

Public Notices

Iowa Public Notices can be found online and for free at iowapublicnotices.com

Thursday, Nov. 27, 2025 • The News Gazette - Page 4

City of Guthrie Center

Utility Board

NOVEMBER 12, 2025
The Guthrie Center Municipal Utility Board of Trustees met November 12th, at 9:00 a.m. with Chairman Scott Gonzales presiding, Elden Wolfe & Erick Van Cura were also present.

Motion by Wolfe, second by Van Cura to approve the consent agenda consisting of minutes from 10/15/25, treasurer's report, check register and utility warrants. Vote: Ayes - All. Motion carried.

After reviewing the quote provided from Schwinger Lawn Service for the Cameron Flats lawns, the Board tabled a decision on the matter. Clerk Arrasmith stated she would reach out to another vendor to get a second opinion on the matter, the Board agreed.

Superintendent Betts shared his department report. Betts stated he has received a verbal quote for a new Toro mower from Panora Auto Parts. However, he doesn't plan on making the purchase until sometime next Spring. He then updated the Board on the potential water project along Ashton's 7th Streets. The preliminary quote received from the engineer was much higher than expected so he would start gathering additional quotes & a parts list to handle most of the project "in-house." He added he would provide more information at the next meeting.

Clerk Arrasmith shared her City Hall report. She shared the new software conversion has started & they hope to be fully rolled over to the new system by the end of the year.

Meeting Adjourned at 10:05 a.m.

ATTEST:
/s/ KRIS ARRASMITH,
City Clerk/Administrator

ITRON INC, MAINT AGRMT 25/26..... 1,644.52 KOONS GAS MEASUREMENT, GAS METERS.....243.50 LAKE LUMBER, SHOP MAINTENANCE.....79.32 MAIN STREET GUTHRIE CENTER, FALL FEST DONATION600.00 MICROBAC LABORATORIES, INC, WATER TESTING.....54.75 PANORA FIBER, PHONE/INTERNET..... 165.87 RUTLEDGE ENTERPRISES, WATER PARTS RESALE... 2,550.00 T & K DESIGNS, CLOTHING ALLOWANCE..... 359.00 TRACTOR SUPPLY CO, WELL FIELD BREAKER PANEL BOX70.96 UNITY POINT CLINIC, RANDOM DRUG SCREEN.....42.00 UTILITY SAFETY & DESIGN IN, ROSE ACRES REG STATION REPLAC..... 47,820.20 ZIEGLER INC., MAINT AGRMT316.86 TOTAL PAYABLES \$58,145.96 OCTOBER FUND SUMMARY Disbursements.....Receipts WATER FUND \$42,566.41\$60,516.55 WATER DEPRECIATION FUND 0.00 83.97 WATER METER DEPOSIT FUND 0.00 10.29 WTR CUSTOMER SERVICE FEE 0.00 2,489.19 WTR UTILITY DEBT SERVICE 0.00 12,391.26 UTILITY EQUIPMENT FUND 0.00 149.17 GAS UTILITY FUND 59,570.45 57,229.86 GAS DEPRECIATION FUND 0.00 1,630.46 GAS METER DEPOSIT FUND 0.00 29.40 CAMERON FLATS 837.55 1,273.15 GAS CUSTOMER SERVICE FEE 0.00 3,698.86 TOTALS \$102,974.41 \$139,502.16
--

City of Guthrie Center

Utility Board

NOVEMBER 13, 2025
SPECIAL MEETING
The Guthrie Center Municipal Utility Board of Trustees met Thursday, November 13th, at 9:00 a.m. with Chairman Scott Gonzales presiding, Elden Wolfe & Erick Van Cura were also present.

Motion by Van Cura, second by Wolfe to approve the consent agenda. Vote: Ayes - All. Motion carried.

Motion by Wolfe, second by Van Cura to approve Construction Draw #2, to J & K Builders for the 35% due after framing stage is complete at the Cameron Flats 2nd bldg. project. Draw requested in the amount of \$222,520.55. Vote: Ayes - All. Motion carried.

Meeting Adjourned at 9:05 a.m.

