

# Classified/Legals

Thursday, November 23, 2023

West Branch Times

## Cedar county payroll

VENDOR	VENDOR TOTAL
Benefits Inc.	1,071.10
Phelps the Uniform Specialists	34.54
Cedar County Treasurer	77,852.69
Cedar County Treasurer	10,428.00
Cedar County Treasurer	496.49
Cedar County Treasurer	587.73
COUNTY TOTAL	90,458.81

WBT 47

## Legal Notice

**PUBLIC NOTICE**  
SEALED BIDS - will be received by the Cedar County Auditor until 8:30 a.m.  
December 5, 2023 for the rental of the Cedar County Care Facility farm land consisting of approximately 178 acres. Lease terms and legal description may be viewed at the Auditor's Office in the Courthouse.

Bidding procedure will be as follows: First, all bids submitted to the Auditor by 8:30 a.m. will be opened in public hearing at 9:00 a.m. December 5, 2023 and read aloud, after which only those persons submitting sealed bids accompanied by a letter of credit from their lending institution will be allowed to participate in a voice bidding to determine the high bidder for said lease.

The Board of Supervisors will award the lease and reserves the right to reject any, or all bids. Bids submitted should be on the basis of dollars per acre times 178. The term of the lease will be three years. The farm ground is not enrolled in the ACRE Program.

STEPHANIE WIESE  
CEDAR COUNTY AUDITOR  
WBT 47-48

## Legal Notice

The Cedar County Board of Supervisors will be conducting a Public Hearing at 8:45 a.m. on November 28th & December 5th, 2023, in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

At this time the Board will consider adoption of Cedar County Ordinance #66, an ordinance imposing a one percent Local Option Sales and Services Tax in the incorporated area of the City of West Branch in Cedar County.

**Purpose -** Imposition of a one percent Local Option Sales and Services Tax in the incorporated area of the City of West Branch in Cedar County where the tax was approved at the City/School Election on November 7, 2023.

Cedar County Ordinance #66 is on file in the Auditor's Office for review. At said public hearing, any person present and so wishing will be given the opportunity to be heard. However, the Board does request, but does not require, that any person speaking briefly document or outline the statement and place on file. Time will be allowed during the hearing for a person to prepare such documentation, if such time is needed. Any person wishing a statement read into the hearing for them may file same with the County Auditor prior to the time of the hearing.

Stephanie Wiese  
Cedar County Auditor  
WBT 47

## Cedar county board

**BOARD PROCEEDINGS**  
(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 7, 2023  
Cedar County Board of Supervisors met in regular session at 8:30 a.m. November 7, 2023 with following members present: Bixler, Barnhart, Gaul, and Chairperson Bell. Kaufmann absent at beginning of meeting. Members of public were also present.

Board viewed correspondence from various agencies.  
Manure Management Annual Updates submitted.

It noted following Handwritten Disbursement issued on 11/3/23 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #436799 for \$1,450.83-self funded medical claims. Moved by Barnhart seconded by Gaul to approve agenda.

Ayes: All  
Absent: Kaufmann  
Chairperson Bell addressed public for comments. Recorder Bahnsen gave an update as she wouldn't be able to attend Department head meeting.

Moved by Bixler seconded by Barnhart to approve Board Minutes of October 31, 2023.

Ayes: All  
Absent: Kaufmann

Moved by Gaul seconded by Bixler to approve Payroll Disbursements #195404-195553 for period ending 10/28/23 and to be paid on 11/3/23.

Ayes: All  
Absent: Kaufmann

Bixler informed Board that he had received calls from Wilton Chamber & Development Alliance regarding representation from Cedar County. Board made a motion to not fund Wilton Chamber & Development Alliance for FY23/24 although if a project came up regarding Cedar County to reach out to Board. Consensus of Board to follow motion and if they want to be added to funding schedule for FY24/25 to contact Board's secretary.

Moved by Gaul seconded by Bixler to approve and authorize Chairperson Bell to sign 2024 Administrative Service Proposal.

Ayes: All  
Absent: Kaufmann

Moved by Barnhart seconded by Bixler to appoint Leslie Timmerman to Planning & Zoning Commission.

Ayes: All  
Absent: Kaufmann

At 8:45 a.m. EMA Director Freet met

with Board to discuss a change order. Since converting to new 911 system a few issues have been uncovered. Sheriff Wethington said he will make it very clear to RACOM on Board's opinion.  
Moved by Barnhart seconded by Bixler to approve and authorize Sheriff Wethington to negotiate with RACOM on change orders to pay for license and speakers but not encryption. If RACOM won't negotiate we will pay for all three.  
Ayes: All  
Absent: Kaufmann

At 9:00 a.m., Board held their monthly department head meeting. Kaufmann entered Boardroom at 9:20 a.m. Discussion held.

Moved by Kaufmann seconded by Barnhart to set public hearing dates on November 21st & 28th at 9:15 a.m. for Ordinance #47 WECS amendments.

