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- THE OSCEOLA COUNTY GAZETTE-TRIBUNE
- THE N'WEST IOWA REVIEW

\$6⁵⁰

An ad goes in all three Iowa Information Publications: The N'West Iowa REVIEW, The Osceola County Gazette-Tribune and the 20,000 circulation Golden Shopper. At the cost of \$6.50 minimum for the first 20 words and 10 cents per word for each additional word.

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>BY MAIL

IOWA INFORMATION INC., P.O. BOX 160, 227 NINTH ST., SHELTON, IA 51201

>DEADLINES

Noon Monday for Wednesday's Osceola County Gazette-Tribune, 11 a.m. Thursday for Monday's The Golden Shopper, Saturday's The N'West Iowa REVIEW and 3 p.m. Friday for the Greater Siouxland Phoenix.

The newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Regarding sex or age preference in help wanted advertising in accordance with the rules adopted by the Iowa Civil Rights Commission, The Sheldon Mail-Sun, The N'West Iowa REVIEW, The Golden Shopper and the Greater Siouxland Phoenix, cannot accept Help Wanted advertising copy which any way expresses a sex or age preference unless the advertiser files an affidavit with the newspaper justifying the sex or age preference on the basis of a bona fide occupational requirement.

Telephone orders are accepted. Phone 712-324-5347 or 1-800-247-0186. All advertising copy is subject to the approval of the publisher. For errors in an advertisement or for failure to publish the ad shall be limited to publishing the ad in a subsequent issue providing the advertiser reports the error or omission immediately after it occurs.

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968 which made it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex or national origin or any intention to make any such preference limitation or discrimination."

HOW TO FIND AN AD

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WE ARE HIRING!

For local employment opportunities, go to www.nwestiowa.com/jobs

OSCEOLA COUNTY ECONOMIC DEVELOPMENT COMMISSION - PUBLIC NOTICE FOR AUG. 26, 2025 PROCEEDINGS	
PUBLIC NOTICE	
Compliance with Senate File 2410 for Osceola County Economic Development Commission (an Iowa 28E Organization according to Iowa Code Law) proceedings for August 26, 2025, held at the Osceola County Courthouse at 4:45pm. Chairperson Joe McElroy called the meeting to order. Those in attendance were Joe McElroy, Tammie Coenen, and Mike Shulte, Brian Mino, and Jolene Fisher. Absent was Kim McDougall.	
A motion was made by Coenen, seconded by Fisher, to approve July 22, 2025, minutes. All approved. Motion carried.	
Financial report schedule of bills allowed on August 26, 2025:	
First National Bank of Omaha, credit card.....	\$10.05
One Office Solution, copier contract.....	\$34.56
Merlyn Janssen, Bookkeeping Services.....	\$238.00
Premier Communication, phone bill.....	\$48.35
IPERS.....	\$751.41
Iowa Information, Publication.....	\$77.07
300 Acres LLC, Osceola County RAGBRAI marketing.....	\$755.61
Ft. Dearborn, Life Insurance.....	\$15.60

