



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(MAY 23, 2017) (WEEK 21 OF 2017)**

Live streaming at:  
<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:  
[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held May 23, 2017 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board for speakers.

1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, their address, and then their statement.
4. Everyone will have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item.**
5. At the beginning of the discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the first or final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please silence cell phones and other devices while in the Board Chambers.

**AGENDA**

**4:10 p.m. Woodbury County Courthouse Foundation Meeting**

**4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence**

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|--|-------------|
| 1. Citizen Concerns                    | Information |
| 2. Approval of the agenda May 23, 2017 | Action      |

**Consent Agenda**

**Items 3 through 10 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate roll call vote is requested by a Board Member.**

3. Approval of the minutes of the May 16, 2017 meeting
4. Approval of claims
5. County Treasurer – Mike Clayton
  - a. Approval of resolution for a tax abatement for Long Lines Wireless
  - b. Approval of resolution for a tax abatement for G.S.

6. Board Administration – Karen James  
Approval of resolution for a tax suspension for C.R.
7. Human Resources – Ed Gilliland  
Approval of Memorandum of Personnel Transaction
8. Board Administration – Dennis Butler
  - a. Approval of resolution fixing Tuesday, June 6, 2017 at 4:45 p.m. for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$900,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential County purposes), and providing for publication of notice thereof
  - b. Approval of resolution fixing Tuesday, June 6, 2017 at 4:48 p.m. for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$850,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential county purposes), and providing for publication of notice thereof
  - c. Approval of resolution fixing Tuesday, June 6, 2017 at 4:51 p.m. for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential County purposes), and providing for publication of notice thereof
  - d. Approval of resolution fixing Tuesday, June 6, 2017 at 4:54 p.m. for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential County purposes), and providing for publication of notice thereof
  - e. Approval of resolution fixing Tuesday, June 6, 2017 at 4:57 p.m. for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential County purposes), and providing for publication of notice thereof
9. Secondary Roads – Mark Nahra  
Consideration of permit to work in the right of way for Jeff Knaack and to direct the chairman to sign the permits
10. Conservation – Rick Schneider  
Approval of resolution for Notice of Property Sale (Survey #5248) setting public hearing and Sale for Tuesday, June 6<sup>th</sup> at 4:35 p.m.

***End of Consent Agenda***

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|--------------------------------|--|--------|
| <b>4:35 p.m.</b><br>(Set time) | 11. Board Administration/Public Bidder – Heather Satterwhite<br>a. Public hearing and sale of property parcel # <a href="#">894726103009</a><br>(aka 3101 13th Street)         | Action |
| <b>4:37 p.m.</b><br>(Set time) | b. Public hearing and sale of property parcel # <a href="#">894720181022</a><br>(aka 1104 W. 23rd Street)  | Action |
|                                | 12. Planning/Zoning – John Pylelo  |        |
|                                | a. Public hearing, Approve Third Reading and adoption of Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lots 1 through 5 and Outlot A of Whiskey Acres Addition | Action |
|                                | b. Public hearing, Approve Third Reading and adoption of Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 1 of R.J. Addition                                  | Action |
|                                | c. Public hearing, Approve Third Reading and adoption of Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 2 of R.J. Addition                                  | Action |

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|--|-------------|
| 13. Secondary Roads – Mark Nahra   |             |
| a. Receive bids for bridge replacement Project number L-B(W107)—73-97  | Action      |
| b. Award quote for a tandem axle dump truck for the Secondary Road Department  | Action      |
| c. Award quote for one extended cab ¾ ton pickup truck for the Secondary Road Department   | Action      |
| d. Award quote for one regular cab ¾ ton pickup truck for the Secondary Road Department  | Action      |
| e. Award quotes for two new motor graders for the Secondary Road Department  | Action      |
| f. Consider approval of contract and bond for Project number BROS-CO97 (129)—5F-97   | Action      |
| 14. Human Resources – Ed Gilliland   |             |
| Approval to establish a practice of refunding the employee contributions sent to IPERS for all covered employees who leave the County prior to 6 months employment | Action      |
| 15. Board of Supervisors – Jeremy Taylor & Board Administration – Dennis Butler  |             |
| Approval of allocation of Gaming Revenues to the Historical Committee for the celebration of the 100 <sup>th</sup> Anniversary of the Woodbury County Courthouse   | Action      |
| 16. Chairman’s Report  | Information |
| a. Community Action Agency – Head Start Program  |             |
| b. Legislation Impact  |             |
| 1. Fireworks (Planning/Zoning, Secondary Roads, Sheriff)   |             |
| 2. Equity of Mental Health Levy – Update of Region meeting 5-23-17   |             |
| 3. Courthouse Security   |             |
| 17. Reports on Committee Meetings  | Information |
| 18. Citizen Concerns   | Information |
| 19. Board Concerns   | Information |

**ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

<b>MONDAY, MAY 22</b>	<b>6:00 p.m.</b> Zoning Commission Meeting, 1 <sup>ST</sup> Floor Board Room
<b>TUESDAY, MAY 23</b>	<b>1:00 p.m.</b> Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building
<b>THURSDAY, JUNE 1</b>	<b>4:30 p.m.</b> Conservation Board Meeting, Snyder's Bend Park
<b>FRIDAY, JUNE 2</b>	<b>9:00 a.m.</b> Hungry Canyons Alliance Meeting, Red Oak, Iowa
<b>MONDAY, JUNE 5</b>	<b>6:00 p.m.</b> Board of Adjustment meeting, Board of Supervisors' Chambers
<b>TUESDAY, JUNE 6</b>	<b>4:45 p.m.</b> Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WEDNESDAY, JUNE 7</b>	<b>12:00 p.m.</b> District Board of Health Meeting, 1014 Nebraska St.
<b>MONDAY, JUNE 12</b>	<b>8:00 a.m.</b> Department Head Meeting, LEC Conference Room
<b>WEDNESDAY, JUNE 14</b>	<b>8:05 a.m.</b> Woodbury County Information Communication Commission, 1 <sup>st</sup> Floor Board Room
<b>THURSDAY, JUNE 15</b>	<b>10:00 a.m.</b> Policy Review Committee Meeting, 1 <sup>st</sup> Floor Board Room
	<b>11:00 a.m.</b> Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St.
	<b>4:30 p.m.</b> Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>WEDNESDAY, JUNE 21</b>	<b>10:00 a.m.</b> Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
	<b>12:00 p.m.</b> Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	<b>12:00 p.m.</b> SIMPCO Board of Directors, 1122 Pierce St.

**The following Boards/Commission have vacancies:** Commission to Assess Damages - Category A, Category B, Category C and Category D

**Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.**

*Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.*



**COURTHOUSE FOUNDATION MEETING**

**Tuesday, May 23, 2017 @ 4:10 p.m.**

**Board of Supervisors Meeting Room**

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**AGENDA**

Reports

- Motion to approve the approve the minutes of the March 7, 2017 meeting
- Motion to receive the May 1, 2017 Financial Report

Consideration of a request by the Woodbury County Courthouse Advisory Committee for Historical Preservation to use Courthouse Foundation funds for the purpose of a hundred year anniversary of opening the current Woodbury County Courthouse.

Adjourn

**WOODBURY COUNTY COURTHOUSE FOUNDATION MEETING**

**ANNUAL MEETING MINUTES**

**Tuesday, March 7, 2017**

**Board of Supervisors Meeting Room**

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Present were Pottebaum, Radig, De Witt, Ung and Taylor.

Election of Directors

Motion by Taylor second by Pottebaum to elect ex officio members as Board of Directors. Motion carried.

Election of Officers

Motion by Taylor second by Pottebaum to elect Chairman Ung of the Board of Supervisors as President of the Board of the Board of Directors. Motion carried.

Motion by Radig second by De Witt to elect Supervisor Taylor as Vice President of the Board of Directors. Motion Carried.

Motion by Ung second by Taylor to combine the offices of Secretary and Treasurer and to appoint the County Auditor to the combined position. Motion carried.

Reports

Motion by Ung second by Radig to approve the minutes of the March 1, 2016 meeting. Motion carried.

