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Legal Notices

Legal documents are printed as received at the Madisonian.

Marriages

Rachel Prideaux
Kyle Hunt
June 6, 2025
~ ~ ~
Ty Thompson
Natalie Drake
June 7, 2025
~ ~ ~
Bella Johnson
Kole Jamison
June 11, 2025

Deeds

WARRANTY DEED: IMBODEN PHILLIP A, IMBODEN LEISA R, IMBODEN PAUL E, IMBODEN KRISTIN D TO HART JOHN TR, HITCHCOCK L-ANNE TR, HART JOHN TRUST, 28-76-29 W2 NE, 28-76-29 N2 SE, JACKSON TWP

WARRANTY DEED: IMBODEN PHILLIP A, IMBODEN LEISA R, IMBODEN PAUL E, IMBODEN KRISTIN D TO IMBODEN PHILLIP A, IMBODEN LEISA R, 33-76-29 NE NE, 33-76-29 NW NE, JACKSON TWP

WARRANTY DEED: IMBODEN PHILLIP A, IMBODEN LEISA R, IMBODEN PAUL E, IMBODEN KRISTIN D TO IMBODEN PHILLIP A, IMBODEN KRISTIN D, 20-76-29 SW SW, JACKSON TWP

WARRANTY DEED: HEIN CHAD R JR, HEIN KAYLIE SUE, HEIN KAYLIE S TO RAYBURN JACKI R, WINTERSET CROFT COURT ADD LOT 13, \$260,000

WARRANTY DEED: HART NEIL D TO HART NEIL D TR, HART NEIL D TRUST, 24-76-28 CEDAR RIDGE LOT 1, DOUGLAS TWP

WARRANTY DEED: CASHMAN GWEN E TR, CASHMAN GWEN E TRUST TO BAUR JAMES, BAUR MARGARET, NORTH RIVER DEVELOPMENT LLC, ABBEYSUE FARMS LLC, 22-77-27 NW NW PARCEL L, JEFFERSON TWP

COURT OFFICER'S DEED: WILLIAMSON VIOLET MARIE EST, WILLIAMSON ARLEEN EX TO WILLIAMSON ARLEEN, 3-75-26 E2 SE SE, SOUTH TWP

COURT OFFICER'S DEED: WILLIAMSON VIOLET MARIE EST, WILLIAMSON ARLEEN EX TO WILLIAMSON GAYLE, 3-75-26 NE SE TRACT IN, SOUTH TWP

COURT OFFICER'S DEED: WILLIAMSON VIOLET MARIE EST, WILLIAMSON ARLEEN EX TO WILLIAMSON LON, 3-75-26 SE NE TRACT IN, SOUTH TWP

WARRANTY DEED: SEEKING LAND LLC, SERIOUS LAND CAPITAL TO WARE EDWIN JOHN, WARE JENIFER L, 21-75-28 SE SE TRACT IN,

LINCOLN TWP, \$100,000

WARRANTY DEED: JRB INVESTMENTS INC TO GENESIS HOMES INC, TRURO BURHANS WEST ADD LOT 6, \$39,000

COURT OFFICER'S DEED: CULP KAITLYNN N EX, BLACKFORD RITA J EST TO OLSON CYNTHIA L, OLSON ERIC WAYNE, WINTERSET SHAWS ADD LOT 1, WINTERSET SHAWS ADD LOT 2, \$305,000

QUIT CLAIM DEED: WELCH BRIAN, WELCH SUZANNE, WELCH BRIAN L, WELCH SUZANNE R TO WELCH BRIAN L TR, WELCH SUZANNE R TR, WELCH BRIAN L TRUST, WELCH SUZANNE R TRUST, 1-74-26 SW NE PARCEL F, OHIO TWP

WARRANTY DEED: NAHAS JAMES J TR, NAHAS JAMES J TRUST, NAHAS DEBRA A TR, NAHAS DEBRA A TRUST TO WEST DES MOINES CITY OF, 2-77-26 SE SE TRACT IN, LEE TWP

WARRANTY DEED: COUTURE ANDRE, COUTURE MANDY TO CRUM MICHAEL T, 26-76-27 JONES PLACE LOT 1, UNION TWP, \$549,000

AFFIDAVIT - TRANSFER: GLASSCOCK ROBERT DEAN EST, GLASSCOCK RUTH EX, GLASSCOCK ROBERT D, GLASSCOCK ROBERT DEAN, GLASSCOCK PHYLLIS A TO GLASSCOCK ROBERT DEAN EST, TRURO LIKENS SECOND ADD LOT 9, TRURO LIKENS SECOND ADD LOT 10