CITY OF SIBLEY • REGULAR SESSION AUGUST 25, 2025	
The City Council of the City of Sibley met in regular session at 5:00 o'clock P.M. on August 25, 2025. The meeting was called to order by Mayor Johnson. Council Members present were Ackerman, Thiner, Pedley, Stone and Myers. Absent: none. Also present at the meeting are Susan Sembach City Manager/City Clerk.	
Motion by Thiner seconded by Ackerman to approve the agenda. All voted Aye: Pedley, Thiner, Ackerman, Myers and Stone. Nay: none.	
Motion by Stone seconded by Ackerman to approve the consent agenda as follows: approve minutes from the previous meeting, approve bills and bills paid in vacation, approve and approve Grace Boutique Class C Liquor License renewal with Outdoor Services. All voted Aye: Thiner, Ackerman, Myers, Stone and Pedley. Nay: none.	
BILLS SUBMITTED	
A & M LAUNDRY INC.....	BAG STAND/TOWELS.....38.00
ACCESS SYSTEMS.....	TOTAL PHONE CARE.....370.77
ADVANTAGE ADMINISTRATORS.....	HEALTH INS REIMB.....110.25
ALLIANT ENERGY CORP.....	ELECTRIC.....5,265.43
AMERICAN FENCE COMPANY.....	FENCE REPAIR.....1,996.00
BERNDGEN SARA.....	WHEN I WORK.....91.96
BOLTON & MENK.....	WW/LIFT STATION UPGRADE.....5,548.50
BORDER STATES ELECTRIC.....	IMPACT TOOL.....826.37
BROUWER JERRAD.....	CELL PHONE.....20.00
C & B OPERATIONS LLC.....	REPAIR PAYLOADER.....3,067.22
CD ELECTRIC.....	RR CROSSING MAINT.....238.61
CITY OF SIBLEY.....	CAF MED.....438.32
COLONIAL LIFE & ACCIDENT INS.....	INSURANCE.....2,004.59
DARNELL JASON.....	CELL PHONE.....20.00
DAVE'S SAND & GRAVEL.....	CELL PHONE.....411.58
DEKOSTER THOLE DAWSON.....	LEGAL SERVICES.....3,089.00
DEVARY CADEN.....	CELL PHONE.....20.00
DIAMOND VOGEL PAINTS.....	TRAFFIC PAINT.....409.80
DYKSTRA CORE.....	CELL PHONE.....20.00
EFTPS.....	FED/FICA TAX.....18,023.42
FRANCIS LEVI.....	CELL PHONE.....20.00
GLADE LANCE.....	CELL PHONE.....20.00
GORDON FLESCCH CO.....	PRINTER/COPIER LEASE.....407.11
GRAINGER INC.....	FLAGS.....140.47
GRIES CINDY.....	LIBRARY JANITOR.....600.00
IOWA INFORMATION INC.....	SPECIAL ADS/MINUTE/BILLS.....3,181.85
IOWA LEAGUE OF CITIES.....	MEMBERSHIP DUES.....2,028.00
IPERS.....	IPERS.....21,303.18
JENNESS BEAU.....	CH ROOM RENTAL REFUND.....500.00
KORTHALS GEORJETTE.....	JANITOR.....1,030.00
LELOUX DIVERSIFIED LLC.....	SEWER MAIN REPAIR.....747.41
LEMKE TOM.....	CELL PHONE.....20.00
MATT SCHEMAN EQUIPMENT.....	PULLEY.....33.16
NORTHERN LIGHTS DIST.....	CHEESE/SALADS/BUNS.....2,232.71
NORTHWEST IOWA REVIEW.....	REVIEW RENEWAL.....63.00
O'LEARY ROBERT.....	PHONE/WATER.....50.00
OKOBOJI ARBORIST.....	TREATED ASH TREES.....2,070.00
OMMEN KENDELL.....	CELL PHONE.....20.00
ONE OFFICE SOLUTION.....	ROLL PAPER TOWELS.....41.70
OSCEOLA CO ECONOMIC DVLP.....	ASSESSMENT.....14,204.67

17 APTS FOR RENT

FOR RENT: in Sibley, two bedroom apartment, no smoking, no pets. Application required, available soon. Call 712-348-0916.

19 WANTED

WANT TO Buy junk cars or pickups paying top dollar. Will pickup. Also any 1960's or 1970's vehicles. Please call 712-324-1169.