CITY COUNCIL

PROCEEDINGS

YALE

CITY COUNCIL

REGULAR SESSION

NOVEMBER 4, 2025
The City Council of the City of Yale, Iowa, met on November 4, 2025, at 7:00 p.m., at the City Hall, Yale, Iowa, pursuant to published notice. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: Clint Deardorff, Mindy Fear, Amber Lopez, Gerald McComb, Tim Walker. Absent: None

Mayor Louk announced that this was the time and place set for hearing on the plans and specifications, form of contract and estimate of cost for the proposed Water Treatment Filter Unit Replacement Project. Upon investigation, it was found that no persons had appeared and filed objections to the proposed plans, specifications, form of contract and estimate of cost for the Water Treatment Filter Unit Replacement Project, whereupon, Mayor Louk declared the hearing closed.

Council Member Tim Walker introduced Resolution #25-07 and moved its adoption, seconded by Council Member Gerald McComb; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: Clint Deardorff, Mindy Fear, Amber Lopez, Gerald McComb, Tim Walker. Nays: None

Whereupon, Mayor Louk declared the said motion duly carried and the resolution adopted.

Mayor Louk called the regular meeting to order at 7:05 p.m. In addition to the Council members, staff attending were Michael Gilem and Jonetta Long. Also in attendance was Craig Little, Yale PD.

Motion by Deardorff, second by McComb to approve the Agenda. All persons voted Aye. Motion carried.

Open Forum: A resident would like to build a building in the southwest part of town. It was decided more clarification is needed and he needs to complete and submit a Building Permit.

Motion by Lopez, second by Fear to approve Pay Application #10 for Pond Contractor On Track Construction for \$11,026.80. All persons voted Aye. Motion carried.

Motion by Fear, second by Deardorff to approve the Minutes from the October 7, 2025 regular meeting. All persons voted Aye. Motion carried.

Louk reviewed the financial reports. Motion by Lopez, second by Fear to approve the financial reports. All persons voted Aye. Motion carried.

Bills were presented. Motion by Lopez, second by McComb to approve bills. All persons voted Aye. Motion

carried.
Delinquent accounts: Motion by Walker, second by Deardorff to write-off Outstanding balance of \$581.25 on a water account for a former resident that the City received Notice of Bankruptcy on. All persons voted Aye. Motion carried.

Building permits: None
Reports: Maintenance/Street Dept - Mayor will have the Street Dept. make a list of street signs that need replaced. Mayor read the update from the Engineer regarding the Well project. Even though the target completion date is passed, they are working to get the contractors to finish as soon as possible. Fire Dept. had several call-outs and a couple assists. Mayor - nothing new from Sheriff Harmann regarding the security cameras. Discussion on this was tabled again.

Motion by Lopez, second by Fear to approve Resolution #25-08 to allow City Clerk to pay fuel and chemical bills online to avoid penalties. All persons voted Aye. Motion carried.

The Council accepted the annual Street Finance Report presented by Clerk Long.

It was noted there is new mandatory Open Meeting and Open Records Training that is required for all newly and re-elected City officials. We will look at this further when new council members are sworn in and they provide the winter training schedule.

The next regular Council meeting will be held on December 2, 2025 at 7 p.m. Motion by Fear, second by Lopez to adjourn the meeting at 7:40 p.m. All persons voted Aye. Motion carried.

/s/ BEVERLY LOUK, Mayor
/s/ JONETTA LONG, City Clerk

APPROVED CLAIMS	
AG SOURCE LABORATORIES, WATER TESTING.....	\$29.00
ALLIANT ENERGY, ELECTRIC UTILITIES 1,510.56	
EFTPS, FED/FICA TAX608.66	
ELECTRIC PUMP 8/6/25 EMERG MOTOR STARTER.....	981.28
FARMERS STATE BANK, 4TH QTR 2025	100.00
GUTHRIE CO YOUTH FOUNDATION, ANNUAL MEMBERSHIP 2025/2026	30.00
GUTHRIE CO TRANSFER STATION, 4TH QUARTER 2025	1,335.00
IPERS, IPERS	522.95
MIDAMERICAN ENERGY COMPANY, GAS UTILITIES	14.58
ON TRACK CONSTRUCTION, CONTRACT II WELL PROJECT.....	11,026.80
PANORA FIBER, NOV PHONE & INTERNET	139.02
R & S WASTE DISPOSAL, GARBAGE SERVICES 1,588.14	
REGION 12, CONTRACT #BG2324 ADMIN BILL #9	2,030.00
SHORT ELLIOTT HENDRICKSON, WATER TREATMENT PROJ 176059.1,687.03	
TREASURER STATE OF IOWA, CITY OF YALE 42-6005390	386.95
VISA, STAMPS	230.91
YALE SADDLE CLUB, SUPPORT FOR HALLOWEEN PARTY	300.00
PAYROLL CHECKS	2,711.18
TOTAL APPROVED CLAIMS.....	\$25,232.06