Ayes: All  
At 10:00 a.m. Kent Stuart and Bubba Chapman met with Board to discuss FY24/25 wages for Elected Officials. Discussion held on how process works, wages, cost of living and Back Blue. Stuart will reach out to Galloway and to other members to set a meeting date.

At 10:30 a.m. Rod Ness, CCEDCO met with Board to discuss placement of Welcome signs in Cedar County. Engineer Fangmann presented a map of locations he has selected on Countyline paved roads. Fangmann will charge for post and hardware cost. Kaufmann mentioned that we should ask private property owners on State roadways. Discussion held.

Moved by Kaufmann seconded by Bixler to approve Welcome signs and to have Secondary Roads place them with reimbursement.

Ayes: All  
Moved by Gaul seconded by Barnhart to approve a utility permit for Century Link on 325th Street and waive \$100 fee.

Ayes: All  
General discussion held on 180 expansion project.

Moved by Barnhart seconded by Kaufmann to adjourn at 11:06 a.m., to November 14, 2023.

Ayes: All  
Jon Bell, Chairperson  
Stephanie Wiese, Auditor  
WBT 47

## West Branch school board

Special Board Meeting  
11/14/2023 12:00 PM  
<https://us06web.zoom.us/j/83687252666>

**MEETING MINUTES**  
Attendees  
Voting Members

Mr. Greg Hetrick, President  
Mr. Keith Schultes, Vice President  
Mrs. Amanda Whaley, Board Member  
Mrs. Molly Pedersen, Board Member  
Non-Voting Members  
Dr. Marty Jimmerson, Superintendent  
Mrs. Angie Klinkkammer, School Business Official/Board Secretary  
Gregory Norfleat

1. Call to Order  
Board President Hetrick called the meeting to order at 12:00 p.m.

2. Approval of Agenda  
Motion to approve the agenda.

Motion made by: Mr. Keith Schultes  
Motion seconded by: Mrs. Molly Pedersen  
Voting: Unanimously Approved

3. Facility Study  
Motion to approve the Hoover Elementary facilities study proposal from OPN.

Motion made by: Mr. Keith Schultes  
Motion seconded by: Mrs. Molly Pedersen  
Voting: Unanimously Approved

4. Adjournment  
Motion to adjourn at 12:03 p.m.

Motion made by: Mrs. Molly Pedersen  
Motion seconded by: Mr. Keith Schultes  
Voting: Unanimously Approved

Chairperson  
Secretary  
WBT 47

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. #41tf

## 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

WELDERS/INSTALLERS/ Fabricators Needed: Please contact (563)777-0055. #46-47c

## Storage For Rent

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

## Card of Thanks

I cannot begin to thank everyone enough for all the prayers, cards, text messages, words of encouragement, the flowers to brighten my days & visits while in the hospital, rehab and the nursing home. I also need to thank my Surgeon, all the staff, the precious aides at the Clarence Nursing Home that had to put up with my up & down moods & my every want & need, they were awesome. A huge heartfelt "thank you" goes to a special therapist for not giving up on me, along with his faith in me, patience & words of encouragement, I would not be back in my home as I am now & driving, if it weren't for him. I want to say a special "Thank you" to my precious family that was so involved in my road to recovery, it is still a work in progress, "I Love You" & God Bless you all!  
Sharon Gutwiler

## West Branch school board

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Chairperson  
Secretary  
WBT 47

## For Sale

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

## Classifieds Get Results!

### 68 Acres m/l - Muscatine County, IA



64.15 tillable acres - 84.1 CSR2  
\$14,000/ acre - Wilton Township  
<https://peoplescompany.com/listings/land-muscatine-county-iowa-68-acres-listing-number-17236>

**Chase Steggall**  **PEOPLES COMPANY**  
Office: 855.800.LAND  
Cell: 319.270.5402  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

### Tipton Chamber of Commerce Presents Small Town Christmas

Join Us Downtown Tipton on Saturday, Nov. 25 to Celebrate Holiday Festivities!