24 HOME, AUTO SERVICES

BRING WARMTH and color indoors this season with fresh walls, cozy colors, and quality painting! Valley Painting 712-470-2307

IF YOU HAD KNEE OR HIP REPLACEMENT SURGERY AND SUFFERED AN INFECTION between 2020 and the present time, you may be entitled to compensation. Call Attorney Charles H. Johnson 1-800-535-5727. (mcn)


WANT TO BUY your manufactured or mobile home 1990 and newer CENTURY HOMES of OSKALOOSA 641-6722344 (mcn)

WRIGHTZ AUCTION CO. "Your Locally Owned, Full-Service Auction Company" MACHINERY CONSIGNMENT SALE, MONDAY, SEPTEMBER 8, 2025, 9 A.M. CALL TO CONSIGN TODAY! 641-398-2218. Hwy 218, Floyd, IA. www.wrightzauctionco.com (mcn)

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-1046. (mcn)

GET A break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, nocost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-855 977-7030 today! (mcn)

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2025 Summer Home Protection Event!
LIFETIME TRANSFERABLE WARRANTY
End Cleaning Out Gutters!
Zero Clogged Gutters Guaranteed
Without LeafFilter
With LeafFilter
Promo Code: 285
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Installation Discount
*Provisional offer includes 20% off plus an additional 10% off for qualified veterans and/or seniors. One coupon per household. No obligation estimate valid for 1 year. *See Representative for full warranty details. See website for all license and registration numbers AR 366020623, AZ 80C 348027, CA 1007076, CT HIC007120, FL C8026696, GA C127230, ID REC-51044, LA 505544, MA 176487, MD MHIC111225, MI 362801071, MN 26280118, NJ 26280128, ND 26280129, RI 26280138, SC 26280131, TN 26280134, UT 26280132, VT 26280134, WA 26280135, WI 26280136, WY 26280137. 218294, PA 179643, 969383, RI CC-41354, TN 10981, UT 1078358-5501, VA 270158465, WA LEAF70WEN225, WY 0005912.

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Minimum purchase of 4

+ \$200 OFF
Your Entire Purchase*
Minimum purchase of 4

OFFER ENDS 12/31

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RENEWAL
by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

OSCEOLA COUNTY PLANNING COMMISSION - PUBLIC HEARING
RE: REZONING PROPERTY FOR PHIL KING

NOTICE OF PUBLIC HEARING BY THE OSCEOLA COUNTY PLANNING COMMISSION FOR PETITION OF REZONING PROPERTY IN THE W 1/2 SW ¼ SW ¼ OF SECTION 28 TOWNSHIP 100N RANGE 39W, OSCEOLA COUNTY, IOWA FROM AGRICULTURAL DISTRICT (AG) TO RURAL RESIDENTIAL DISTRICT (RR)

Pursuant to the requirements of Section 22.1 of the Osceola County Zoning Ordinance, the Planning Commission will conduct a public hearing on September 11 at 3:30 p.m. in the Boardroom at the Osceola County Courthouse, 300 7th Street, Sibley, Iowa 51249. The purpose of the hearing will be to discuss a petition for the rezoning of property. Phil King has made an application to rezone property within Sec/Twp/Rng 28-100-39. The parcel identification is 070012833010 and has a brief legal description of W 1/2 SW1/4 SW1/4. A detailed map of the proposed rezoned area can be viewed at the Osceola County Engineer's Office in the Osceola County Courthouse.

The land is currently the site of a private residence and is proposed to be rezoned from the current zoning of Agricultural (AG) District to Rural Residential (RR) District in order to accommodate the intended future use splitting the property to allow a separate residence. If you have questions concerning this proposed zoning amendment, or if you require special accommodations to attend the public hearing, you may contact the Osceola County Engineer's Office at 712-754-2303 weekdays from 8:00 a.m. to 4:30 p.m. Copies of the proposed zoning ordinance amendment are available for public review in the County Engineer's Office from Keith Brann, County Engineer and Zoning Administrator. All interested parties are welcome and encouraged to attend.

(#400538)

SIBLEY-OCHEYEDAN
Community School District

is seeking bids for snow removal.
Specifications are available at the
Superintendent's Office.
Bids due September 18, 2025.

Help Wanted

Social Worker

Nobles County Community Services
Family & Children's Services
Child Protection/Children's Mental Health

Join our dynamic social work team now to start working with families. Social Workers help improve quality of life and safety issues through linking individuals and families to needed services and building robust working relationships with them. We offer flexible scheduling and telecommute options following an initial probationary period.