Motion by Radig second by Ung to receive the Financial Report as of March 1, 2017. Motion carried.

Old Business

There was a discussion of bylaws and a budget for the upcoming Courthouse Centennial Celebration.

New Business

There was no new business.

Adjourn

The meeting was adjourned.

**MAY 16, 2017, NINETEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, May 16, 2017 at 4:00 p.m. Board members present were De Witt, Radig, Pottebaum, and Taylor; Ung was present by telephone. Staff members present were Dennis Butler, Budget/Tax Analyst, Karen James, Board Administrative Assistant, Ed Gilliland, Human Resources Director, Abigail Sills, Assistant County Attorney and Patrick Gill, Auditor/Clerk to the Board.

1. Motion by Radig second by Taylor to go into closed session per Iowa Code Section 21.5(1)(a). Carried 4-0 on a roll-call vote; Ung was not present.

Motion by Radig second by Taylor to go out of closed session per Iowa Code Section 21.5(1)(a). Carried 4-0 on roll-call vote.

Motion by Taylor second by Radig to grant the request for assistance of \$223.00 as discussed in the previous executive session. Carried 4-0; Ung was not present.

The meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

2. There were no citizen concerns.
3. Motion by De Witt second by Radig to approve the Agenda for May 16, 2017. Carried 5-0. Copy filed.  
Motion by Radig second by De Witt to approve the following items by consent:
  4. To approve minutes of the May 9, 2017 meeting. Copy filed.
  5. To approve the claims totaling \$467,419.35. Copy filed.
  - 6a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale date of parcel #894721251011, 2302 Jones St., Sioux City.

**RESOLUTION #12,540  
NOTICE OF PROPERTY SALE**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Except West 100 feet thereof of Lot 10 Block 11 Lawn Ridge Addition to City of Sioux City, Woodbury County, Iowa  
(2302 Jones Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **30<sup>th</sup> Day of May, 2017 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **30<sup>th</sup> Day of May, 2017**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$44.00** plus recording fees.

Dated this 16<sup>th</sup> Day of May, 2017.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6b. To approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale date of parcel #894721313007, 1821 Pierce St., Sioux City.

**RESOLUTION #12,541  
NOTICE OF PROPERTY SALE**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Except the West 48 feet of Lot 1, Block 17, Higman's Second Addition to Sioux City, Woodbury County, Iowa (1821 Pierce Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **30<sup>th</sup> Day of May, 2017 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **30<sup>th</sup> Day of May, 2017**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$279.00** plus recording fees.

Dated this 16<sup>th</sup> Day of May, 2017.  
 WOODBURY COUNTY BOARD OF SUPERVISORS  
 Copy filed.

7. To receive the appointment of Ben Rabbass, 406 Ferry St., PO Box 92, Cushing, IA, to the City Council of Cushing. The appointment was made on May 2, 2017, to fill the position previously held by Susan Knaack, until the next regular election. Copy filed.
8. To receive for signatures a Resolution Thanking and Commending Gregory Stallman.

**WOODBURY COUNTY, IOWA  
RESOLUTION #12,542  
A RESOLUTION THANKING AND COMMENDING  
GREGORY STALLMAN  
FOR HIS SERVICE TO WOODBURY COUNTY**

**WHEREAS**, Gregory Stallman has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 22 years from November 16, 1995 to May 12, 2017; and

**WHEREAS**, the service given by Gregory Stallman as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA** that the undersigned members of this Board thanks and commends Gregory Stallman for his years of service to Woodbury County; and

**BE IT FURTHER RESOLVED** that it is the wish of all those signing below that the future hold only the best for this very deserving person, Gregory Stallman.