COURT OFFICER'S DEED: GLASSCOCK RUTH EX, GLASSCOCK ROBERT DEAN EST TO BRANT JENNIFER OSTLING, OSTLING JENNIFER BRANT, OSTLING KEITH, TRURO LIKENS SECOND ADD LOT 9, TRURO LIKENS SECOND ADD LOT 10, \$150,000

QUIT CLAIM DEED: ROBINSON WADE, ROBINSON VICKI TO BLUE HOUSE ENTERPRISES LLC, 12-74-27 S2 SW NW, WALNUT TWP

AFFIDAVIT - TRANSFER: SENECAUT MABLE MAGDALON, SENECAUT VOLTAIRE WALTER, SENECAUT VOLTAIRE WALTER JR TO SENECAUT MABLE MAGDALON, TRURO KALES ADD LOT 3 BLOCK 2

QUIT CLAIM DEED: SENECAUT MABLE MAGD-

ALON TO SENECAUT MABLE MAGDALON, MCNEIL ENDIA MICHELLE, TRURO KALES ADD LOT 3 BLOCK 2

AFFIDAVIT - TRANSFER: DILLINGER DICK D, DILLINGER RAEDENE TO DILLINGER DICK D, 22-74-27 SE SW PARCEL F, 22-74-27 SE SW PARCEL G, WALNUT TWP

QUIT CLAIM DEED: VANWERDEN SUSAN L, VANWERDEN JAMES E TO VANWERDEN JAMES E TR, VANWERDEN JAMES E TRUST, 36-76-29 S2 TRACT IN, JACKSON TWP

WARRANTY DEED: HAYNES MEGAN, HAYNES MEGAN, HAYNES JOSHUA TO MAPES KAITLYN, BLACK AUSTIN, 33-76-26 SW SW PARCEL B, CRAWFORD TWP, \$505,000

WARRANTY DEED: OSTRANDER CANDANCE L TO ROSA PROPERTIES LLC, WINTERSET ORIGINAL TOWN LOT 4 BLOCK 27 PT LOT, \$70,000

QUIT CLAIM DEED: FLINN FARMS LLC TO ELLIOTT HERB COTR, ELLIOTT JILL CHARLENE COTR, ELLIOTT HERB TRUST, ELLIOTT JILL TRUST, 1-75-26 SE SW PARCEL H, SOUTH TWP

AFFIDAVIT - TRANSFER: ROSEWALL JEFFREY S, ROSEWALL MICHAEL S, ROSEWALL MICHAEL TO ROSEWALL MICHAEL S, 33-74-29 NE NE PARCEL A, GRAND RIVER TWP

WARRANTY DEED: WILLEM STEVEN M TO HEIN CHAD R JR, HEIN KAYLIE S, EARLHAM CLEARVIEW ESTATES PLAT 1 LOT 9, \$327,000

QUIT CLAIM DEED: HART RICHARD G, HART RICHARD GROVER, HART RICHARD G POA, HART CHERYL R TO HART RICHARD G TR, HART RICHARD GROVER TRUST, 28-76-29 E2 SW, 33-76-29 N2 NW, 33-76-29 SE NW, JACKSON TWP

WARRANTY DEED: PECK DENNIS R TRUST, PECK DENNIS R COTR, PECK SHELLEY L COTR, PECK SHELLEY L TRUST TO JONES PAYTON, JONES BLEKLEY, TRURO ORIGINAL TOWN LOT 11 BLOCK 9 PT LOT & ADJ TRACT, TRURO ORIGINAL TOWN LOT 12 BLOCK 9 PT LOT & ADJ TRACT, \$80,000

NOTICE OF PUBLIC HEARING FOR THE ADOPTION OF NEW CODE SECTIONS 4.1701 THROUGH 4.1713 FOR THE PURPOSES OF IMPLEMENTING THE RESIDENTIAL RENTAL HOUSING INSPECTION PROGRAM

Notice is hereby given that the City Council of the City of Winterset, Iowa, will conduct a public hearing in accordance with Resolution No. 2025-32 for the purpose of the adoption of new code sections 4.1701 through 4.1713 for the purposes of implementing the Residential Rental Housing Inspection Program

Copies of the proposed code of ordinances are available at the city clerk's office as this notice states.

The public hearing will be held on July 7th, 2025, at 7:00 PM, at the City Hall. City Council will receive oral or written objections from any resident or property owner of the City; written objections must be received at City Hall prior to the beginning of the hearing. All interested persons are invited to attend this hearing. This notice is given by order of the City Council of Winterset, Iowa, in accordance with Section 362.3 of the Code of Iowa.

