



COURTESY PHOTO / KENT HERTZ HZ PRODUCTIONS

The Mulholland Grocery store after the Dec. 13 fire and before the structure was demolished.

## Fire marshal concludes investigation into Mulholland's fire; cause 'undetermined'

By JOE FOREMAN  
EDITOR

An investigation by the Iowa State Fire Marshal's Office was unable to determine the cause of a Dec. 13, 2021, fire that destroyed the Mulholland's grocery store building on Main Street in Malvern.

"Unfortunately, we did not come up with a cause. Our official cause is going to be listed as undetermined," Special Agent John Ticer of the Iowa State Fire Marshal's Office said on Monday.

"We were able to rule out a few different things mechanically in the store but there's simply too much damage to fully rule out some other items, including the possibility of some discarded smoking materials," Ticer said. "We were able to examine some of the compressors for some of the cooling units that were for the store. We were able to rule out

a few of those, especially some that had most recently been worked on."

Ticer added that based on the information gathered during the investigation, there is no suspicion of arson or foul play.

In addition to discarded smoking materials, Ticer said investigators were unable to rule out the building's electrical system as a possible cause. He also said the amount of destruction caused by the blaze made it more difficult to determine a cause.

"The more damage that occurs, the more difficult it is to find a cause," he said. "Not to say that never happens — that we can't — because each individual fire scene is unique in and of itself. But, the majority of the time, when we have this much damage, it is very difficult to determine the cause."

Ticer said as far as he's concerned, the book is closed on the investigation. He noted that the fire marshal's office investigated the fire scene on the

same day as insurance company investigators were at the site.

"We conduct completely separate investigations, however the insurance companies that were involved were there on the same day that we did the scene examination," Ticer said. "The fire marshal's office actually utilized some of the heavy equipment brought in by the insurance companies. We needed to be able to move the large amount of debris that we had."

"I don't speak for them but I would assume their investigation is essentially completed as well with the same undetermined cause."

Ticer said the scene of the fire is now "free" to be cleaned up.

Grocer Tom Mulholland announced in January that he intends to rebuild his store that has been an anchor of the Malvern business community for generations. Mulholland's history in Malvern dates back to the 1870s when it was a dry goods store.

## City council developing solar energy ordinance

### Interest in residential solar systems growing in Glenwood

By JOE FOREMAN  
EDITOR

While Mills County officials are having conversations about potential wind and solar energy projects proposed by MidAmerican Energy, the city of Glenwood is moving forward with an ordinance pertaining to solar energy.

The Glenwood City Council passed the first reading of a solar ordinance at its regular meeting last Tuesday, Feb. 8.

"We, as a city, have gotten several building permits for solar panels," Glenwood City Administrator Amber Farnan said. "Our current land development ordinance does not address solar panels other than as a conditional use. To do that, we have to have a public hearing and planning and zoning approves those permits."

"By adopting a solar panel ordinance, this will allow us to internally approve those permits without taking it to a public hearing. It will ultimately save the city money because every time we have to do a public hearing it costs us money."

Farnan said all of the conditional use permits for solar panels that have come before the Mills County Planning and Zoning Commission have been approved.

"It also shows us we just need to have an ordinance that we can refer to and just make it an easier process," she said.

Farnan noted the interest in solar energy is on the rise in Glenwood, particularly from homeowners.

"We've had one or two commercial, but most of them have been residential," she said.

The ordinance being considered by the council addresses requirements for height, location, setbacks and easements. Roof-mounted solar systems could not be higher than 10 inches above the roof and ground-mounted residential systems could not exceed 15 feet in height "from grade at extended height."

The ordinance also defines a solar energy system and a solar thermal system and addresses size limitations, maintenance and compliance with federal regulations and the state electric code.

Some other items on last week's



council agenda:

■ Following a public hearing, the council passed a resolution for approval of a development agreement with Sell Properties that would authorize Tax Increment Financing (TIF) payments for infrastructure costs associated with development of an apartment complex at the former Glen Haven nursing home building at 302 6th St.

Farnan said the agreement allows project developer Ryan Sell to receive property taxes generated on his investment for infrastructure costs.

"He's asking for up to \$1.04 million in TIF providing he spends that money in infrastructure costs," she said. "He'd probably start getting payments in 2024 or 2025 after it gets on the tax rolls."

■ The council approved the second reading and waived the third and final reading of a motion that amends the zoning map for the Arbor Hills subdivision being proposed by Jim Hughes Real Estate along the south side of 6th Street. The area is rezoned from Agricultural (Ag) to Urban Family Residential (R-3), which will permit the construction of single family homes, townhomes and duplexes.

The council also scheduled a public hearing for March 8 to designate the Arbor Hills site as an Urban Renewal Area. Farnan set approving the Urban Renewal Area designation is part of the development agreement with Jim Hughes Real Estate and the first step in the TIF process.

"We have to designate it as an Urban Renewal Area before we put a TIF on it," she said. "Once that's done, it will be another month or so before we get an idea of how much TIF he's going to ask for."

## TeamMates Mentoring



JOE FOREMAN / THE OPINION-TRIBUNE

TeamMates Mentoring CEO DeMoine Adams addresses the crowd at halftime of the Rams' basketball game Friday.

## Glenwood TeamMates mentoring program growing despite COVID-19 disruption

By JOE FOREMAN  
EDITOR

Despite being disrupted by the COVID-19 pandemic, the Glenwood Community School District's nearly three-year-old TeamMates mentoring program is continuing to grow and serve children across the district.

Glenwood TeamMates coordinator Sandra Dollen said 50 students in grades 3-12 are currently matched with an adult mentor.

"The most important thing is not the number of mentor matches we have, but the quality," Dollen said. "It's very important to me that when I match a student with an adult that they have a good connection and they form a healthy relationship — a long lasting relationship as a friend."

The mentors spend about 30 minutes a week with their mentee

during normal school hours — conversing with one another and sometimes taking part in an activity.

Dollen said each participating school in the district has a designated mentoring room or space for mentors and their mentees to meet.

"They can play games. We have a nice ping-pong table, a little golfing turf area, they shoot hoops sometimes, play board games or just chit chat," she said.

Dollen admits the start of the pandemic in 2020 created some challenges as the program was getting

off the ground, but the mentoring continued, even after classrooms were shuttered and the district went into remote learning mode.

"For awhile there we had to go virtual but it was better than nothing at all," Dollen said. "Then, there was a time when the school didn't allow outsiders to come in so the mentors actually set up outside and they did social distancing and connected that way for the majority of the year. That worked out very well."

TEAMMATES Page 8A



JOE FOREMAN / THE OPINION-TRIBUNE

Solar energy panels on the roof of the Glenwood business building owned by Joe and Luann Edwards.

### DEATH NOTICES

Alice E. Brown, 80  
Nettie M. Davis, 98

Obituaries  
Published On Page 2A

\$1.00





## OBITUARIES

**Nettie Marie Davis, 98**

Feb. 2, 1924 – Feb. 2, 2022

Nettie Marie Davis, 98, of Glenwood passed away Feb. 2, 2022. A private family service and interment will be held at a later date.

Nettie was born Feb. 2, 1924 in Kankakee, Ill. She graduated from the Gallagher School of Business and worked for both International Harvester and the Illinois Central Railroad in Chicago.

She married Thomas Ward Davis on Aug. 9, 1947 in Kankakee and they moved to Glenwood when Thomas obtained a position teaching high school mathematics.

Nettie was active in the community, initially as owner of the Chief Motel, then as a Realtor, member of the Board of Equalization, and member of P.E.O. She was an avid bridge player, golfer, and world traveler.

Nettie was preceded in death by her husband, Thomas; and grandson Matthew Davis. She is survived by children: Clinton (Shari) Davis of Arizona, Robin Davis of Colorado, Clayton (Julie) Davis of California and Spencer Davis of Iowa; grandchildren Sara (Carl) Teeple of California, Derek Davis of California, Emily Davis (fiancé Seth Opgenorth) of Wisconsin, Ellen Davis of California; great-grandchildren Matthew, Ava, and Zachary Teeple of California; Billie McCoy and many other friends.

Peterson Mortuary was in charge of arrangements.

**Alice Eileen Brown, 80**

Aug. 30, 1941 – Feb. 12, 2022

Alice Eileen Brown, 80, of Henderson, passed away Feb. 12, 2022 at the Nebraska Methodist Hospital in Omaha. Funeral services will be held Feb. 18 at 10:30 a.m. at the Henderson United Methodist Church. Burial will be in the Farm Creek Cemetery in Henderson. Visitation with the family will be held Feb. 17 from 6 p.m. to 8 p.m. at the Nelson-Boylan-LeRette Funeral Chapel in Red Oak.

Preceding her in death were her parents, Thomas and Eunice (Isaacson) Rieken; husband, Bud Brown. Survivors include her children, Steve Brown and wife Susan of Henderson and Tamara "Tami" Bass and Gary Mendlick of Council Bluffs; grandchildren: Bradley Bass and wife Amanda of Bellevue, and Kayla Everett and husband Tyler of Tallahassee, Fla.

Memorials may be directed to the family to be designated at a later date.

Nelson-Boylan-LeRette Funeral Chapel is in charge of arrangements.

## SHERIFF REPORT

**Accidents**

Feb. 5 – A vehicle driven by Carissa Van Sickle of Pacific Junction attempted a U-turn on 196th Street and did not see a second vehicle driven by Stephanie Rhodd of Pacific Junction approaching northbound. Rhodd attempted an evasive maneuver to avoid a collision that sent the vehicle into the east ditch. Rhodd was transported to Mercy Hospital with non-life threatening injuries.

Deputies determined Van Sickle was at fault for failing to yield. There were not other injuries reported.

Feb. 8 – A vehicle driven by Angela Schoening of Glenwood was southbound on 221st Street when the driver braked abruptly to avoid hitting another vehicle and a second southbound vehicle driven by Brooklyn Achenbach was unable to stop and rear-ended Schoening's vehicle. No injuries were reported.

## Fire marshal issues burn ban in Mills County

The Iowa State Fire Marshal's Office has issued a burn ban for Mills County.

Mills County Emergency Management Director Larry Hurst made the request after determining high winds and dry conditions constitute a danger to life and property. The state fire marshal agreed.

The Iowa Department of Public Safety issued the ban effective Feb. 12.

The ban prohibits open burning in the county except as specifically permitted by Iowa code or until such time Hurst, representing area fire departments, notifies the state fire marshal that dangers to life and property no longer exist.

Any violating of the ban is a simple misdemeanor.



## Mills among counties adopting 'Livestock Master Matrix'

Most of Iowa's 99 counties notified DNR in January that they plan to evaluate construction permit applications and proposed animal confinement locations by using the master matrix.

With few exceptions, most counties will use the matrix during the next 12 months.

The following counties in Iowa will not use the matrix in 2022: Benton, Davis, Des Moines, Guthrie, Grundy, Keokuk, Lee, Mahaska, Osceola, Plymouth, Wapello, Warren and Washington.

Additional requirements are required for animal confinement producers who need a construction permit before they can build in counties using the matrix. Producers qualify by choosing a site and using practices that reduce impacts on air, water and the community.

When a county adopts the master matrix, the board of supervisors can provide more input to producers on site selection, and proposed structures and facility management.

Participating counties score each master matrix submitted in their county and can recommend DNR approve or deny the construction permit. They can also join in DNR visits to a proposed confinement site.

