4) feet and the accompanying restoration of the surface to the original elevation with re-vegetation of restored soil areas with crops, native seed mixes, or plant species suitable to the area, consistent with

the county's weed control plan.

TO: b. A report prepared by a qualified third-party (to be approved by the Zoning Administrator in advance) setting forth the procedures and estimated net cost associated with the removal of components (excluding feeder lines) to a depth of not less than six (6) feet and the accompanying restoration of the surface to the original elevation with re-vegetation of restored soil areas with crops, native seed mixes, or plant species suitable to the area, consistent with

s/ Jon E. Bell s/ Jeffrey Kaufmann s/ Brad Gaul s/ Mike Bixler Bruce Barnhart, Absent ATTEST: s/ Stephanie Wiese Cedar County Auditor or Designee WBT 49



64.15 tillable acres - 84.1 CSR2 \$14,000/ acre - Wilton Township

https://peoplescompany.com/listings/land-muscatinecounty-iowa-68-acres-listing-number-17236

Office: 855.800.LAND Cell: 319.270.5402



# INNOVATIVE. REAL ESTATE. SOLUTIONS.

#### EMPLOYMENT OPPORTUNITY IN LOCAL USDA OFFICE

The Cedar County USDA Farm Service Agency(FSA) office located in Tipton, IA is now accepting applications to fill a Program Technician position.

The individual selected will be responsible for providing support and assistance to Farm Loan officials by processing new loan applications, preparing loan closing documents, tracking loan payments, monitoring reports, and servicing existing loans.

This position has a starting salary range of \$33,693-\$46,696 depending on education and past experience. Other benefits include health, dental, vision, and life insurance, along with a retirement package and vacation/sick leave.

The individual selected will be required to pass background investigation and fingerprint check.

A full vacancy announcement for the position with mandatory application requirements can be obtained online at www.usajobs.gov and by searching the vacancy announcement number as follows:

This vacancy has an opening date of 11/27/23 and closing date of 12/11/23. To be considered for the job you must submit the application online.

FSA-24-12206446-DE-IA-GNB.

Any questions regarding this position can be directed to: Carrie Clevenger, FLM at (563) 886-6061 ext. 2

USDA is an Equal Opportunity Employer

Legal Notice
THE IOWA DISTRICT COURT
CEDAR COUNTY
IN THE MATTER OF THE ESTATE OF

MARILYN C. BURICH, Deceased.
Probate No. ESPR 019743 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

Marilyn C. Burich, Deceased, who died on or about November 7, 2023:
You are hereby notified that

on the 30th day of November, 2023, the Last Will and Testament of Marilyn C. Burich, Deceased, bearing date of the 5th day of September, 2003, was admitted to probate in the above-named court and that Melissa C. Schintler 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 thereaf-

ter 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 of one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated this 1st day of December 2023

MELISSA C. SCHINTLER 155 Columbia Drive Iowa City, IA 52245 Executor of Estate William J. Sueppel, ICIS PIN No:

AT0007628 Meardon, Sueppel & Downer P.L.C. 122 South Linn Street lowa City, IA 52240-1802 Attorneys for Executor

Date of second publication December 14, 2023 (Date to be inserted by publisher) Probate Code Section 304 WBT 49-50

#### Trader Ads

CONSULTANTS

ESTATE CONSULTANTS! • CALL

CALL CORNERSTONE REAL ESTATE CONSULTANTS! • CALL CORNERSTONE REAL

Book - Assault in Norway -Sabotaging the Nazi Nuclear Program by Thomas Gallagher, pub. 2002, paperback, 192 pages. Excellent condition. \$9. Phone 563-886-3405, leave message. Infantryman's War in Europe, by Roscoe C. Blunt, Jr., pub. 2002, paperback, 296 pages. Great Condition – WWII. \$8. Phone 563-

886-3405, leave message. #48

Book - Foot Soldier-A Combat

#### For Sale

FOR SALE: Mapex complete drum set, only used at home. Excellent condition. 563-886-6388. #47-48p

FOR SALE: 5.000 BTU Coleman catalytic heater for \$35. Leave message at 563-212-0202. #36

FOR SALE: Apartment-sized gas stove. Refurbished. \$450. Call 563-357-2606.

#### Wanted

WANTED - JUNK appliances - will pick up. Farm steel, batteries and cars. 319-331-8122. #17tf

BUYING ALL Antiques: Fair Cash Prices for Antiques: Furniture, Signs, Toys, Crocks, Paintings, Documents, Oddities and Weird Stuff. 319.270.1251. #9tf

#### Help Wanted

HELP WANTED: Driver to take

me where I need to go. Mainly on weekends. Must have valid driver's license and a car. 319-975-8684 #45-48-49p

#### Storage For Rent

WEST BRANCH Mini Storage, 1264 East South Street, Tipton. 10 x 24 ft. stalls. Reasonable rates. 1-319-C10tf 643-7150.