Interstate 35 CSD
Special Board Meeting
06/11/2025 – 5:30 PM HS Library

MEETING MINUTES

Attendance

Voting Members

Jessica Bucklin, Board Member

Nathan Gibson, Board President

Dan Hutton, Board Member

Melissa Keller, Board Vice-President

Monica Strange, Board Member

1. Opening

1. Call to Order—Welcome - Roll Call - Called to Order at 5:30 p.m. and roll call was taken.

2. Pledge of Allegiance - All attendees recited the Pledge of Allegiance.

3. Review of I-35 Mission Statement and District Priorities - President Gibson stated the mission statement, district priorities, and board goals.

2. Discuss and/or Approve Agenda - Motion to approve the agenda as presented.

Motion made by: Strange, Seconded by: Keller, Voting: Unanimously Approved

3. Action Agenda

1. Approval of Milk and Bread Bids for FY26 - Approve Highland Dairy's Milk bid and Pan O Gold Baking's Bread bid for the FY26 year.

Motion made by: Strange, Seconded by: Bucklin, Voting: Unanimously Approved

4. 2025-2026 Board Goals Work Session - The board moved into the Work Session at 5:35 p.m. The work session was led by Superintendent Grandon. The Board reviewed current goals, developed district core values, and started the framework to create 25-26 District Goals for priorities. The work session ended at 8:12 p.m.

5. Upcoming Dates - Next Board Meeting: June 23, 2025

6. Adjourn - The Board adjourned the meeting at 8:13 p.m.

Motion made by: Strange, Seconded by: Bucklin, Voting: Unanimously Approved

Nathan Gibson, Board President April Hughes, Board Secretary

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Winterset Municipal Utilities
June 16th, 2025

The Board of Trustees of the Winterset Municipal Utilities, Winterset, Iowa, met on June 16th, 2025, in accordance with the above Notice & Call of Public Meeting. Chairman Steve Montross called the meeting to order with the following Members of the Board in attendance.

PRESENT: Steve Montross, Wendy Frost, Gary Emmert

ABSENT:

Others in attendance, Mike Ham, Utility Water Superintendent, Chuck Johnson, Electric Superintendent, Ryan Marquardt, Chip Schults.

Chairman Montross asked for approval of the agenda. Trustee Frost made a motion to approve the agenda. The motion was seconded by Trustee Emmert. On a voice vote the motion carried.

Chairman Montross stated the minutes from the May 19th, 2025, meeting had been provided to the Board. Trustee Emmert moved to approve the minutes. Seconded by Trustee Frost. On a voice vote the motion carried.

Mr. Benshoof was asked to give his report to the Board. Mr. Benshoof stated that City Hall staff are continuing to work on streamlining operations. Mr. Benshoof reported that the annual audit hasn't been finalized yet. Mr. Benshoof reported that 3 bids have been received for the water main replacement projects

Chairman Montross asked for a report on the MCDG. Mr. Marquardt presented a written report on his monthly activities and discussed possible development opportunities with the Board.

Chairman Montross asked for a report on the watershed. Mr. Marquardt updated the Board on current programs and possible future projects.

Chairman Montross stated that he would entertain a motion to open the public hearing for the water distribution plans and bid acceptance. Trustee Emmert moved to open the public hearing, and it was seconded by Trustee Frost. Roll call vote:

AYES: Montross, Frost, Emmert

NAYS: None

Chairman stated that the meeting was now open to public comments. The General Manager, Steve Benshoof, reported no written or verbal comments regarding the project had been received. Being no additional comments, Trustee Emmert moved to close the public hearing. Seconded by Trustee Frost. Roll call vote:

AYES: Frost, Emmert, Montross

NAYS: None

Chairman Montross asked Mr. Benshoof to give the Board a report on bids from the June 11th bid letting. Mr. Benshoof reported that we had received 3 bids for the Water Main Replacement Project as follows:

Rognes Corporation	\$1,647,435
On-Track Construction	\$1,536,400
Vanderpool Construction	\$1,419,345

Mr. Benshoof stated that the low bid by Vanderpool Construction satisfied all the criteria for the bid and recommended awarding the contract to Vanderpool Construction.