While all counties may submit comments to DNR during the permit-

ting process, counties that adopt the master matrix can also appeal a preliminary permit to the state Environmental Protection Commission.

The deadline for enrolling in the program is Jan. 31 of each year.

Find more information, including a map of participating counties, on DNR's AFO webpages under Master Matrix.

The master matrix applies only to producers who must get a construction permit to build, expand or modify a totally roofed facility. Generally, these are confinement (totally roofed) feeding operations with at least 2,500 finishing hogs, 1,000 beef cattle or 715 mature dairy cows.

## POLICE REPORT

**Incidents**

Jan. 29 – Carolina Nunez of Ottumwa reported a criminal mischief.

Jan. 29 – Donald Weak of Glenwood reported a criminal mischief.

Jan. 30 – Joylynn Tronson of Glenwood reported a criminal mischief.

**Accidents**

Jan. 24 – A truck and trailer driven by David Trevino of Uvalde, Texas was northbound on Locust Street turn-

ing east onto Third Street when the trailer struck a power pole. The vehicle continued onto Vine Street and the trailer bottomed out and caused damage to a curb. The vehicle then continued east on 10th Street and turned north, taking out a stop sign at the intersection. No injuries were reported.

Feb. 2 – A vehicle driven by Soren Doty of Plattsmouth was backing out of a driveway on North Hazel Street and struck a legally parked second vehicle. No injuries were

reported.

Feb. 1 – A Ford Edge parked at a business on South Locust Street was struck by a second vehicle, a black GMC Sierra, which then left the scene without exchanging information with the owner of the Ford. The collision remains under investigation. No injuries were reported.

Feb. 4 – A black Honda CRV was being pursued by law enforcement on southbound North Locust Streets when the vehicle struck a

mailbox. The vehicle was later discovered to be stolen and the driver was not identified at the time of the report. The incident remains under investigation.

Feb. 9 – A vehicle driven by Ethan Kiefer was eastbound on Fourth Street when a second southbound vehicle driven by Henry Darnold proceeded from a stop sign and struck the side of Kiefer's vehicle. Kiefer did not have a stop sign. No injuries were reported.

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# Gift will help fund Wabash Trace Trail improvements

Southwest Iowa Nature Trails, Inc. (SWINT) announced on Thursday that their organization has been selected to receive an annual gift of \$25,000 from Dr. Ted and Polly Hoff.

The Hoffs partnered with the Pottawattamie County Community Foundation (PCCF) in 2013 to create a donor-advised fund as a way for their family to financially support area nonprofit organizations in a long-term capacity. The annual gift from the Hoff Family Fund to SWINT will support operational needs and infrastructure repairs for the Wabash Trace Nature Trail.

The Wabash Trace Nature Trail is a converted railroad right-of-way running 63 miles and over 72 bridges through the scenic Southwest Iowa countryside, beginning in Council Bluffs and ending at the Missouri state line. SWINT was established in 1988, and with the invaluable assistance of the Iowa Natural Heritage Foundation and countless volunteers and community stakeholders, the railroad right-of-way was rail-banked in 1989, and the trail was completed and dedicated in 1997.

“The Hoff Family’s annual gift came as such a wonderful surprise to our organization,”

said Rebecca Castle Laughlin, President of SWINT. “We operate on a small annual budget and depend upon trail pass fees and donations to fund basic operating needs. Annual planned gifts, such as the donation from the Hoff Family Fund, will become ever important to sustaining the Wabash Trace as the trail’s infrastructure continues to age. We are extremely thankful to the Hoff Family for their generosity. Their commitment will help ensure the public’s enjoyment of the Wabash Trace for many generations to come.”

The aging infrastructure of the trail means that new surfacing, bridge repairs, and tree trimming is a never-ending job. SWINT Board members are fortunate to be able to seek grant assistance for larger projects as they arise, but operational costs for anything from insurance to fuel for maintenance vehicles are dependent upon the organization’s annual fundraising campaigns and donations.

Laughlin added, “We greatly appreciate every donation to SWINT, no matter the size, but having the assurance that we will be receiving this generous contribution from the Hoff Family every year helps us more effectively plan our budget around larger upcoming



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**A \$25,000 annual gift from Dr. Ted and Polly Hoff will provide support to Southwest Iowa Nature Trails, Inc., for infrastructure and operational needs on the Wabash Trace Nature Trail.**

ing costs that we know are looming.”

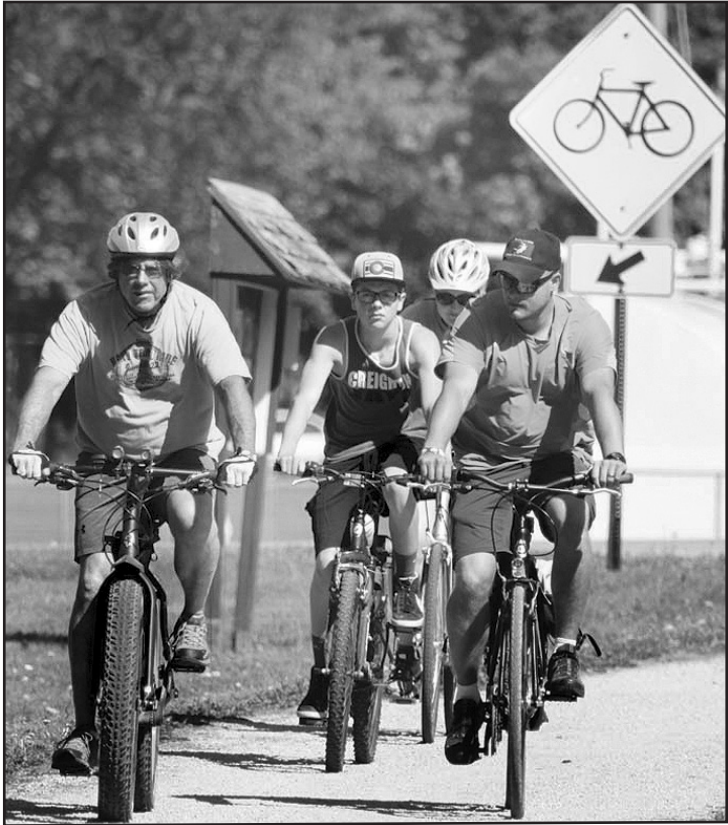
“Dr. and Mrs. Hoff illustrate an amazing example of philanthropy in our community,” said Donna Dostal, president and CEO of PCCF. “With a generous heart and a commitment to making Southwest Iowa strong and vibrant, they demonstrate a lovely, selfless example of giving back. The Community Foundation is honored to work with Dr. and Mrs. Hoff, and other folks

just like them with a heart for our community, to meet their philanthropic goals and make a lasting investment in the beautiful region we live in.”

Dr. Hoff discussed the decision to make this annual contribution to the Wabash Trace.

“My wife and I are excited about being a part of the future for this wonderful trail. It has so many uses for people of all ages,” he said.

Southwest Iowa Nature Trails, Inc. (SWINT) is a



501(c)(3) nonprofit organization comprised of a 20-member board committed to the maintenance and development of the Wabash Trace Nature Trail. SWINT has depended on the dedication of many individuals, families, businesses, service organizations, and local, state, and federal grant programs to assist with the development and maintenance of the trail. SWINT organizes all official activities on the Wabash

Trace and works with multiple partners to ensure the continued existence of this great economic, recreational, and natural resource.

Castle Laughlin said the trail towns of Council Bluffs, Mineola, Silver City, Malvern, Imogene, Shenandoah, Coin and Blanchard have all seen benefits to their local economies and quality of life and each community offers something unique for trail users.

## Keg Creek Brewing Chili Cookoff to benefit Glen Haven Village

Glenwood’s Keg Creek Brewing Co. is hosting a “Sunday Funday” Chili Cookoff on Sunday, Feb. 20, from 1:30 – 5 p.m.

The event is a fundraiser for the non-profit Glen Haven Village skilled nursing facility in Glenwood.

Chili cookoff contestants are required to bring their chili to the brewery before 2 p.m. Entries will be arranged anonymously and a panel of judges will rate each chili for Best of Show, Most Unique and Spiciest.

Patrons purchasing a tasting ticket for the cookoff will have the opportunity to cast one vote for the Peo-



ples Choice award. Chili toppings, such as shredded cheese, onions, peppers, sour cream and crackers will be provided.

Hillyard and Sullivan will be on hand to play music from 2 – 5 p.m. and back anyone interested in singing

during “open mic.”

Persons interested in entering the child cookoff are asked to send an email to [randyr@kegcreekbrewing.com](mailto:randyr@kegcreekbrewing.com). Those interested in singing in the “open mic” are asked to send an email to [pickinric@gmail.com](mailto:pickinric@gmail.com).



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Grapes on the vine at Bodega Victoriana vineyard near Glenwood.

## Grape, wine workshops scheduled

Various wine workshops will be held for both grape and wine industry members and consumers in the coming months by Iowa State University Extension and Outreach’s Aude Watrelot, an assistant professor of enology in the department of food science and human nutrition.

Industry members are invited to attend two workshops in person at the Iowa State campus, while Wine Wednesdays will be offered for consumers online through WebEx. All events are free but will require registration.

The workshops intended for industry members will be held in person at the Department of Food Science and Human Nutrition on the Iowa State

Campus. The first workshop, set for March 17, will cover sulfur dioxide management. A maximum of 20 participants may enroll, and the workshop will be from 10 a.m. to 4 p.m. The second workshop, set for April 9, will cover oxidation and phenolics in wine. As with the previous event, a maximum of 20 participants may enroll, and the workshop will be from 10 a.m. to 4 p.m.

“The workshops for the grape and wine industry members are offered to provide them knowledge on the importance of appropriate management of sulfur dioxide and tools for the prevention of oxidation in winemaking,” said Watrelot. “These two workshops are intended to help improve and

develop winemaking practices on cold-hardy grape wines.”

Wine Wednesdays will also be offered for consumers looking to learn more about wine. The workshops will cover various aspects of Iowa wine, including grapes, wines and wine tasting. Participants are also invited to purchase a featured wine of the day from a participating winery, which will then be discussed during the workshop. These workshops will be held from 6-7 p.m. and will be entirely online. Wine Wednesday workshops are set for April 6, April 13, April 20 and April 27, and each event will be limited to 30 participants.

For additional information, send an email to [watrelot@iastate.edu](mailto:watrelot@iastate.edu).

## Water infrastructure funds available

Governor Reynolds has announced a \$100 million investment in Water Infrastructure made available through the federal American Rescue Plan Act of 2021.

A portion of the funding will be dedicated to onsite wastewater systems (septic systems) in unsewered communities. The one-time program will provide grants to property owners meeting certain eligibility requirements and will be jointly administered by the Iowa DNR and Iowa Finance Authority.

The initial priority eligibility will focus on:

1. 460 communities previously identified as having 10 or more homes on 10 acres or less where half of the occupied properties didn’t have adequate wastewater systems (septic systems).
2. Properties that were constructed prior to the implementation of statewide onsite system rules.
3. Properties that were not updated during time of transfer requirements.

There may be up to \$10 million allocated for this program. This will be distributed between all 99 counties. Depending on funding demand, the grant award may be capped. It is our hope, however, that the grant will cover all the project costs. If funds remain

### PUBLIC HEALTH MATTERS

From The Office Of  
Mills County Public Health



available after the initial priority eligibility projects have had an opportunity to do projects, program eligibility may expand.