FIRE DEPARTMENT CLAIMS	
ALLIANT ENERGY, ELECTRIC UTILITIES	\$93.60
MIDAMERICAN ENERGY COMPANY, GAS UTILITIES	14.58
PANORA FIBER, NOV INTERNET	47.07
UNPLUGGED WIRELESS COMM LLC, PROGRAMMING/ALIGNMENT.....	684.00
TOTAL CLAIMS	\$839.25
OCTOBER REVENUES	
GENERAL FUND	\$37,966.36
FIRE DEPARTMENT	4.45
ROAD USE TAX	2,550.55
EMPLOYEE BENEFITS	2,763.22
LOCAL OPTION SALES TAX 3,627.80	
WATER	10,639.55
WATER SUPPLY	2,590.54
WATER TREATMENT	0.00
TOTAL REVENUES	\$60,142.47

PUBLIC NOTICE

NOTICE is hereby given that a public hearing will be held before the City Council of the City of Panora, Iowa, on the 8th day of December, 2025, at the Panora, Iowa, City Hall to consider and take final action on the adoption of an Ordinance adopting the 2025 CODE OF ORDINANCES OF THE CITY OF PANORA, IOWA.

Copies of the proposed Code of Ordinances are available for review at the City Clerk's Office during regular City business hours or online at www.cityofpanora.com.

Dated: 11-10-2025
/s/ LISA GROSSMAN,
City Clerk

MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE LAKE PANORAMA RURAL IMPROVEMENT ZONE

September 25, 2025
A special meeting of the Board of Trustees of the Lake Panorama Rural Improvement Zone was held at the Lake Panorama Association offices on September 25, 2025, commencing at 7:00 a.m. Douglas Hemphill, President of the Board of Trustees, presided and Corey Welberg acted as Clerk. Additional trustees present were JoAnn Johnson, Larry Petersen, and Bill Dahl. Attending from the Lake Panorama Lake Association staff were John Rutledge, general manager, and Lane Rumelhart, projects manager. Also participating in the meeting were Michael Otten and Luke Monat with Shive-Hattery and Ben Bruner, the trustees' legal counsel.

The agenda for the meeting was reviewed. Thereafter, upon the motion of JoAnn Johnson, seconded by Larry Petersen, and unanimously adopted, the Board approved the agenda for the meeting. It was noted that each trustee present then had the opportunity to disclose any potential conflicts of interest related to agenda items and action items, and none were noted.

No one was present to speak at open forum.

The minutes of the August 27, 2025, meeting were reviewed. Thereafter, upon the motion of Larry Petersen, seconded by Bill Dahl, and unanimously adopted, the Board approved the minutes of such meeting. The Board held a public hearing pursuant to notice on the proposed contract documents (plans, specifications and form of contract) and estimated costs for the West Fork Burchfield Cove Wetland Project. No one was present to speak at such public hearing. The public hearing was closed. The Board then considered the response that had been received to the request for proposals. The low bidder was JNC Construction with a bid of \$687,634.00. Upon the motion of Bill Dahl, seconded by Larry Petersen and unanimously adopted, the Board approved awarding the contract for such West Fork Burchfield Cove Wetland Project to JNC Construction as the lowest responsible and responsible bidder, and directed that a Notice of Award be given to that entity. The actual contract with JNC Construction will be signed after the bidder has delivered the required performance and payment bond and appropriate insurance documents, all as required by the contract.

The Board next discussed certain proposed amendments to the professional services contracts with Shive-Hattery (Site Investigations; Design Phase Services, Bidding and Construction Phase Services) and Allender-Butzke (Construction Testing Services) which will be needed in connection with the West Fork Burchfield Cove Wetland Project. Copies of such proposed contracts were provided to each of the Trustees. Upon the motion of JoAnn Johnson, seconded by Larry Petersen and unanimously approved, the Board authorized entering into contracts with both Allender-Butzke Engineers, Inc. and Shive-Hattery, Inc. in the formats presented to the Trustees. The amended Shive-Hattery contract is a hybrid fixed fee and hourly rate contract, with an estimated total cost of \$86,117.20. The Allender-Butzke contract is estimated to be \$21,470.10.