QUALIFICATIONS: Bachelor's degree in Social Work, Psychology, Sociology, or closely related field, with one year experience in social work preferred. Valid driver's license required. Bilingual applicants are encouraged to apply. Proficiency in a second language may be eligible for an extra \$1.00 per hour. Excellent Benefit package.

APPLY TO: Nobles County Administration Office.
Visit our website at www.co.nobles.mn.us for application and to view full job description and benefit sheet.

Deadline: Open until filled.
EE0/AA Employer.

CITY OF SIBLEY - AUG. 25, 2025 MINUTES AND CLAIMS	
OSCEOLA CO TREASURER.....	PROPERTY TAXES.....1,460.00
OSCEOLA ELECTRIC COOP.....	HWY 60 SIGN ELECTRIC.....39.82
OSCEOLA RGNL HEALTH CNTR.....	DRUG SCREEN.....36.66
PETE CLAUSON TRUCKING.....	WTR LEAK/LABOR/SAND ..3,600.00
PRINCIPAL LIFE INSURANCE.....	LIFE INSURANCE.....448.62
SEMBACH SUSAN.....	MILEAGE.....51.66
SIBLEY CHAMBER OF COMMERCE.....	FY26 FUNDING.....833.33
SIBLEY SHEET METAL.....	REPAIR KEG COOLER.....183.00
SOLBERG MFG.....	GENERATOR VAC FILTER.....539.26
STATE HYGIENIC LAB.....	LAB TESTING.....165.50
TREASURER STATE OF IA.....	STATE W/H.....4,163.84
STUART C IRBY COMPANY.....	HOTLINE TOOLS.....774.20
TEAM LAB CHEMICAL CORP LAGOON	WEED CONTROL.....1,328.00
TURBOCHARGED PERFORMANCE.....	PARTS/LABOR REPAIR.....8,309.14
UTILITY EQUIPMENT COMPANY.....	COUPLINGS.....1,732.00
VAN ENGEM TIM.....	CELL PHONE.....20.00
VAN WESTEN SCOTT.....	CELL PHONE.....20.00
VERIZON.....	TABLET DATA.....196.94
WASHINGTON NATIONAL INS.....	CANCER INS.....32.70
WELLMARK BLUECROSS.....	HEALTH INSURANCE.....34,532.40
WESTRUM LEAK DETECTION.....	LEAK DETECTION SURVEY.....2,700.00
Accounts Payable Total.....	151,890.15
Payroll Checks.....	NET PAY.....63,255.45
REPORT TOTAL.....	215,145.60
VACATION BILLS	
Wright Express.....	Gas/Diesel.....2,472.01
Johnson Brothers.....	Blue Moon/White Claw.....1,569.15
Doll Distributing.....	Beer.....1,443.55
Treasurer State of Iowa.....	Water Excise Tax.....3,530.53
Treasurer State of Iowa.....	Sales/Use Tax.....8,854.98
Sibley Golf Course.....	Tourney Petty Cash.....3,000.00
City of Sibley.....	Meter Deposit Refunds on Acct.....2,625.00
FUND TOTAL - General \$17,352.50	Electric \$17,875.55, Water \$17,224.31, Sewer \$15,919.14, Garbage \$10,619.85, Trust & Agency \$6,225.00, Golf \$10,221.31, Road Use Tax \$879.73, Employee Benefits \$1,090.11, Feldkamp Estates \$72.00, Rail Spur \$238.61.
Utility Superintendent Cory Dykstra was present at the meeting to introduce the new water operator employee Sean Green. Sean will be starting Tuesday, August 26, 2025. The Council and the Mayor welcomed Sean.	
Motion by Stone seconded by Ackerman to go into closed session at 5:03 P.M. as per Iowa Code Section 21.5(j). On roll call the vote was Aye: Ackerman, Myers, Stone, Pedley and Thiner. Nay: none. Closed session was taped. Motion by Stone seconded by Pedley to come out of closed session at 5:40 P.M. All voted Aye: Ackerman, Myers, Stone, Pedley and Thiner. Nay: none.	
Brian Meyer and David Feilmeier from DGR Engineering were present at the meeting to discuss the airport runway grant. Sibley Municipal Airport was awarded a grant that will pay up to 80% of the cost to repair the runway, not to exceed \$48,000.00. Council previously approved the grant application and to work with DGR on the grant administration. Motion by Thiner seconded by Myers to authorize signing of the State of Iowa Grant Agreement. All voted Aye: Stone, Pedley, Thiner, Ackerman and Myers. Nay: none.	
Councilperson Stone introduced Resolution No 1655-25, entitled Resolution of the City Council of Sibley, Iowa, to Authorize Submission of a	