Initial priority will be the Pacific Junction and Strahan areas. These are the most underserved in Mills County. Please do not let this stop you from applying if you live outside these areas. As stated above, the project eligibility may expand. We can always evaluate your system and decide if it is necessary during the first phase.

All applications will initially come through the Environmental Specialist office at Public Health. The Environmental Specialist will determine if the applicant is eligible for this fund before sending it in for approval.

departments M-Z, Public Health and then to the Environmental Services link on the left.

Any questions, feel free to contact Matthew Scott at Mills County Public Health. 712-527-9699 or email [mattthews@mcph.us](mailto:mattthews@mcph.us).

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BULLETIN BOARD

Northern Iowa students named to dean's list

The following students from Mills and Fremont counties have been named to the Fall 2021 dean's list at the University of Northern Iowa:

Glenwood - Mirka Diaz and Chloe Russell.

Malvern - Claire Huston.

Thurman - Alex Perrin.

Students named to the list were required to attain a minimum grade point average of 3.5 on a 4.0 scale.

Shelby Parks graduates from Buena Vista University

Shelby Parks of Glenwood recently graduated with a bachelor of arts degree in business (management track) from Buena Vista University in Storm Lake.

Students on honors list at Nebraska Wesleyan

The following Mills County students were named to the 2021 Fall semester dean's list at Nebraska Wesleyan University in Lincoln:

Glenwood - Cera Gray, Delaney McMullen.

Malvern - Enver Stading.

Students earning a minimum grade point average of 3.75 while carrying a full course load of at least 12 credit hours of graded work are eligible for the list.

University of Nebraska announces dean's list

The following University of Nebraska-Lincoln students were named to the 2021 Fall semester dean's list:

Glenwood - Jacob C. Drake, Braden E. Liddick, Ashlin R. Rang, Kari Schuppan, Erin E. Stanley, Kendra J. Vaughn.

Pacific Junction - Braeden J. Haptonstall.

Tabor - Seth Malcom.

Students named to the dean's list attained a minimum grade point average of 3.5 while carrying at least 12 credit hours.

Graham Sibley has lead role in 'Abraham Lincoln' series

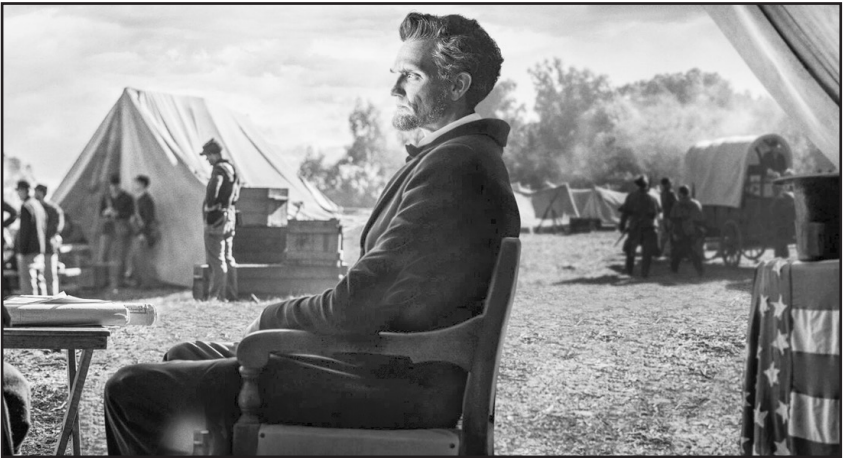
Emmy-nominated actor Graham Sibley, nephew of Glenwood residents Stan and Joan Sibley, plays the 16th president of the United States in the HISTORY Channel's upcoming three-night documentary event "Abraham Lincoln."

The series debut is scheduled to air Sunday, Feb. 20, at 7 p.m. Central time.

A preview of the program on the HISTORY Channel's website states, "the impoverished childhood of Lincoln to his days as a young prairie lawyer and budding politician, through his unlikely election to the presidency and his assassination only five days after the end of the Civil War, "Abraham Lincoln" offers viewers new and surprising insights into the man consistently ranked by historians and the American people as the country's greatest president."

Graham Sibley plays the role of Abraham Lincoln in a three-part documentary set to begin airing Feb. 20 on the HISTORY Channel.

COURTESY PHOTO / HISTORY CHANNEL



4-HERS STEP UP FOR FOOD PANTRIES



COURTESY PHOTO

The Country Cousins 4-H club recently shopped for food and personal care items that were donated to the Mills County Storehouse and the Mills County Ministerial Association Food Panty.

God a source of love, authority, hope

You've probably heard the old saying that life is not a bed of roses for as long as we can remember. I understand what it's trying to convey, but I've also thought it would not be all that great to lie down on a bed of sharp thorns.

Nevertheless, the point is that life will have its ups and downs and most of us will experience our share of hard times. Whether it's a financial worry, a medical situation, relationship problems, or being concerned for the condition of the world, life is a daily challenge. However, amid all that is going on, we have the opportunity to know God who is an endless source of love, authority and hope.

We can choose to embrace the encouraging truth that He cares about our problems and to believe that He has the answers and the power to give us the victory no

LIVING ON PURPOSE

Dr. Billy Holland  
Religion Columnist



matter how dark the night or how tall our mountain. "And God is able to bless you abundantly, so that in all things at all times, having all that you need, you will abound in every good work" II Corinthians 9:8.

Yes, there are seasons and potholes in the road, but these trials can help us learn about faith and patience, however, God never intended for a crisis to keep us incarcerated in the bondage of spiritual defeat.

Despite being surrounded by negative forces, we can receive divine grace through

Christ to abide in His presence where there is an abundance of joy, security, and peace.

In John 10:10-11 Christ declares, "The thief comes only to steal, and to kill, and to destroy: but I (Jesus) have come that you might have life and that you might have it more abundantly. I am the good shepherd: the good shepherd gives his life for the sheep."

Whatever the situation, God has promised that He wants to save and protect you and bring you through your trials stronger and more confident than ever.

Mills County Church Directory

Common Ground Glenwood

Lead Pastor: Jon McNeel (712-527-0720). Assoc. Pastor of Youth & Worship: Adam Tibbs (712-527-8867). Sunday worship service at 10 a.m. at the Glenwood High School Auditorium - including nursery and children's church. "Vital" youth groups for junior high and senior high students - together with Campus Life at the Glenwood Middle School on Wednesdays 6:20-8:30 p.m. Life groups meet in various homes throughout the week. [www.cgmglenwood.org](http://www.cgmglenwood.org).

Our Lady of the Holy Rosary Catholic Church Glenwood

24116 Marian St. Rev. Dan Siepker. Church office 527-5211, rectory 527-9115. Saturday Sacrament of Reconciliation (Confession) from 4 - 4:30 p.m. with other times by appointment with Father Dan. Liturgical services: Tuesday through Friday times vary; Saturday, 5 p.m.; Sunday, 8 and 10 a.m. Web site: [holyroary.glenwood.com](http://holyroary.glenwood.com).

Glenwood Community Church

An Evangelical Free Church 56646 240th St. 527-4250 Pastor, Mark Smeltzer. Worship 9:30 a.m. (Nursery and Children's Church are provided); Fellowship 10:30 a.m.; Sunday School / Bible Classes 10:45 a.m. (Classes for youth and adults). Wednesdays: AWANA meets at 6:30 p.m. during school year. ([glenwoodcommunitychurch.com](http://glenwoodcommunitychurch.com))

Vine Street Bible Church

At the South Campus (Former First Christian Church), 202 North Vine Street, Sunday School 9- 9:45 a.m., Fellowship 9:45- 10:10 a.m., Worship 10:15 a.m. At the North Campus (Former First Baptist Church), 212 North Vine Street, Town-wide Worship at 7 p.m. on second Friday. Light House Youth Group, 6:30 p.m. Wednesday at South Campus. Evan Welcher, pastor: 712-242-8259; Dan Ginn, youth pastor: 402-639-7773. On Facebook @ Vine Street Bible Church

Bible Baptist Church Glenwood

An independent Baptist Church, 605 So. Hazel. 712-527-3806. Pastor Ben Quinlan; Sunday School [all ages] 9:30 a.m.; Worship with Children's Church 10:30 a.m.; Bible Hour 6 p.m., nursery provided for all service times. Wednesdays, 7 p.m., Bible study and prayer classes for all ages. Please call for a ride to any service on our white church bus from anywhere in Glenwood.

Church of Jesus Christ of Latter Day Saints, Glenwood

Woodfield Estates subdivision west of Highway 275 and Elderberry Road. Bishop Tim Jacob. Phone 527-2968, Church phone 527-9227. Sacrament Meeting 10 a.m.; Sunday School 11:15 a.m.; Schedule of mtgs; Priesthood, Relief Society, Primary Young Men/ Women 12:10 p.m.

Tabor United Methodist

10:30 a.m., Sunday worship. Pastor Jan Phillips.

St. John's Episcopal Church Glenwood

111 N. Vine St. 527-2971. Sunday morning service of Eucharist is at 10:00 a.m. On the third Sunday of each month we serve Eucharist at Linnwood estates at 10 a.m. We welcome all who seek to know and love God.

Grace United Methodist Church Glenwood

112 N. Walnut. Rev. Kimberly Bowles. Sunday Worship Service: 8:45 a.m., (contemporary), 9 a.m., Christian Education; 10 a.m. fellowship/refreshments; 10:30 a.m., worship, (traditional). Phone 527-4607. [www.glenwood-umc.org](http://www.glenwood-umc.org). Sign language services offered upon request.

Calvary Baptist Church Glenwood

56456 221st St. (north on Locust St.). Sunday School at 9:30 a.m. Morning Worship at 10:45 a.m. Evening Worship, 6 p.m. Beth Moore studies are held on Monday mornings and evenings For information call 527-3951, Pastor Matt Rappley, [CBCGlenwood.org](http://CBCGlenwood.org).

Journey Road Glenwood

A safe spiritual community for all people in partnership with the Christian Church (Disciples of Christ) meets twice monthly on Saturday mornings, 10:30 a.m. Call 402-315-7732 for additional information or visit our website at [www.journeyroadsc.org](http://www.journeyroadsc.org).

First Baptist Church Emerson

Sunday Worship at 10 a.m., Sunday School at 9 a.m. [baptistchurch@netins.net](http://baptistchurch@netins.net).

Silver City Methodist

Pastor Ken Demlow, 525-1179; Sunday Worship at 10:45 a.m.

Tabor Church of the Nazarene

Christ has touched us. We are changing. Growing. Rebuilding. Alive. Loving. New! West off of HWY 275 on South Street, on the hill above Tabor Manor. Morning Worship 10:30 a.m. Pastor Brian Jenkerson, 629-3045- text or call. [tabornazarene.org](http://tabornazarene.org)

Frontline Church

Not your ordinary church. Sunday service, 10 a.m. at Mills County YMCA in Glenwood. Call (712) 310-6350 or e-mail to [dan@frontlineglenwood.com](mailto:dan@frontlineglenwood.com). Website address: [www.glenwoodfrontline.com](http://www.glenwoodfrontline.com).

First Congregational United Church of Christ

407 Second St., Pastor Susan Reed, phone 527-9424. Sunday schedule: 9:15 a.m., Sunday school/Bible study for adults; 10:30 a.m., worship; 10 a.m., fellowship.