Following discussion, Trustee Emmert introduced the following resolution and moved for its adoption. Trustee Montross seconded the motion. On roll vote:

AYES: Emmert, Montross, Frost

NAYS: None

RESOLUTION #6162025

HOLD PUBLIC HEARING FOR RECEIPT OF BIDS FOR THE WATER UTILITY WORK TO CONSTRUCT WATER MAIN REPLACEMENT FOR WINTERSET MUNICIPAL UTILITIES

Mr. Ham was asked to give his report on the Water Department. Mr. Ham stated that they filled the swimming pool the first week of May. Mr. Ham reported that they held a tour of the water plant for the Soil and Water Conservation District. Mr. Ham discussed maintenance items at the plant. Mr. Ham stated that the handicapped parking spots at the lake are complete.

Mr. Johnson was asked to give his report on the Electric Department. Mr. Johnson reported that lake road loop has been energized, and poles have been removed. Mr. Johnson stated the new bucket truck has been delivered. Mr. Johnson discussed maintenance items at the Light Plant. Mr. Johnson reported that the crews are working on an underground project in the alley behind the Chamber office.

Trustee Montross stated that he had reviewed the claims. Trustee Montross moved to approve the following list of claims. Seconded by Trustee Emmert. Roll call vote:

AYES: Frost, Montross, Emmert

NAYS: None

The date of the next regular meeting is set for 8:30 AM, Monday, July 21st, 2025, at Light Plant. Being no further business, the Chairman declared the meeting was now adjourned.

UTILITIES ELECTRIC		IA Division of Labor, boiler inspection		Calgon Carbon Corporation, chemicals		Quality Car Care, tires	
SALES:		Iowa One Call, locates		Chem-Sult Inc, chemicals		Village Bootery, safety boots/kuhns	
Ashley Steinbach, excess credit	451.71	MidAmerican Energy, gas service		City of Winterset, salaries		Westrum Leak Detection, leak detection	
PLANT:		Vermeer Sales & Services, repairs		Hach Company, service agreement		Wiegert Disposal, garbage service	
Agriland FS Inc, gasoline	292.71	Wiegert Disposal, garbage service		Mellen & Associates Inc, actuator/flange/ actuator repairs		Winterset Municipal Utilities, utilities	
Agrivision Equipment Group, fuel	69.25	ACCOUNTING/COLLECTION:		PVS DX Inc, chemicals		ACCOUNTING/COLLECTION:	
Brittains Standard Parts, supplies	64.01	City of Winterset, salaries		Simon Welding Inc, repairs		City of Winterset, salaries	
Carquest of Winterset, supplies	10.69	Clearent LLC, CR/DB fees		Skold Door & Floor Co Inc, building maintenance		Clearent LLC, CR/DB fees	
Centurylink, phone service	228.52	ADMINISTRATION:		US Blue Book, reagents		ADMINISTRATION:	
City of Winterset, salaries	2,194.70	American Public Power Assn, membership dues		Verizon Wireless, Bellevue, cellular service		American Water Works Assn, membership dues	
Ditch Witch-Iowa Inc, parts	676.49	City of Winterset, benefits		Wiegert Disposal, garbage service		City of Winterset, benefits	
MidAmerican Energy, gas service	121.54	City of Winterset, salaries		DISTRIBUTION:		City of Winterset, salaries	
Superior Home Improvements, building repairs	4,135.00	Roof Gerdes Erlbacher PLC, audit fee		AECOM Technical Services Inc, computer modeling		Roof Gerdes Erlbacher PLC, audit fee	
Wiegert Disposal, garbage service	36.75	Winterset Madisonian, publications		Agriland FS, Inc, gasoline		Winterset Madison, legals/publications	
DISTRIBUTION:		TRANSFERS:		Agrivision Equipment Group, parts		TRANSFERS:	
Agriland FS, Inc, gasoline	733.22	Electric Revenue Bond Sinking Account, transfer		Breeding Hardware, tools/supplies		Water Revenue Bond Sinking Fund, transfers	
Agrivision Equipment Group, supplies	111.53	Electric System Improvement Fund, transfer		Centurylink, phone service		Water System Improvement Fund, transfers	
Breedings Hardware, supplies	690.70	WATER		City of Winterset, salaries		UTILITIES	
Brittains Standard Parts, fule/parts/supplies	141.59	PLANT:		Core & Main LP		TOTAL REVENUE	
Carquest of Winterset, fuel/parts/supplies	141.59	Agriland FS, Inc., gasoline		Electric Pump, tower repair		ELECTRIC:	
Centurylink, phone service	143.05	Breedings Hardware, supplies/tools		Iowa One Call, locates		WATER:	
City of Winterset, salaries	21,769.91						

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