9:00 a.m. - 3:00 p.m. Jeff Wallick Auctions open Friday, Nov. 24 & Saturday, Nov. 25 - clearance of all household, holiday and more!  
9:00 a.m. - 4:00 p.m. Iowa Coffee Cup located next to the gazebo.  
9:00 a.m. - 6:00 p.m. Ladybug Concessions located on the green space.  
2:00 p.m. - 4:00 p.m. Ornament Decorating at the Oasis. No Cost. Ornaments are encouraged to be used to decorate the Community Christmas Tree.  
2:00 p.m. - 4:00 p.m. Expressions offering ornament making for \$1 each. 403 Cedar Street.  
2:00 p.m. - 4:45 p.m. Trolley Rides provided by the Lions Club. Pick up & drop off locations are the Hardacre Theater and Tipton Public Library. Sponsored by Circle P Veterinary Services  
2:30 p.m. - 4:30 p.m. Santa pictures at Taylor Milton Photography.  
2:30 p.m. - 4:30 p.m. Letter writing at the Tipton Public Library. Drop off letters addressed to Santa at a special mailbox located at Citizens Bank. The letters will be delivered to the North Pole.  
2:30 p.m. - 4:30 p.m. Balloons and Face Painting at Theisen's.  
2:30 p.m. - 4:30 p.m. Corp & Morp Crafts selling laser engraved gifts located at 417 Cedar Street. Sponsored by Cummins Mfg., Inc.  
2:30 p.m. - 4:30 p.m. Avantis, LLC will be providing Peppermint Stick and Egg Nog frozen yogurt for everyone or until supplies are gone! Look for their wagon!  
4:00 p.m. - Hot Chocolate Bar in the Gazebo while supplies last. Sponsored by Prairie Hills Assisted Living  
4:30 p.m. Parade line up behind the Courthouse on Meridian Street.  
**Parade Route:** Begin route on Meridian Street behind the courthouse heading north, cross Hwy 130, turn right on 10th Street, turn left on Mulberry Street (go past Cedar Manor through their horseshoe drive NOT under the canopy), turn right on North Street, turn right on Plum Street, cross Hwy 130, turn right on 5th Street and turn (L) on Meridian behind the courthouse where the parade ends.  
4:30 p.m. - 6:30 p.m. Carolers on the Courthouse Square. UCC Carolers at Gazebo followed by Hope Church Carolers at 5:30 next to the Community Christmas Tree.  
5:00 p.m. Lighted Parade. Float prizes for Best in Theme, Best in Holiday Spirit and Best in Originality.  
6:00 p.m. Lighting of the Community Christmas Tree by Mayor Bryan Carney. Holiday Princes and Princesses will read their winning essays and the community will decorate the tree with their ornaments.  
\*Remember to vote for your favorite 'Downtown for the Holidays' Display. The contest will be held Nov. 25 - Dec. 10.

**CORNERSTONE REAL ESTATE CONSULTANTS**



Formerly Van Denderger 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**



**202 2ND AVE, STANWOOD, \$104,900**  
Pay attention to this home. It is looking for a new owner to put it back to all its glory. Inside needs work in every room. Garage had rooms added but can be put back to its normal size. Lots of storage and closet space. Home had geothermal and has not been used for quite a while. There are certainly broken water lines which will have to be repaired. 2nd lot to the East that is fenced in comes with this property. Home is sold as is.



**202 SAND TRAP CIRCLE, TIPTON \$405,000**



**206 SUNRISE DR, TIPTON \$367,000**



**1005 SYCAMORE ST, TIPTON \$199,999**

**FEATURED PROPERTIES**



**305 E ELM ST, LONE TREE \$148,400**



**416 E 4TH ST, TIPTON \$74,900**



*Let us help you find your dream home!*

**SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL**



**1394 210TH ST, TIPTON, \$937,500**  
35 ACRES +/-



**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!!**



**LOT 11 260TH ST, \$54,900**



LOT 1 - \$57,000    LOT 2 - \$57,000  
LOT 3 - \$58,000    LOT 4 - \$52,000  
LOT 5 - \$58,000    LOT 6 - \$59,000  
LOT 7 - \$59,900    LOT 8 - \$59,900  
LOT 9 - \$58,800



**1007 PARKVIEW LN, TIPTON. \$53,000**



**ACREAGE ALERT!! WEST BRANCH'S 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 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. . .**



**2 Lots E. 5th St., Tipton \$43,000**



**ACREAGE ALERT!! WEST BRANCH'S 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 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. CLOSE TO HISTORIC WEST BRANCH, SHOPS, BUSINESSES, SERVICES, RESTAURANTS, GROCERY STORE, POST OFFICE, HOOVER NATIONAL HISTORIC SITE, PUBLIC LIBRARY, ELEMENTARY SCHOOL & NEW HIGH SCHOOL/MIDDLE SCHOOL. EASY ACCESS TO I-80 & MINUTES TO IOWA CITY. TAXES TO BE DETERMINED.**



**103 DAWSON LOT 2, WEST BRANCH, \$79,900**  
GREAT LOCATION IN THIS BEAUTIFUL NEW SUBDIVISION FOR A BUSINESS RESIDENTIAL BUILD.



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

**The Area's Most Experienced Real Estate Team**



Teresa Horton  
Broker/Owner  
563-889-9119



Ken & Helen Fawcett  
WB Broker  
319-430-2189



Jeff Wallick  
Realtor/Auctioneer  
563-886-4953

**CORNERSTONE REAL ESTATE CONSULTANTS**

**OPEN HOUSE - NEW APARTMENTS DOWNTOWN TIPTON**



**Saturday, Nov. 25, 2023 • 2 - 4 p.m.**

**103 E. 6th St., Tipton**  
Entry on 1st floor on East 6th Street  
(above the former Rhino's/Tiger's Den businesses)