Cavalry Christian Church Glenwood

109 S. Walnut St., Pastor Ricky Billingsley. Sunday Worship 9:15 a.m. and 10:45 a.m. Kids Programming is offered during both services and a junior high class during the 9:15 service. 402-215-7652 [cavalry.ch](http://cavalry.ch).

St. John Lutheran, Mineola

9 miles northeast of Glenwood. Pastor Luke Kuenzli. Church office 526-2268. Sunday School at 9 a.m.; Fellowship 10 a.m.; Sunday Worship 10:30 a.m. [stjohnluthchurchmineola.org](http://stjohnluthchurchmineola.org).

Hastings United Methodist

400 Platte Ave. Sunday Worship services 10 a.m. with Pastor Denise Stevens, CLM and Sunday School at 11 a.m. Wednesdays: After-school Group (K-6th) at 4-5:30 p.m. and Confirmation Class 7-8 p.m.

Strahan United Methodist

Five miles south of Hastings on M16. Sunday Worship 9:45 a.m.; Sunday School 9 a.m. Jr./Sr. High Youth Fellowship 2nd Wed./Mo. 6:30 p.m. 712-624-8320. Everyone welcome. Pastor Joni Hickey.

Emerson United Methodist

801 Bradford Ave., 824-7368. Pastor Denise Stevens. Sunday School: 9:30 a.m.; Worship: 10:30 a.m. e-mail [emersonunit\\_edmethodistchurch@yahoo.com](mailto:emersonunit_edmethodistchurch@yahoo.com).

Henderson Christian Church

400 Maple St., Henderson. Sunday Worship 9:30 a.m.; Wednesday Family Night ages four through adult 6:15 p.m. to 7:30 p.m. 712-825-3496. [hendersoncnc@netins.net](mailto:hendersoncnc@netins.net)

Malvern United Methodist

201 E. 5th St., 712-624-8320. [www.malvernumc.org](http://www.malvernumc.org). Sunday Worship 11:00 a.m.; Adult Sunday School 10 a.m. Oct.-May. Jr./Sr. High Youth Fellowship 2nd Wed./mo. 6:30 p.m. Pastor Joni Hickey

Hastings

St. John's Lutheran

56020 340th St. or 340th & Gaston Ave., Hastings, IA 51540. Pastor Bill Caughey, 624-8891. Sunday Worship 8:30 a.m.

Trinity Lutheran Church- LCMS Glenwood

2nd and Locust St., 527-4667. Pastor Seth Kaiser. Website: [www.tlclglenwood.org](http://www.tlclglenwood.org). Sunday worship service at 10 a.m. Sunday School at 8:45 a.m. Saturday night worship at 5:30 p.m.

First Baptist Church Malvern

Rev. Shirley Albert. Sunday School 9:30 a.m.; Worship 10:30 a.m. Pat Boydston, Sunday School Superintendent.

Hillsdale Methodist

27066 Kimberling Ave. 525-1057. Pretty Country Church, Pastor Ken Demlow. Worship at 9 a.m., fellowship following. (Handicap accessible).

Tabor United Church of Christ

403 Elm. Pastor Tom Clark, 629-7215. Sunday School 9:30 a.m.; Worship Service 10:30 a.m.

Full Faith Church Pacific Junction

302 Front St., Where Jesus is Lord! Pastor H.J. Green. 622-8369. Sunday Worship 10 a.m.; Sunday School 9 a.m. Wednesday night worship 7 p.m.

Wesley Chapel United Methodist

M16 north off HWY. 34 then west on Epperson. Sunday worship 8:30 a.m. Jr./Sr. High Youth Fellowship 2nd Wed./mo. 6:30 p.m. 712-624-8320. Pastor Joni Hickey.

Please send Mills County Church Directory changes via e-mail to [news@opinion-trbune.com](mailto:news@opinion-trbune.com)

The RELIGION PAGE & MILLS COUNTY CHURCH DIRECTORY  
Receives Support From These Local Businesses

Jim Hughes  
Real Estate

Homes • Acreages • Farms  
410 S. Locust, Glenwood  
Off: 527-3114  
[www.jimhughesrealestate.com](http://www.jimhughesrealestate.com)

Glenwood State Bank

Member of FDIC and  
Federal Reserve System  
32 N. Walnut St. 527-3157  
First State Bank  
711 Main St., Tabor  
712-629-2435

John Pitzer Sales

59364 Hilman Rd.  
Glenwood  
527-3194



## My fascination with snakes started at a young age

Growing up in nearby Papillion, back then a very small rural community, I saw plenty of snakes around town, most little garter snakes that seemed to live under every woodpile, trash barrel or any other object left lying in the yard.

They were harmless and cute and just the right size for a small boy. As I got older, my interest turned to larger varieties, like bull snakes, black racers and other varieties found in the Midwest. One day I found a nice three-foot-long bull snake in the garden and decided it would be an interesting pet. I was so proud I could catch it and get it into a shoe box, but then I had to run off, so I left the shoe box on the back porch where my mom did her laundry.

Later in the day, I heard a huge commotion and found my mom in battle with the snake and by the time I arrived on the scene, she had killed it with a broom, literally beating it to death. I was lucky I was not similarly dispatched – she was mad at me for days for bringing this reptile into our home!

On a summer trip to Maine, I found a four-foot black water snake in a brook leading down to the lake and thought I could capture it and show it around to the rest of the family back at the camp. Sadly (for me and the snake), I grabbed it way too far behind the head and it quickly reached about and latched its mouth around my right index finger and was not persuaded to let me go. As blood slowly seeped from the wound, I ran back to camp with the snake still in a death grip on my hand and its long body trying to wrap its way around my arm – a sight to behold, if a bit painful.

Back at camp, my great-grandmother, in her upper 80's at the time, was not a bit perplexed about what to do about this problem. She grabbed a hatchet and told me to follow her to a nearby stump and there she told me to place my right hand on the stump as she pulled the snake taunt with her left hand. With her right hand, despite my fear and protests, she quickly cut the snake in two about a half foot from my hand as I yelled bloody murder!

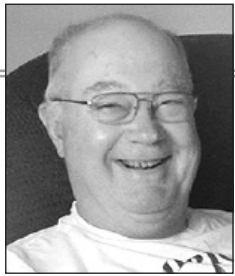
Well, the snake, now without a body, finally let me go. This daring feat on her part amazed me for years.

My wound quickly healed but for a couple weeks I had the tooth marks well delineated on my right index finger. Lesson – don't pick up a snake too far behind the head!

Later on, while at my college USAF summer camp in Texas, we learned how to catch poisonous rattlesnakes and then kill and eat them as part of our survival training. Yes, they taste like chicken.

Years later, when I was now in the

### YOU HAD TO BE THERE



*Dennis Kelly*  
Guest Columnist

USAF and stationed in Arizona, we often saw rattlesnakes while horseback riding in the desert – I stayed FAR away!

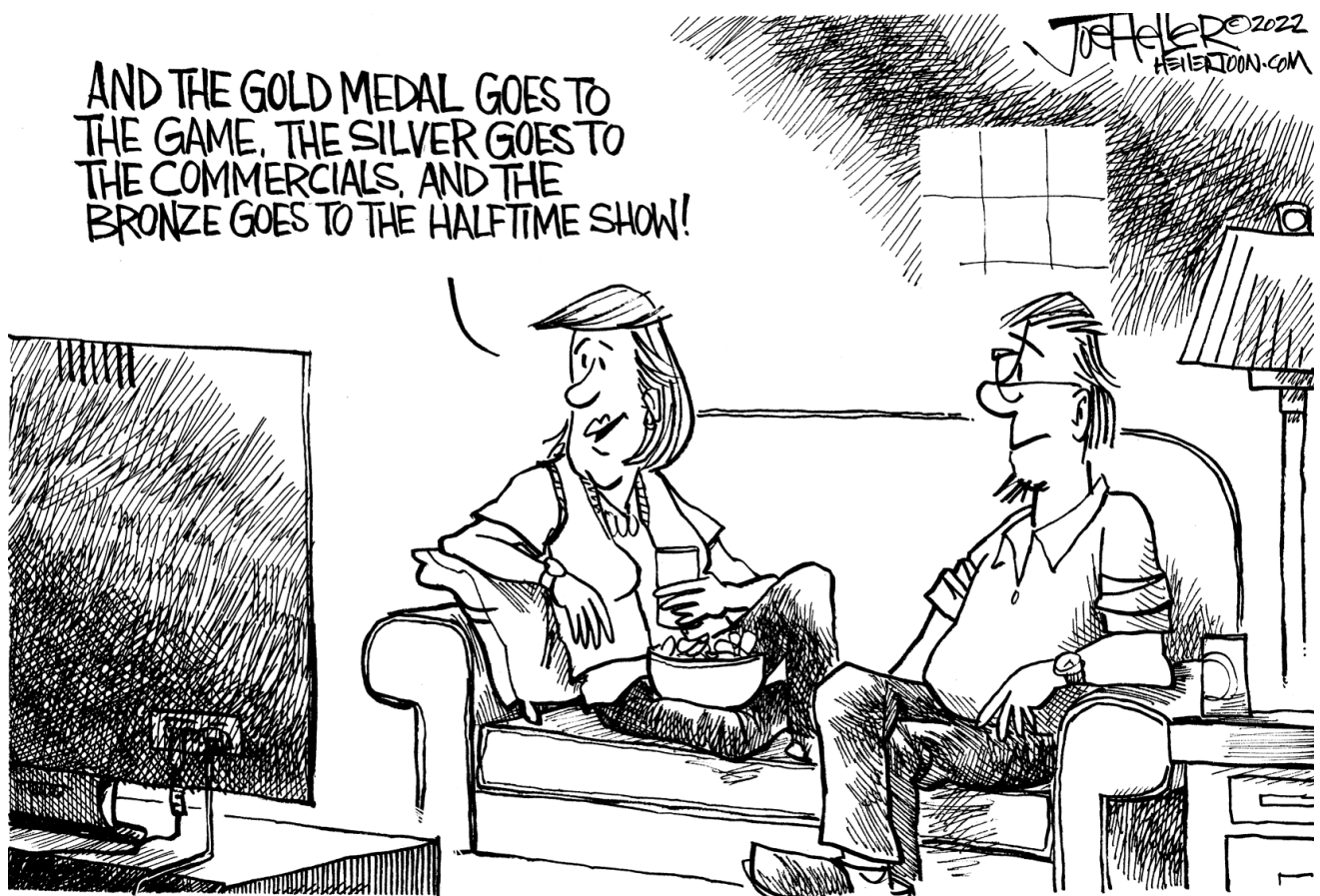
In the many years we lived on a large acreage in Ohio, we often saw snakes of all varieties, and thankfully, there were no poisonous types in our area. I was most intrigued by the long black water snakes that lived in the pond. They were pretty shy but I was amazed how quickly they could glide across the pond, sometimes even with a small bluegill in their mouth.

Often while out mowing, I would come across larger bull snakes or similar types sunning themselves near the garden or looking for small rodents out in the meadows. I have learned over the years how beneficial the snakes are to controlling rodents and that almost all snakes, even rattlers, will likely warn you first rather than strike without provocation and almost always will go the other way when confronted.