#### Card of Thanks

The family of Alvin Licht would like to thank everyone who attended his visitation and funeral, sent cards, memorials and flowers, or brought food for the luncheon. Thanks to Pastor Redhage for his comforting service and to Melanie Miller and the ladies organizing the luncheon. Also, thanks to the nursing staff at Clarence Nursing Home for caring for him during his time there. Your kindness is appreciated.

The family of Alvin Licht

I would like to thank all the friends and family for all the nice cards and messages for my 90th Birthday. Also, phone calls – a lot of memories. Thanks for those who planned the great party in CR for me. I really enjoyed it.

> God Bless Everyone Helen Rowold

**CO** 

## Cotton Creek MILI Full-time and Part-time Sales Clerk

Hours: Full-time Tuesday-Friday and one Sat. per month. Part-time one to several days per week and working at least one Sat per month from 10a.m. - 2p.m. Starting wage \$12.00 per hour.

Stop in the store located at 113 W Main St, West Branch and apply or send an e-mail to tami@cottoncreekmill.com



Formerly Jan Dendinger Real Estate • 311 Cedar St., Tipton, IA • 563-886-2679 http://WWW.CSHOMESIOWA.COM THE DIFFERENCE IS "RESULTS"!

**IOWA CITY & CEDAR RAPIDS MLS NEW LISTINGS** 



310 FAIR CT, BENNETT, \$325,000

Beautiful 3-bedroom ranch home on a large. 65-acre lot! This is a very well-built home! The roof and back siding were new in 2022. This home has a versatile floor plan that is ahead of its time. The entry welcomes you into the large living room and formal dining room. Both rooms have large picture windows and natural light. The kitchen has plenty of counter and cupboard space. The kitchen opens to the main floor family room with a brick fireplace. The laundry room can be accessed from the kitchen. This is a very large room with space for crafting, sewing, office or storage. There are 3 bedrooms on the main floor. The primary bedroom has 2 large closets w/ lights and access the bath. This room is large enough to omfortably fit a king-sized bed and 2 dressers. The second bedroom has a queen bed but coul fit a king. The basement has a beautiful brick fireplace, lots of outlets and is ready to finish.

ATURED PROPERTIES

202 SAND TRAP CIRCLE, TIPTON



202 2ND AVE.



206 SUNRISE DR.

TIPTON

\$364,500

416 E 4TH ST, **TIPTON** \$73,400



\$199,999



Let us help you find your dream home!

### SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL SUNRISE ESTATES PHASE 10 LOCATION! LOCATION! LOCATION! RARE BUILDING LOTS BORDERING CITY PARK, AQUATIC CENTER, BASEBALL DIAMONDS & SOCCER FIELDS. CITY OF TIPTON IS OFFERING 100% TAX ABATEMENT ON NEW CONSTRUCTION FOR 7 YEARS!! PRICE REDUCED









105 DAWSON LOT 3, WEST BRANCH, \$79,900 GREAT LOCATION IN THIS BEAUTIFUL NEW SUBDIVISION FOR A BUSINESS/ RESIDENTIAL BUILD.

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NEWEST SUBDIVISION JUST EAST OF WEST BRANCH WITH LOTS RANGING IN SIZE FROM 2.40-3.25 ACRES. CREEK ON EAST SIDE OF PROPERTY. CHARLES AVE ADJACENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVEWAY, LOTS 508 SHARE COMMUNITY WELL, 1 OUTBUILDING, 1 GA

ACREAGE ALERT!! WEST BRANCH'S

ZEBO & SWIMMING POOL PERMITTED BEHIND HOME ZEBO & SWIMMING POOL PE 1908 CHARLES AVE - \$164,900 1912 CHARLES AVE - \$164,900 1924 CHARLES AVE - \$154,900 1928 CHARLES AVE - \$154,900 1932 CHARLES AVE - \$154,900

LOT 2- \$57,000 LOT 4 - \$52,000 LOT 6 - \$59,000 LOT 8 - \$59,900



ACREAGE ALERT!! WEST BRANCH'S NEWEST SUBDIVISION JUST EAST OF WEST BRANCH WITH LOTS RANGING N SIZE FROM 2.40-3.25 ACRES. CREEK ON EAST SIDE OF PROPERTY. CHARLES AVE ADJACENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVEWAY. LOTS 508 SHARE COMMU-

DRIVEWAY, LOTS 508 SHARE COMMUNITY WELL. I OUTBUILDING, I GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. CLOSE TO HISTORIC WEST BRANCH, SHOPS, BUSINESS-ES, SERVICES, RESTAURANTS, GROCERY STORE, POST OFFICE, HOOVER NATIONAL HISTORIC SITE, PUBLIC LIBRARY, ELEMENTARY SCHOOL & NEW HIGH SCHOOL/MIDDLE SCHOOL. EASY ACCESS TO 1-80 & MINUTES TO IOWA CITY, TAXES TO BE DETERMINED.

1908 CHARLES AVE - \$164,900 1912 CHARLES AVE - \$164,900 1924 CHARLES AVE - \$154,900 1928 CHARLES AVE - \$154,900

1932 CHARLES AVE - \$154,900



319-430-2189



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