Community Foundation of Osceola County (CFOC) High Impact Grant, to Authorize the Mayor and City Manager to Execute and Sign Said Application and Related Materials and to Offer Financial Support for this Project and moved that the same be adopted. Councilperson Myers seconded the motion to adopt. The roll was called and the vote was Aye: Pedley, Thiner, Ackerman, Myers and Stone. Nay: none.

Councilmember Stone introduced the Ordinance entitled, "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SIBLEY, IOWA, BY ADDING TITLE 14: DEBT SETOFF PROGRAM" and moved that the Ordinance be passed to a second reading.

Councilmember Pedley seconded the motion to pass the Ordinance to a second reading. The roll was called and the vote was: AYES: Thiner, Ackerman, Myers, Stone and Pedley NAYS: None

WHEREUPON, the Mayor declared that the motion to pass the Ordinance to a second reading has been passed by a vote of not less than three-fourths of the Council.

Councilperson Pedley introduced Resolution 1656-25, entitled Resolution Approving Memorandum of Understanding Between the Iowa Department of Revenue and the City of Sibley Regarding State Setoff Program and moved that the same be adopted. Councilperson Stone seconded the motion to adopt. The roll was called and the vote was Aye: Ackerman, Myers, Stone, Pedley and Thiner. Nay: none.

Due to a misunderstanding with two grants that were written for the Senior Center, a restroom update and dining room update, we are needing to pay the invoices for the finished restroom. The restroom grant was NOT awarded and the dining room grant WAS awarded. The grant administrators got them mixed around. Council has agreed to support the grant so we'll just need to pay for this one and not pay as much for the dining room as that one will have grant funds coming for reimbursement. There are reserves available to pay for the restroom update. Motion by Thiner seconded by Myers to approve paying the expenses, totaling \$6,561.68 for the restroom update. All voted Aye: Myers, Stone, Pedley, Thiner and Ackerman. Nay: none.

Staff was given the option to use the old conference room chairs in their breakrooms and have declined. The cloth chairs are problematic due to collecting dirt, grim or anything that may have gotten on clothing. They will be tough to keep clean. Council approval to dispose of the chairs is needed. Motion by Myers seconded by Ackerman to give any good condition chairs to New Beginnings for them to sell. All voted Aye: Stone, Pedley, Thiner, Ackerman and Myers. Nay: none.

There were no public comments and concerns.

Council concerns included Stone reporting the airport hangar is finished and looks good.

City Manager/City Clerk report included Sembach reported that the water main break after reopening a second time has been repaired again and Dykstra has reached out to engineers to work on a bid for replacement of the aged infrastructure. The contractor has begun work on the electric plant, the door and fence are finished. Staff is awaiting word from the insurance company about work on the Central Park shelter house.

Motion by Stone seconded by Myers to adjourn the meeting at 6:02 P.M. All voted Aye: Pedley, Thiner, Ackerman, Myers and Stone. Nay: none.

Jerry L. Johnson
Jerry L. Johnson, Mayor

ATTEST:
Susan Sembach
Susan Sembach, City Manager/City Clerk
(#400529)