A few years ago, I had the opportunity to go snorkeling in the crystal-clear waters of the Sucuriu (Anaconda in Portuguese) River in the Pantanal Region of southwestern Brazil. This area is not surprisingly then, home to massive Green and Yellow Anacondas. Some have been captured in the area over twenty feet long and weighing over 120 pounds, but rumors of much larger snakes abound. This made me more than a little nervous, but being in my black wet suit, I probably appeared more like a small hippo and probably would appear to even a very large snake, even more than they could swallow. Still as I peered into the depths, I had that fateful music from "Jaws" always in my mind – the same feeling I always have whenever I am swimming in ocean water deeper than six feet.

I did not see any anacondas that day and am content that I didn't. If I had, my bodily reaction might have drawn the attention of piranhas which also live in that river.

Bottom line on snakes – they are among the good and most beneficial of creatures, save perhaps for the one that tempted Eve those many years ago in the Garden of Eden.



## Talking to a pet beats talking to a table

"Yes, I know we need more cat food. I'll pick some up when I'm out," I say...to my cat. He doesn't answer, but he does look relieved.

I'd be ashamed to admit in this blog post that I talk to my pet if I weren't so sure that most pet owners do it—and that most people don't read my blog.

Actually, the director of the Purdue University Center for the Human-Animal Bond reportedly once said that 97% of pet owners talk to their pets and the other three percent are liars. I think he's right. Just the other day I walked by a woman who was talking excitedly to her black lab about the size and quality of the stick he was carrying. She didn't even look embarrassed when she realized I'd overheard. Maybe because I thought it was an awesome stick too and I told the dog so.

Yes, I talk to other people's pets too. One of my neighbors has three small, yippy dogs that raise a ruckus every time I walk by. I tell them often that it's my neighborhood too and that I have as much right to be in it as they do, so they should just stop their yapping. I

### ROSBY'S WORLD

*Dorothy Rosby*  
Guest Columnist



hope the neighbors are never in the yard when I'm lecturing their dogs. They might think I'm talking to them. Now that I think about it, maybe I am.

I've had an assortment of pets over my lifetime—dogs, cats, hamsters, a canary and a few fish. I've talked to all of them though less to the fish than to the others. It's so hard to hear underwater.

The pet-less may find it amusing that we pet owners talk to critters who just stare back with puzzled looks on their faces—or swim away.

But we know our pets understand us. My cat comprehends every word I say to him. Or at least some of them. Or at least one of them: treats, which is universally understood by all animals, probably even those in the wild. You could probably say "treat" to a lion in the jungle and he'd come on

over. I wouldn't though.

When my cat is outside and I want him to come in, I just say, "Do you want a treat?" in that voice I use to talk to small children. I'm afraid one day the little boys next door are going to take me up on it.

Not only do our pets understand, sometimes they even talk back. Before my canary went to that great aviary in the sky, I said "Good morning, Tweeters" every day when I fed him. And every time, he chirped exactly twice. I like to think he was saying "good morning" back. Or "thank you." But maybe he was saying, "Now scram, so I can eat in peace." Still, how amazing.

Anyway, I read that all humans, whether they have pets or not, have a natural tendency to anthropomorphize. That is, we all have a way of attributing human char-

acteristics and behaviors to nonhumans, even inanimate nonhumans. I'm glad I'm not the only one. I knocked over my Christmas cactus this morning and apologized to it. I regularly talk to my handsome companion on life's highway—my car. And I talk, and rather loudly, to the furniture when I stub my toe on it. So, it makes sense I'd also talk to my cat who clearly has more affection for me than either my car or my coffee table.

The pet-free can make fun of us all they want but talking to our animals is certainly more socially acceptable than talking to the furniture—or, come to think of it, ourselves as I'm prone to do. When my husband overhears me talking to myself at great length about the electric bill or the dirty dishes and says, "Who are you talking to," I scoff, "The cat, of course. Who do you think?"

*Dorothy Rosby is the author of three books of humorous essays including I Didn't Know You Could Make Birthday Cake from Scratch: Parenting Blunders from Cradle to Empty Nest.*

## LETTERS TO THE EDITOR

### Some ways to help your student save for college

Chances are, you and your student will rely on multiple sources of funding for a college education. Common funding sources are your own savings and earnings, your student's savings and earnings, scholarships and loans.

Make a resolution to reduce the amount of future student loans with these tips:

1. Estimate how much your student will need. Your student's choice of institution and type of education will greatly influence the total cost. You can start by exploring websites of in-state and out-of-state public and private colleges, community colleges or other training programs for current costs.
2. Encourage savings by your own example. Foster an environment of saving by looking for discounts, reducing expenses and comparison shopping for

everyday purchases.

3. Work with your student on reducing expenses. If your student quickly spends a large proportion of their earnings, gifts and savings, help set savings goals, come up with less expensive alternatives and bargain shop.

4. Explore interest-bearing accounts. Leverage savings by depositing into interest-bearing accounts.

5. Understand how to reduce college costs. If you realize you and your student will not be able to save a significant portion of the total cost of a planned education by high school graduation, consider how to reduce the overall cost.

Your student may choose to live at home to attend an institution within commuting distance, attend a less-expensive school for some or all of the required coursework, earn while learning with a skilled apprenticeship program, or work more before or during attendance.

**Nancy Dunkel,**  
Iowa Student Loan Board



### How to Contact Your Federal Elected Officials

#### Representative Cindy Axne (D)

330 Cannon HOB, Washington, DC 20515, Washington, D.C., 20510

Telephone 202) 225-5476

**Senator Charles Grassley (R)** - 135 Hart Office Building, Washington, D.C., 20510

Telephone (202) 224-3744

E-mail - [chuck\\_grassley@grassley.senate.gov](mailto:chuck_grassley@grassley.senate.gov)

**Senator Joni Ernst (R)** - 111 Russell Senate Office Building, Washington, D.C., 20510

Telephone (202) 224-3254

P.O. BOX 191, GLENWOOD, IOWA, 51534  
(116 S. WALNUT STREET)

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Advertising rates available upon request. The retail and classified advertising deadline is Noon on Thursday.



City of Glenwood

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE ARBOR HILLS URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the Glenwood City Hall, Glenwood, Iowa, on March 8, 2022, the City Council of the City of Glenwood, Iowa (the "City") will hold a public hearing on the question of designating as the Arbor Hills Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the real property situated in the City of Glenwood, Mills County, State of Iowa more particularly described as follows:

Subdivision One (1) of Lot Thirty-one (31) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West of the Fifth Principal Meridian, Mills County, Iowa, being a tract One (1) rod wide and Eighty (80) rods long, more or less, off the North

side of the South Half of the Northwest Quarter of the Southeast Quarter (S½ NW¼ SE¼) of said Section Eleven (11). Also, the North Half of the Northwest Quarter of the Southeast Quarter (N½ NW¼ SE¼) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West of the Fifth Principal Meridian; EXCEPT a strip of ½ of an acre off the North side thereof, all being in Mills County, Iowa;

AND ALSO EXCEPT a tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West, more particularly described as follows: A tract of land located in part of Lot 30 of the Northwest Quarter of the Official Plat of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian, Mills County, Iowa, described as commencing at

the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 11; thence along the East line of said Northwest Quarter of the Southeast Quarter S 00° 08' 20" W 284.47 feet to the Point of Beginning; thence S 89° 08' 28" W a distance of 73.60 feet; thence N 02° 47' 43" W a distance of 361.08 feet; thence N 89° 08' 28" E a distance of 92.09 feet to the Point of Beginning;

AND ALSO EXCEPT the East 60 feet of the North 85 feet of Lot 30 of the Official Plat of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian, in the City of Glenwood, Mills County, Iowa;

AND ALSO EXCEPT Parcel A, located in part of Subdivision 1 of Lot 31, and in part of Lot 30 of Official Plat, all located in part of the Northwest Quarter Southeast Quarter of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian,

in the City of Glenwood, Mills County, Iowa, said parcel being more fully described as follows: Commencing in the Northeast corner of the Northwest Quarter Southeast Quarter of said Section 11; thence S 00° 08' 20" W along the East line of said Northwest Quarter Southeast Quarter a distance of 645.40 feet to the Point of Beginning; thence continuing S 00° 08' 20" W along said East line a distance of 32.84 feet; thence S 89° 53' 45" W a distance of 212.00 feet; thence N 01° 52' 04" W a distance of 187.84 feet; thence N 89° 53' 45" E a distance of 137.00 feet; thence S 02° 47' 43" E a distance of 156.05 feet; thence N 89° 08' 28" E a distance of 73.60 feet to the Point of Beginning. Said parcel is subject to easements of record.

Note: The East line of the Northwest Quarter Southeast Quarter of Section 11 is assumed to bear S 00° 08' 20" W for this description.

AND The West Seventy-Six (76) feet of Lot Six (6) and the South Forty-Eight (48) feet of the West Seventy-Six (76) feet of the West Seventy-Six (76) feet of Lot Five (5) all in Block One Hundred and One (101) of Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the recorded plat of said addition;

AND A part of Lot Thirty (30) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, described as follows:

Beginning at a point 16.4 feet North of the Southeast Corner of said Lot 30, and running thence North along the East line of Lot 30 for 104 feet; thence East 90 feet; thence South 104 feet; thence East 90 feet to the Point of Beginning;

AND The West Seventy-Six (76) feet of Lots One (1), Two (2), Three (3), and Four (4), and the West Seventy-six (76) feet of the North Eight (8) feet of Lot Five (5), all in Block One Hun-

dred and One (101) of the Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the recorded plat of said Addition;

AND A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of Lot One (1) of Block One Hundred and One (101) of the Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the recorded plat thereof; thence West 90 feet; thence South 232 feet; thence East 90 feet; thence North 232 feet to the Point of Beginning;

AND A tract of land located in part of Lot Thirty (30) of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, described as commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the East line of said Northwest Quarter of the Southeast Quarter S 00° 08' 20" W 284.47 feet to the Point of Beginning; thence S 00° 08' 20" W 360.93 feet; thence S 89° 08' 28" W a distance of 73.60 feet; thence N 02° 47' 43" W a distance of 361.08 feet; thence N 89° 08' 28" E a distance of 92.09 feet to the Point of Beginning;

EXCEPT a triangular tract of land located in part of Lot Thirty (30) of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty- Three (43) West of the Fifth Principal Meridian, Mills County, Iowa, described as commencing at the Northeast Corner of the Northwest Quarter Southeast Quarter of said

Section Eleven (11); thence along the East line of said Northwest Quarter Southeast Quarter S 00° 08' 20" W 645.40 feet; thence S 89° 08' 28" W 73.60 feet to the intersection with an existing fence line, which shall be the Point of Beginning; thence continuing along said fence line N 02° 47' 43" W 361.08 feet; thence S 00° 08' 20" W a distance of 360.93 feet; thence N 89° 08' 28" E a distance of 18.49 feet to the Point of Beginning.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan (the "Plan"), as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial project to be undertaken under the Plan will consist of providing tax increment financing support to Autumn Acres, LLC in connection with the construction of affordable housing for low and moderate income families and the construction of public infrastructure related thereto.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Lynda Radford  
City Clerk  
(Published in the Red Oak Express  
Tuesday, February 16, 2022.)