The Board next reviewed a proposed real estate purchase agreement between the RIZ and a private property owner for the purchase of property which would be desirable for locating improvements which would be used to construct a dredging spoils basin upstream of Horseshoe Cove. After discussion and upon the motion of Larry Petersen, seconded by JoAnn Johnson and unanimously approved the Board entering into the purchase agreement prepared by the Trustee's legal counsel.

The Board reviewed and approved a professional services agreement with Shive-Hattery for services consisting of engineering and land surveying services to perform site investigations, design and permitting, bid phase services, and construction contract administration/construction observation services related to the aforementioned Horseshoe Cove Basin Project. Thereafter, upon the motion of JoAnn Johnson, seconded by Larry Petersen and unanimously ad-

opted, the Board approved the proposed professional services agreement with Shive-Hattery for the aforementioned engineering services at a fixed fee cost of approximately \$157,400.00.

Luke Monat then gave an update on the 180th Trail Culvert Replacement Project, which was noted as being substantially completed. Next the 180th Trail Basin Project was discussed, and it was noted that the water control structure repair work has progressed, but the balance of the work related to coring and crack repair is still outstanding. While the contractor has not signed the proposed amendment / change order related to said work, it is believed that they anticipate moving ahead with such repair work in the near term. It was further noted that piezometers will continue to be monitored and additional piezometers installed by Allender Butzke Engineers (ABE) for additional monitoring to assist in the coordination of resumption and completion of the outstanding repair work and dirt work associated with this Project.

John Rutledge then gave some general updates and detail on certain LPA matters, which included a request release of 50% of LPA's performance deposit. Rutledge noted almost 60% of the 2025 contract had been completed. Rutledge advised the board RIZ routinely refunds a portion of the total deposit in the late summer or fall of each year. Thereafter, upon the motion of JoAnn Johnson, seconded by Bill Dahl and unanimously adopted, the Board approved releasing 50% of LPA performance deposit to LPA. Mike Monthei gave an update on the dredging progress, and Lane provided an update on the cover crop program.

There being no further business to come before the meeting, the meeting was adjourned.

/s/ JoAnn Johnson,
Clerk Pro Tem

Bayard Public Library

November 2025 Financials	
INCOME	
GUTH.CO. TAXES	\$7,545.82
BK MEMORIAL	10.00
TOTAL	\$7,555.82
BOOKS	
READER SERVICE.....	\$87.36
CENTER POINT LARGE PRINT.....	99.48
VISA	276.01
IOWA OUTDOORS.....	15.00
MAYO CLINIC HEALTH LETTER.....	32.00
FLEA MARKET DÉCOR	29.95
TASTE OF HOME-SLOW COOKER.....	7.91
AMERICAN FARMHOUSE STYLE.....	34.95
HIGHLIGHTS	41.88
HELLO	41.88
HIGH FIVE.....	41.88
OPERATING	
ALLIANT.....	\$194.19
WINDSTREAM	102.44
ICN	4.30
PANORA FIBER	41.99
US CELLULAR.....	86.14
TOTAL	\$1,137.36



Business and Professional Directory

HICKS Well Co, Inc.
Well Drilling • Water Systems Repair
Well Plugging • Chlorination
712-830-0342
SCRANTON

THIS SPACE FOR RENT
Advertise your business in our Business and Professional Directory
712-651-2321

Jefferson Monument Works
Creators of Distinctive Memorials
1016 E. Lincolnway Jefferson
515-386-2652 • 800-397-9344

Rudy's
Service-Collision Repair~Detail
303 Main Street SCRANTON
Service & Detail 712-652-3672
Collision Center 712-652-3670
Follow us on Facebook & Instagram
rudus@netins.net rudyscollision@gmail.com

HERITAGE
INSURANCE & REAL ESTATE
'Insuring Generation to Generation'
www.Heritageinsgroup.com
Coon Rapids 712-999-2263
Jefferson 515-386-2728
Audubon 712-563-9584

Springbrook
FAMILY DENTISTRY
Daniel Nelson DDS
214 State Street, Guthrie Center
641-332-3100
ALWAYS WELCOMING NEW PATIENTS!