Probate Notice

THE IOWA DISTRICT COURT FOR POTTAWATTAMIE COUNTY IN THE MATTER OF THE ESTATE OF LYLE JAMES SELL, Deceased CASE NO. ESPR044471, NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of LYLE JAMES SELL, Deceased, who died on or about December 1, 2021:

You are hereby notified that on December 29, 2021, the Last Will and Testament of LYLE JAMES SELL, deceased, bearing date of February 24, 2009, was admitted to probate in the above named court and that RANDALL L. SELL and SUZANNE I. LEMONDS have been appointed Executors 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 thereafter 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 date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is

thereafter forever barred.

Dated February 7, 2022.  
/s/ Randall L. Sell  
RANDALL L. SELL,  
Executor of Estate  
3602 STATE STREET  
OMAHA, NE 68112  
/s/ Suzanne I. Lemonds  
SUZANNE I. LEMONDS,  
Executor of Estate  
15362 GRANT STREET  
OMAHA, NE 68116

/s/ Matthew G. Woods  
Matthew G. Woods, ICIS#: AT0008731  
Attorney for Executors  
Woods, Wyatt & Tucker, PLLC  
10 North Walnut Street  
P.O. Box 189  
Glenwood, IA 51534  
(Published in The Opinion-Tribune  
Wednesday, February 16, 2022, and  
Wednesday, February 23, 2022.)

City of Glenwood

ORDINANCE NO. 914 AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT ORDINANCE FOR THE CITY OF GLENWOOD, IOWA BY AMENDING THE OFFICIAL ZONING MAP.

WHEREAS, Section 168, Subsection 06 entitled "Zoning Map" provides for zoning districts established by the zoning regulations being shown on the Zoning Map maintained by the City Clerk, and further provides that the City Council may, from time to time, adopt a new official Zoning Map which shall supersede the prior official Zoning Map; and

WHEREAS, in accord with Section 168.06 of the Unified Land Development Ordinance of the City of Glenwood, Iowa, the City Council hereby desires to amend and therefore adopt a new official Zoning Map.

BE it enacted by the City of Glenwood, Iowa:

ZONING MAP. The Zoning Map of the City of Glenwood, Iowa, maintained by the City Clerk pursuant to the

provisions of Section 168.06 of the Unified Land Development Ordinance of the City of Glenwood, Iowa, shall be amended to provide that the following area shall be and is hereby re-zoned from agricultural/residential (AR) to that of Urban Family Residential (R-3) for the following described area located within the corporate limits of the City of Glenwood, Iowa:

Subdivision One (1) of Lot Thirty-one (31) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West of the Fifth Principal Meridian, Mills County, Iowa, being a tract One (1) rod wide and Eighty (80) rods long, more or less, off the North side of the South Half of the Northwest Quarter of the Southeast Quarter (S½ NW¼ SE¼) of said Section Eleven (11). Also, the North Half of the Northwest Quarter of the Southeast Quarter (N½ NW¼ SE¼) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West of the Fifth Principal Meridian; EXCEPT a strip of ½ of an acre off the

North side thereof, all being in Mills County, Iowa;

AND ALSO EXCEPT a tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Eleven (11), Township Seventy-two (72) North, Range Forty-three (43) West, more particularly described as follows: A tract of land located in part of Lot 30 of the Northwest Quarter of the Southeast Quarter of the Official Plat of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian, Mills County, Iowa, described as commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 11; thence along the East line of said Northwest Quarter of the Southeast Quarter S 00° 08' 20" W 284.47 feet to the Point of Beginning; thence S 00° 08' 20" W 360.93 feet; thence S 89° 08' 28" W a distance of 73.60 feet; thence N 02° 47' 43" W a distance of 361.08 feet; thence N 89° 08' 28" E a distance of 92.09 feet to the Point of Beginning;

AND ALSO EXCEPT the East 60 feet of the North 85 feet of Lot 30 of the Official Plat of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian, in the City of Glenwood, Mills County, Iowa;

AND ALSO EXCEPT Parcel A, located in part of Subdivision 1 of Lot 31, and in part of Lot 30 of Official Plat, all located in part of the Northwest Quarter Southeast Quarter of Section 11, Township 72 North, Range 43 West of the Fifth Principal Meridian, in the City of Glenwood, Mills County, Iowa, said parcel being more fully described as follows: Commencing in the Northeast corner of the Northwest Quarter Southeast Quarter of said Section 11; thence S 00° 08' 20" W along the East line of said Northwest Quarter Southeast Quarter a distance of 645.40 feet to the Point of Beginning; thence continuing S 00° 08' 20" W along said East line a distance of 32.84 feet; thence S 89° 53' 45" W a distance of 212.00 feet; thence N 01° 52' 04" W a distance of 187.84 feet; thence N 89° 53' 45" E a distance of 137.00 feet; thence S 02° 47' 43" E a distance of 156.05 feet; thence N 89° 08' 28" E a distance of 73.60 feet to the Point of Beginning. Said parcel is subject to easements of record.

Note: The East line of the Northwest Quarter Southeast Quarter of Section 11 is assumed to bear S 00° 08' 20" W for this description.

AND The West Seventy-Six (76) feet of Lot Six (6) and the South Forty-Eight (48) feet of the West Seventy-Six (76) feet of Lot Five (5) all in Block One Hundred and One (101) of Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the

recorded plat of said addition;

AND A part of Lot Thirty (30) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, described as follows:

Beginning at a point 16.4 feet North of the Southeast Corner of said Lot 30, and running thence North along the East line of Lot 30 for 104 feet; thence West 90 feet; thence South 104 feet; thence East 90 feet to the Point of Beginning;

AND The West Seventy-Six (76) feet of Lots One (1), Two (2), Three (3), and Four (4), and the West Seventy-six (76) feet of the North Eight (8) feet of Lot Five (5), all in Block One Hundred and One (101) of the Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the recorded plat of said Addition;

AND A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of Lot One (1) of Block One Hundred and One (101) of the Windham's Addition to the City of Glenwood, Mills County, Iowa, according to the recorded plat thereof; thence West 90 feet; thence South 232 feet; thence East 90 feet; thence North 232 feet to the Point of Beginning;

AND A tract of land located in part of Lot Thirty (30) of the Northwest Quarter

of the Southeast Quarter (NW¼ SE¼) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty-Three (43) West of the 5th P.M., Mills County, Iowa, described as commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the East line of said Northwest Quarter of the Southeast Quarter S 00° 08' 20" W 284.47 feet to the Point of Beginning; thence S 00° 08' 20" W 360.93 feet; thence S 89° 08' 28" W a distance of 73.60 feet; thence N 02° 47' 43" W a distance of 361.08 feet; thence N 89° 08' 28" E a distance of 92.09 feet to the Point of Beginning;

EXCEPT a triangular tract of land located in part of Lot Thirty (30) of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of the Official Plat of Section Eleven (11), Township Seventy-Two (72) North, Range Forty- Three (43) West of the Fifth Principal Meridian, Mills County, Iowa, described as commencing at the Northeast Corner of the Northwest Quarter Southeast Quarter of said Section Eleven (11); thence along the East line of said Northwest Quarter Southeast Quarter S 00° 08' 20" W 645.40 feet; thence S 89° 08' 28" W 73.60 feet to the intersection with an existing fence line, which shall be the Point of Beginning; thence continuing along said fence line N 02° 47' 43" W 361.08 feet; thence S 00° 08' 20" W a distance of 360.93 feet; thence N 89° 08' 28" E a distance of 18.49 feet to the Point of Beginning.

(Published in The Opinion-Tribune  
Wednesday, February 16, 2022.)

Trust Notice

TRUST NOTICE IN THE MATTER OF THE TRUST: LeVon M. McCollister Family Trust

To all persons regarding LeVon M. McCollister, deceased, who died on or about January 18, 2022. You are hereby notified that the trustees listed below are the trustees of the LeVon M. McCollister Family Trust dated October 1, 2002. Any action to contest the validity of the trust must be brought in the District Court of Mills County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the

decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the address listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the date of mailing of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated on February 9, 2022.  
James R. McCollister  
31505 Dobney Avenue  
Silver City, IA 51571  
Pamela S. Serrault  
2141 Cedar Crest Lane  
Prosper, TX 75078  
Rick C. Kimble #AT0004144, Attorney for Trustees  
Smith Peterson Law Firm, LLP  
133 W. Broadway, P.O. Box 249  
Council Bluffs, IA 51502-0249  
(Published in The Opinion-Tribune  
Wednesday, February 16, 2022, and  
Wednesday, February 23, 2022.)

Sheriff's Sale

Notice of Sheriff's Levy and Sale IN THE IOWA DISTRICT COURT IN AND FOR MILLS COUNTY STATE OF IOWA, MILLS COUNTY }

Iowa District Court  
Mills County  
Case #: **EQCV027055**  
CIVIL #: **22-000030**  
IDAHO HOUSING AND FINANCE ASSOCIATION V.

KYLE SHIPP; PARTIES IN POSSESSION, UNKNOWN SPOUSE IF ANY OF KYLE SHIPP

XSpecial Execution  
General Execution  
Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s)  
X REAL ESTATE  
PERSONAL  
PROPERTY  
to satisfy the judgment. The Property

to be sold is  
X described below:  
on attached sheet:

LOT 29, IN SUBDIVISION 1 OF MINTLE'S SECOND ADDITION TO THE CITY OF GLENWOOD, MILLS COUNTY, IOWA  
Property Address: **1006 N WALNUT GLENWOOD IA 51534**  
The described property will be offered for sale at public auction for cash only as follows:  
Sale Date : **03/15/2022**  
Sale Time: **09:00**  
Place of Sale: **MILLS COUNTY SHERIFF'S OFFICE, 600 INDUSTRIAL ROAD, GLENWOOD, IA**

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 Acre if within a city or town plat, or, if rural, must not exceed 40 Acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this

case.  
Redemption: After the sale of real estate, the defendant may redeem the property,  
X This sale not subject to Redemption.  
Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if applicable.  
Judgment Amount \$122,835.81  
Costs \$6,404.62  
Accrued Costs 0.00  
Interest \$16,086.44  
Sheriff's Fees: Pending  
Attorney  
ANDREA DYAR  
13160 FOSTER, SUITE 100  
OVERLAND PARK, KS 66213  
(515)724-5909  
Date 01/31/2022  
TRAVIS OETTER  
MILLS COUNTY SHERIFF  
(Published in The Opinion-Tribune  
Wednesday, February 9, 2022, and  
Wednesday, February 16, 2022.)

1915 D Street  
Lincoln, NE 68502  
PROPOSANT

Attorney for estate:  
Sandra R. Mass #AT0010547  
OF PETERS LAW FIRM, P.C.  
233 Pearl Street, PO Box 1078  
Council Bluffs, Iowa 51502-1078  
Telephone (712) 328-3157  
Fax (712) 328-9092  
(Published in The Opinion-Tribune  
Wednesday, February 9, 2022, and  
Wednesday, February 16, 2022.)

RIGHTS OR REMEDIES UNDER STATE OR FEDERAL LAW.

Served on To be Published in paper Sign: George C Weber  
Date: 2-1-2022  
(Landlord or Landlord's authorized agent)  
Print: George C Weber  
208 N Walnut  
Glenwood, IA 51534  
(Published in The Opinion-Tribune  
Wednesday, February 2, 2022, and  
Wednesday, February 9, 2022, and  
Wednesday, February 16, 2022.)

Probate Notice

IN THE IOWA DISTRICT COURT FOR MILLS COUNTY

IN THE MATTER OF THE ESTATE OF COLLEEN A. MCGUIRE, Deceased.

PROBATE NO. ESPR011547, NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Colleen A. McGuire, Deceased, who died on or about January 25, 2022:

You are hereby notified that on January 28, 2022, the Last Will and Testament of Colleen A. McGuire, deceased, bearing date of May 4, 2021, was admitted to probate in the above-named court, and that Shan-

non Gantz 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 thereafter 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

Probate Notice

THE IOWA DISTRICT COURT FOR MILLS COUNTY

IN THE MATTER OF THE ESTATE OF ARTHUR OSCAR GAETZ, Deceased CASE NO. ESPR011546

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Arthur Oscar Gaetz, Deceased, who died on or about November 30, 2021:

You are hereby notified that on February 2, 2022, the Last Will and Testament of Arthur Oscar Gaetz, deceased, bearing date of December 13, 2011, was admitted to probate in the above-named court and that Julinda A. Severn 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 thereafter 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

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

Dated February 2, 2022.  
Julinda A. Severn,  
Executor of Estate  
105 Parkwood Drive  
Council Bluffs, IA 51503  
Lilly A. Richardson-Severn, AT0012360  
Attorney for Executor  
Richardson-Severn Law, PLLC  
Mailing: PO Box 1567, Council Bluffs, Iowa 51502  
Office: 5002 Dodge Street, Suite 302  
Omaha, NE 68132  
(712) 566-9880  
(Published in The Opinion-Tribune  
Wednesday, February 9, 2022, and  
Wednesday, February 16, 2022.)

Probate Notice

THE IOWA DISTRICT COURT MILLS COUNTY

IN THE MATTER OF THE ESTATE OF WILLIAM B. HAYS, DECEASED CASE NO. ESPR011546

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of William B. Hays, Deceased, who died on or about January 10, 2022:

You are hereby notified that on January 27, 2022, the Last Will and Testament dated June 28, 2004, and the First Codicil to the Last Will and Testament dated December 6, 2016, of William B. Hays, deceased, were admitted to probate in the above-named court and on January 28,

2022, Robert W. Hays 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 thereafter be forever barred.

You are hereby notified 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 date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated January 28, 2022.  
ROBERT W. HAYS  
Executor  
65629 – 310th Street  
Malvern, IA 51551  
FRANK W. PECHACEK, JR.  
Attorney for Executor,  
WILLSON & PECHACEK, P.L.C.  
421 West Broadway, Suite 200  
Council Bluffs, IA 51503  
(Published in The Opinion-Tribune  
Wednesday, February 9, 2022, and  
Wednesday, February 16, 2022.)



City of Silver City

2/8/22, 8:17 PM

Local Government Property Valuation System

NOTICE OF PUBLIC HEARING - CITY OF SILVER CITY - PROPOSED PROPERTY TAX LEVY  
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
**Meeting Date:** 3/1/2022 **Meeting Time:** 06:00 PM **Meeting Location:** Silver City - City Hal 417 Main St, Silver City, IA 51571  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)

City Telephone Number  
(712) 525-1090

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	7,911,724	7,728,345	7,728,345	
Tax Levies:				
Regular General	64,085	64,085	62,600	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center	1,038	1,038	1,014	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	17,565	17,565	17,158	
Support of Local Emer. Mgmt. Commission			0	
Emergency	2,137	2,137	2,087	
Police & Fire Retirement			0	
FICA & IPERS	11,000	11,000	10,745	
Other Employee Benefits			0	
Total Tax Levy	95,825	95,825	93,604	-2.31
Tax Rate	12.11177	12.39916	12.11169	

Explanation of significant increases in the budget:  
No increase.

If applicable, the above notice also available online at:

-  
\*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.  
\*\*Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year  
(Published in The Opinion-Tribune Wednesday, February 16, 2022.)

Probate Notice

**THE IOWA DISTRICT COURT FOR MILLS COUNTY**  
IN THE MATTER OF THE ESTATE OF WAVA LOUS BOWLEY, Deceased  
CASE NO. ESPR011551  
**NOTICE OF APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS**  
To All Persons Interested in the Estate of Wava Lou Bowley, Deceased, who died on or about January 28,

2022:  
You are hereby notified that on February 3, 2022, the undersigned was appointed administrator of the estate. Notice is hereby 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 four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.  
Dated on February 7, 2022.  
/s/ Charles Frederic Bowley, Executor of the Estate

921 E Ridge Dr  
Malvern, IA 51551  
DeShawne L. Bird-Sell,  
ICIS#: 0000944  
Attorney for the Administrator  
417 Sharp St., P O Box 391  
Glenwood IA 51534  
Sell Law, PLC  
(Published in The Opinion-Tribune Wednesday, February 16, 2022, and Wednesday, February 23, 2022.)

Probate Notice

**IN THE IOWA DISTRICT COURT OF IOWA IN AND FOR MILLS COUNTY**  
IN THE MATTER OF THE ESTATE OF TILDA WAMBSGANS, Deceased  
CASE NO. ESPR011552  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**  
To All Persons Interested in the Estate of Tilda Wambsgans, deceased, who died on or about January 7, 2022:  
You are hereby notified that on February 4, 2022, the Last Will and Testament of Tilda Wambsgans, deceased, bearing the date of August 8, 2018, was admitted to probate in the above-named Court and that the undersigned was appointed Executor of the estate. Any action to set aside

the Will must be brought in the District Court of the above 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 the all heirs of the decedent and devisees under the Will whose identities are reasonably ascertainable, or thereafter 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 date of the second publication

of this Notice or one month from the date of mailing of this Notice (unless otherwise allowed or paid) a claim is thereafter forever barred.  
Dated February 7, 2022.  
Dona Wambsgans  
Executor of Estte  
3001 A 32nd Avenue  
Grand Forks, ND 58201  
Attorney for Executor  
Anne M. Breitkreutz, #AT0001103  
Dornan, Troia, Howard, Breitkreutz, Conway & Dahlquist, PC, LLO  
1403 Farnam Street, Suite 232  
Omaha, Nebraska 68102  
(402) 884-7044  
(Published in The Opinion-Tribune Wednesday, February 16, 2022, and Wednesday, February 23, 2022.)

Probate Notice

**THE IOWA DISTRICT COURT FOR MILLS COUNTY**  
IN THE MATTER OF THE ESTATE OF PHYLLIS KAY RANDALL, Deceased  
CASE NO. ESPR011549  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**  
To All Persons Interested in the Estate of Phyllis Kay Randall, Deceased, who died on or about June 26, 2021:  
You are hereby notified that on January 28, 2022, the Last Will and Testament of Phyllis Kay Randall, deceased, bearing date of February 28, 2002, First Codicil to Last Will and Testament, dated June 17, 2021, was admitted to probate in the above named court and that Julie M. Torell 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 thereafter 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 date of the second publication

of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.  
Dated February 7, 2022.  
/s/ Julie M. Torell  
Julie M. Torell, Executor of Estate  
5218 Ranch Rd  
Plattsmouth, NE 68048  
/s/ Matthew G. Woods  
Matthew G. Woods, ICIS#: AT0008731  
Attorney for Executor  
Woods, Wyatt & Tucker, PLLC  
10 North Walnut Street  
P.O. Box 189  
Glenwood, IA 51534  
(Published in The Opinion-Tribune Wednesday, February 16, 2022, and Wednesday, February 23, 2022.)

Sheriff's Sale

**Notice of Sheriff's Levy and Sale IN THE IOWA DISTRICT COURT IN AND FOR MILLS COUNTY STATE OF IOWA, MILLS COUNTY }**  
Iowa District Court  
Mills County  
Case #: **EQCV027233**  
Civil #: **22-000058**  
US BANK NATIONAL ASSOCIATION VS  
RANDY SKALBERG; SPOUSE OF RANDY SKALBERG, IF ANY; AND PARTIES IN POSSESSION  
X Special Execution  
General Execution  
Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant (s)  
X Real Estate  
Personal Property  
X Described Below  
On attached sheet:  
To satisfy the judgment. The Property to be sold is  
A parcel of land located in part of Park Addition, located in part of the SW ¼ SE ¼ of Section 21, Township 72 North, Range 43 West of the 5th Principal Meridian, Town of Pacific Junction, Mills County, Iowa, said

parcel being more fully described as follows: Commencing at the Southwest corner of the NW¼ SE ¼ of said Section 21; thence N 89°59'44" E along the South line of said NW¼ SE ¼ a distance of 14.00 feet; thence S 00°10'33" E a distance of 40.00 feet to the Point of Beginning; thence continuing S 00°10'33" E a distance of 80.00 feet to the North line of Washington Avenue; thence N 89°59'44" E along said North line a distance of 205.00 feet; thence N 00°55'53" W a distance of 80.01 feet; thence S 89°59'44" W a distance of 203.94 feet to the Point of Beginning. Said parcel is subject to easements

of record. NOTE: The South line of the NW ¼ SE ¼ of said Section 21 is assumed to bear N 89°59' 44" E for this description.  
Property Address: **303 MAPLE ST PACIFIC JUNCTION, IA 51561**  
The described property will be offered for sale at public auction for cash only as follows:  
Sale Date **03/22/2022**  
Sale Time **09:00**  
Place of Sale **MILLS COUNTY SHERIFF'S OFFICE, 600 INDUSTRIAL ROAD, GLENWOOD, IA**  
Homestead: Defendant is advised that if the described real estate includes the homestead (which must

not exceed 1/2 acre if within a city or town plat, or, if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the sheriff will have it platted and charge the costs to this case.  
Redemption: After the sale of real estate, defendant may redeem the property within  
X This sale not subject to Redemption.  
Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file

appropriate notice, if acceptable.  
Judgment Amount \$185,833.94  
Costs \$0.00  
Accruing Costs 0.00  
Interest \$1,830.48  
Sheriff's Fees  
Pending  
Attorney: DONALD J PAVELKA JR  
421 W BROADWAY, STE. 401  
COUNCIL BLUFFS, IA 51503  
(712)256-5566  
Date 02/04/2022  
TRAVIS OETTER  
MILLS COUNTY SHERIFF  
(Published in The Opinion-Tribune Wednesday, February 16, 2022, and Wednesday, February 23, 2022.)