Chapman Farms
Custom Farming
DIRT WORK
Bulldozer, Excavator Skid Loader, Backhoe, Dump Truck, Demolition, Clean Up
Hauling Almost Everything!
Dan 641-431-0002
Tony 641-431-0154

BAXTER & WILD
LAW OFFICES, P.C.
Attorneys Joel Baxter, Beverly Wild and Maria Kordick
105 South 4th, Guthrie Center 50115
641-332-2900 • FAX 332-2903

Bean Armory
641-332-3473 * 310 State Street, Guthrie Center
www.bean-armory.com * info@bean-armory.com

SYNERGY WELLNESS & PHYSICAL THERAPY
• PHYSICAL THERAPY SERVICES
• NUTRITION RESPONSE TESTING
• OZONE SAUNA
• & MORE!
109 N. 1st Street Guthrie Center
Phone: 641-332-2104
Fax: 886-491-2107
WWW.SYNERGYWELLNESS.INFO
Email: JESS@SYNERGYWELLNESS.INFO

COMPREHENSIVE FOOT CARE
Weekly Foot Clinic at Guthrie County Hospital
For Appointment Call **641-332-3900**
Boone County Hospital 515-433-8300
Dr. Todd Miller
Perry Office * 612 10th St. * 515-465-5688

FAMILY EYECARE
Blake Franzeen O.D. Optometrist
2150 E. 1st St. GRIMES
515-986-9351
Walk-ins Welcome
SEE US FOR ALL YOUR FAMILY EYECARE NEEDS

For all your wiring needs:
Venteicher Electric
Farm * Residential * Commercial
TRENCHER • BOOM TRUCK
207 Third Ave, Coon Rapids
712-684-5703

WILLOWCREEK
Custom, Inc.
Seed
Custom Application **WYFFELS HYBRIDS** Chemicals Fertilizer
2091 Hwy 141, Bayard ~ 712-651-2176

LEWIS CHIROPRACTIC PC
NATALIE LEWIS D.C.
120 6th Ave, Coon Rapids
712-999-2447
Call for your Chiropractic & Acupuncture needs! Office Hours: Monday, Thursday, Friday 8:30 a.m.- 5 p.m.
Tuesday 8:30 a.m.- 3:30 p.m.
Wednesday 1 - 7 pm.

PIONEER.
A DUPONT BUSINESS
Offering
Pioneer Brand Seed • Patriot Seed Tenders
Crop Insurance
CHRISTENSEN AG SERVICES
Randy Christensen 515-370-0255

COON RAPIDS 712-999-2253
This institution is an equal opportunity provider & employer
Parkview Assisted Living
Comfortable, home-like apartments
712-999-0120
PARK VIEW

CENTRAL IOWA FAMILY EYECARE
Dr. Kyle Stalder O.D.
Jefferson 515-386-3513
Open Monday Through Friday
Guthrie Center 641-747-8207
Monday, Tuesday, Thursday, Friday

PEMBLE TILING & EXCAVATING
Farm drainage, dirt work, demolition, clearing. Sewer & water. Tile repair and intakes.
Serving this area for over 30 years.
301 Madison SCRANTON
712-652-3560
Tyler 515-370-1051

EIGHMY FRIEDRICH Co.
Allow us to design, engrave and carve your vision in Granite
Open Wednesdays in GC 9 a.m. - 4 p.m.
2 LOCATIONS: **MOUNT Ayr & GUTHRIE CENTER.** CALL FOR APPOINTMENT 800-305-3110

Fully Licensed Insured & Bonded
FREE ESTIMATES
New Roofs • Reroofs • Tear Offs & Repairs
Rubber Roofing • Decks, Buildings, Additions
SEAMLESS GUTTERS, CLEANING, SCREENS, TOPPERS
"One Stop Service for Roofs, Gutters & Siding"
Complete Roofing Installation & Repair
Bill & Nicole Heinkele-Owners
515-201-4384
Office 515-465-4614 * Fax 515-465-5623

ALLEN FAMILY CHIROPRACTIC, P.C.
108 North 3rd • Guthrie Center • 641-747-8247
CHIROPRACTIC CARE
Accepting all insurance including Medicare & Medicaid
Mon. & Thurs. 8 a.m.- 6 p.m.
Tues. 8 a.m.- Noon
Wed. & Fri. 8 a.m.- 5:30 p.m.

Greene County Medical Center
1000 West Lincoln Way | Jefferson, IA
An Affiliate of UnityPoint Health
gcmchealth.com
515-386-2114

HOYT MORAIN & HOMMER, P.C.
David F. Morain * dmorain@hoymorainlaw.com
Brandon P. Hommer * bhommer@hoymorainlaw.com
Ethan C. Laughery * elaughery@hoymorainlaw.com
515-386-5428 www.hoymorainlaw.com
101 N. Grinnell Rd., Jefferson, IA 50129