Board of Supervisors

**The Office of Mills County Auditor Carol Robertson Mills County Courthouse Glenwood, IA**  
The Board of Supervisors met this 1st day of February 2022, at the Mills County Courthouse in Glenwood with Supervisors Richard Crouch, Lonnie Mayberry, and Carol Vinton present.  
Motion by Crouch, seconded by Mayberry to amend the agenda to authorize the chair to also sign the Pacific Junction Contract Law Agreement at the same time as the Emerson Contract Law agenda item to approve the consent Agenda, and minutes from January 23, 2022, as presented. Approve two liquor license renewals; Lincoln Farm & Home#3 Class E Liquor and Class C Beer with Sunday Sales and the second one is Tobey Jacks Mineola Steak House with a Class C Liquor with outdoor service, Sunday sales & catering.  
Public Health Director, Julie Lynes and IT Director Patrick Binns who

presented several bids for the building expansion. Since the Board of Supervisors and Lynes and Binns made some modifications of the design. Revised specs will be sent to those that had previously bid out the design part and ask them to rebid according to the updated specs. No action to be taken on this agenda item at the present time.  
Mills County Engineer Jacob Ferro was next on the agenda. There were no utility reports to report.  
Ferro proposed a driveway variance located at 59831 280th Street. The permit was denied because it does not meet the County Driveway Ordinance for the separation distance requirement. After viewing the requested variance location, Motion by Crouch, seconded by Mayberry to approve the variance. Motion carried on vote: Ayes: 3, Nays: 0  
Sheriff, Travis Oetter joined the session to request approval to accept the resignation of Deputy Draven Sayers on January 20,2022 and by the

same motion seek approval to fill the vacant position. Motion by Mayberry, seconded by Crouch to accept the resignation as presented and authorize the Sheriff to seek replacement and fill for this position. Motion carried on vote: Ayes: 3, Nays: 0.  
Motion by Mayberry, seconded by Crouch to accept the resignation of Cynthia Morrical, Jailor effective February 7, 2022, and by the same motion authorize the position to be filled. Motion carried on vote: Ayes: 3, Nays: 0  
Oetter also presented discussion to request filling a second K-9 officer position. Oetter explained that Deputy Buttercase has a K-9 that was used in Fremont County when he was a Deputy there. The dog has approximately 3 years left to be a drug dog. Oetter explained on cost would be to send the dog for training at I-80 training center for refresher training. The new handler would receive extra pay to handle the dog plus food and vet services. This was a discussion item

only and Oetter will return at a later date for formal action.  
Oetter also shared for discussion that a certified deputy was approaching them to pay out her current contract. This is something that the County had not done in the past. The cost would be a savings to the County because they would not have to send this deputy for certification schooling. The Deputy would be required to sign a contract with Mills County if they left before the 4-year time frame, the deputy would be required to pay back Mills County. Assistant Deputy County Attorney Ryan Dale was present and shared concerns because this has not been a past practice, and we currently have several deputies paying off their contracts with previous employers. Oetter explained none of the other deputies had asked. Dale was afraid that the board may be setting a precedent by doing this and cautioned the board. Oetter explained he had talked with other Counties about this process and most agreed the cost savings of having a certified deputy versus a non-certified deputy outweighed the cost. Supervisors said this was a discussion item only and asked the Sheriff to bring this back before the Board as an agenda item at a later date. They wanted time to weigh out the pros vs cons before deciding.  
Motion by Crouch, seconded by Mayberry to authorize the Chair to sign the 28E Law Enforcement Contracts between Mills County and Emerson and Pacific Junction, respectively. Motion carried on vote: Ayes: 3, Nays: 0.  
Larry Hurst EMA/E911 Director, Gabe Barney, EM Specialist and Susan Wiegel, interim Communications/E911 Director were presented for updates presented by Supervisor Crouch regarding the progress of the training to add extra Coroners to assist Dr. Baer, County Coroner. Crouch was not able to attend the meeting but received updates from Dr. Baer. Baer will train the four individuals and hope within the next 6-8 months their

training will be complete. Barney & Wiegel had attended the meeting to understand the process for bringing in the new coroners. One of the concerns Wiegel discussed was how dispatch would know which one of the four would be on call. Wiegel stated this could be a nightmare for dispatch and suggested a group text to go out and whomever was able to take the call would accept and head to the scene and notify Dispatch who may be taking the call. Several logistic things like this still need to be worked out, there is plenty of time, but a good method needs to be determined. There will be other meetings for input and discussion.  
The Mills County Libraries were present to update the board on what has happened at their Libraries during covid and after. Updates were provided by Melody Stephens of Emerson, Dawn Miller of Tabor, Tara Painter of Glenwood who also handed out information for Malvern Librarian who was unable to attend, Allison Reed Silver City Librarian along with Lynda Thomas and Linda Schoening, Silver City Library Board members. The libraries all received many ideas from each other. The Board of Supervisors thanked them for what they do and asked if they had any special projects, they needed help with besides the Boards annual contribution.  
Natalie Lancial, President of Malvern Area Betterment Association was present to thank the Board for their past support of MABA and updated on the projects on which they were working. Lancial asked if the Supervisors would continue the same funding for the 22-23 fiscal year. Supervisors thanked her and explained they are currently in the budget process and did not see any concerns with maintain the same level of contribution  
Gregg Schoening, Mills County Fair Board President was present to clarify the previous request by Fair Board members. Schoening thanked the Supervisors for their continued support to the Fair and 4-H that they

have graciously given over the years. He explained the Fair Board revenues to Supervisor Vinton when she asked. He also stated that the Fair Board was not requesting any additional funding for the Fair & 4-H. His request was that the County extend the current funding commitment to the Fair Board for the Lakin Center note that would end this year for an additional 5 years. The Board said they would take that request under advisement and would let the Board know with the County budgets were final.  
Jake Zimmerer, Olmstead, and Perry joined the session to request approval of the Contractor's application for payment #1 from Larson Backhoe Services for the stored materials in the amount of \$241,000. Zimmerer also updated they contractor plans to start on Hawley Rd. and move with the installation of the waterline to the cabins, nature center and extension recently approved to the Campgrounds area. Motion by Mayberry, seconded by Crouch to approve payment #1 to the contractor in the amount of \$241,000. Motion carried on vote: Ayes: 3, Nays:0.  
Supervisor Mayberry left the session at this time.  
Motion by Crouch, seconded by Vinton to authorize a pay increase to Holly Jackson after completing six months as interim Zoning Administrator at a salary of \$51,774 effective on February 14, 2022. Motion carried on vote: Ayes: 2, Nays: 0.  
General Discussion: The Board received the January Recorder's fees report.  
There being no further business to come before the Board, they adjourned to meet on February 8, 2022.  
Carol Vinton, Chair  
ATTEST:  
Carol Robertson, Auditor  
(Published in The Opinion-Tribune Wednesday, February 16, 2022.)

Probate Notice

**THE IOWA DISTRICT COURT FOR MILLS COUNTY**  
IN THE MATTER OF THE ESTATE OF ARVELLA ARIENE BACON, Deceased  
CASE NO. ESPR011544  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS**  
To All Persons Interested in the Estate of Arvella Arlene Bacon, Deceased, who died on or about January 14, 2022:  
You are hereby notified that on January 21, 2022, the Last Will and Testament of Arvella Arlene Bacon, deceased, bearing date of January 16, 1996, was admitted to probate in the above named court and that Steven R. Bacon and Sandra K. Fowler have been appointed Executors 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 thereafter 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 date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed

or paid) a claim is thereafter forever barred.  
Dated January 21, 2022.  
/s/ Steven R. Bacon  
Steven R. Bacon, Executor of Estate  
906 Hopkins Drive  
Bellevue, NE 68005  
/s/ Sandra K. Fowler  
Sandra K. Fowler, Executor of Estate  
7911 Triumph Place  
Amarillo, TX 79119  
/s/ Matthew G. Woods  
Matthew G. Woods, ICIS#: AT0008731  
Attorney for Executors  
Woods, Wyatt & Tucker, PLLC  
10 North Walnut Street P.O. Box 189  
Glenwood, IA 51534  
(Published in The Opinion-Tribune Wednesday, February 16, 2022, and Wednesday, February 23, 2022.)

To see more legal notices, go to page 4B.



# Former motel, apartment complex demolished

By JOE FOREMAN  
EDITOR

A former Glenwood motel and apartment complex was demolished last week.

The 10-unit, one story apartment building and adjoining house, which had two apartments, was located off the northwest corner of the Locust Street – Sharp Street intersection.

The property is owned by M&J Properties. Owner Jodi Evans said the decision was made to vacate and level the structure last summer after an underground gas leak was detected.

“The process started when we had a gas leak and the gas company was unable to find the leak. They said it was underground,” Evans said. “We spent quite a bit of time and effort trying to locate the gas leak with no luck. We then made the decision to move out the tenants. We gave them plenty of notice to find other housing and then went through the process of preparing to tear it down.”

Evans said the immediate plan for the site is to make it a green space.

“Just right now, we’re just going to seed it, level it out and make it look pretty,” she said.



This former motel and apartment complex in Glenwood was demolished last week. JOEL STEVENS / THE OPINION-TRIBUNE

## TEAMMATES

From Page 1A

TeamMates, founded in 1991 by former University of Nebraska football coach Dr. Tom Osborne and his wife Nancy, is a nationally-recognized “one-to-one, relationship-based” mentoring program. TeamMates programs exist in five states – Nebraska, Iowa, Kansas, South Dakota and Wyoming. The program has been established in 29 school districts across the state of Iowa, from as far west as Glenwood to Waterloo in the east and Storm Lake in the north.

TeamMates CEO DeMoine Adams, said the number of chapters continues to grow, particularly in southwest Iowa. Stanton is the latest Iowa school district to start a TeamMates program.

“Southwest Iowa is really where we’re going to blow up,” Adams said. “That’s where there is heavy interest.”

Adams, a former Nebraska and professional football player, spent the day in Glenwood on Friday meeting with mentors and students to promote the positive benefits of the program. Speaking to students during the lunch hour at the Glenwood Middle School, he stressed the importance of having positive adult role models in their lives.

“All of the teachers and the adults here will admit we had role models in our lives to help get to where we’re at. Because without having a positive role model, you may make the mistake of limiting your potential or wasting your potential,” Adams said. “All of you have potential, but it takes those positive, caring adults to help you see your potential and to reach it. In life, choices give you chances or consequences and you win or lose how you choose.”

Adams invited the students to join the team.

“TeamMates is a winning team and when students choose to be a part of TeamMates, it increases their chances of being a winner in the classroom by being a leader instead of a follower,” he said.

During an interview following his presentation at the middle school, Adams commended Dollen and the Glenwood mentors for the success of the program. He said the pandemic has been tough on children but mentors



Left: Some of the TeamMates program participants at Friday’s basketball game. Right: DeMoine Adams talks about TeamMates with Glenwood Middle School students. JOE FOREMAN / THE OPINION-TRIBUNE

in Glenwood helped ease some of their anxiety.

“I’m very proud of our mentors for being there for our students in a time when anxiety, depression and mental health have been issues for our students,” he said. “A lot of our mentors stood up and stayed committed.”

Adams accompanied Glenwood TeamMates mentors and mentees to the Rams’ varsity boys basketball game Friday night against Denison. He addressed the crowd at halftime and encouraged adults in the audience to consider giving up 30 minutes of their time each week to make a positive impact on a child’s life.

Dollen said Friday night’s recognition at the basketball game was an opportunity to showcase TeamMates to the community and allow mentors and mentees to spend time with other program participants. Group activities take place at various times throughout the year, Dollen said.

“Last spring, it was a pizza party at the sports complex,” she said. “They were able to go out and play some football or soccer. We had board games in different places and places where everybody could talk with the kids. The kids loved that and it was just a simple thing – just having a human connection and having a place and space to relax and just be themselves. It was also a great networking for the mentors to get to know each other and pass ideas back and forth.”

In addition to group activities locally, TeamMates also sponsors regional outings for chapters in eastern Nebraska and western Iowa. Past events included spending a day at the

Henry Doorly Zoo or attending a Creighton University basketball game.

Adults who are interested in becoming a TeamMates

mentor can contact Dollen at 712-527-4887 or via e-mail at [dollens@glenwoodschoos.org](mailto:dollens@glenwoodschoos.org).

TeamMates guidelines

require mentors to receive mandatory training after passing a criminal background check. The mentors are then matched with a mentee of

similar interests. TeamMates mentors are adult guides, advocates and trusted friends, but not allowed to tutor, give gifts or transport a student.

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