**BE IT SO RESOLVED** this 16th day of May, 2017.  
 WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 9a. To approve the separation of Jason Franklin, Jail Alternative Coordinator, Sioux Rivers Dept., effective 05-05-17. Resignation.; the promotion of Todd Trobaugh, % Deputy-Lieutenant, County Sheriff Dept., effective 05-17-17, \$78,026/year, 22.5%=\$14,362.88/yr. Promotion to % Deputy-Lieutenant.; the appointment of Dylan Feller, Temporary Summer Laborer, Secondary Roads Dept., effective 05-22-17, \$9.50/hour. Not to exceed 120 days.; the appointment of Nia Key, Jail Alternative Coordinator, Sioux Rivers Dept., effective 05-22-17, \$53,500/year. Job Vacancy Posted 2-8-17. Entry Level Salary \$53,500/year.; the appointment of Wyatt Fitch, Temporary Engineering Aide, Secondary Roads Dept., effective 05-30-17. Not to exceed 120 days.; the reclassification of Todd Caster, Custodian, Building Services Dept., effective 06-11-17, \$16.44/hour, 6%=\$.96/hour. Per AFSCME Courthouse Contract agreement, from Grade 1/step 3 to Grade 1/Step 4.; the reclassification of Wendy Erickson, P/T Courthouse Safety & Security Officer, County Sheriff Dept., effective 06-11-17, \$20.06/hour, 10.7%=\$1.94/hour. Per Wage Comparability with AFSCME Courthouse Contract, from Grade 3/Step 4 to Grade 3/Step 5.; and the reclassification of Ronald Vogt, Civilian Jailer, County Sheriff Dept., effective 06-18-17, \$18.73/hour, 4%=\$.73/hour. Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2. Copy filed.
- 9b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for % Deputy-Lieutenant, County Sheriff Dept., 78% of Sheriff's Salary: \$78,026/year. Copy filed.
- 9c. To approve the de-authorization of % Deputy-Captain, County Sheriff Dept. Copy filed.
- 10. To receive the subdivision application and final Plat for B. K. Addition with referral to the Zoning Commission for public hearing and a final plat approval recommendation. Copy filed.
- 11a. To approve the permit to work in the right of way and a tile crossing permit for Mouser Digging and Pump. Copy filed.
- 11b. To approve the permit to work in the right of way for Leonard Wilcox. Copy filed.
- 11c. To approve the permit to work on the right of way for Nick Kerr. Copy filed.
- 12a. To approve and authorize the Chairperson to sign a Resolution Orton Slough Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,543**  
**ORTON SLOUGH DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Orton Slough Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Orton Slough Drainage District, that a special tax and/or assessment in the sum of \$ 50,000.00 be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12b. To approve and authorize the Chairperson to sign a Resolution Smokey Hollow Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,544**  
**SMOKEY HOLLOW DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Smoky Hollow Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Smoky Hollow Drainage District, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12c. To approve and authorize the Chairperson to sign a Resolution Weber Creek Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,545**  
**WEBER CREEK DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Weber Creek Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Weber Creek Drainage District, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12d. To approve and authorize the Chairperson to sign a Resolution Wolf Creek Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,546**  
**WOLF CREEK DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Drainage District, that a special tax and/or assessment in the sum of **\$5,000.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12e. To approve and authorize the Chairperson to sign a Resolution Bennett-McDonald Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,547**  
**BENNETT-MCDONALD DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Bennett-McDonald Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Bennett-McDonald Drainage District, that a special tax and/or assessment in the sum of **\$18,000.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12f. To approve and authorize the Chairperson to sign a Resolution Smithland Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,548**  
**SMITHLAND DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Smithland Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Smithland Drainage District, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies, and public highways within said Drainage District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12g. To approve and authorize the Chairperson to sign a Resolution Wolf Creek Pumping District #2 Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,549**  
**WOLF CREEK PUMPING DISTRICT #2**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Pumping District #2 of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Pumping District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Pumping District #2, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies, and public highways within said Pumping District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed



and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12h. To approve and authorize the Chairperson to sign a Resolution Wolf Creek Pumping District #3 Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,550**  
**WOLF CREEK PUMPING DISTRICT #3**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Pumping District #3 of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Pumping District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Pumping District #3, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies, and public highways within said Pumping District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12i. To approve and authorize the Chairperson to sign a Resolution Anthon Central Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,551**  
**ANTHON CENTRAL DRAINAGE DISTRICT**  
**RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE**  
**TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Anthon Central Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Anthon Central Drainage District, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said

lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 12j. To approve and authorize the Chairperson to sign a Resolution Maple River Drainage District Levying Special Assessment and Certificate to the County Auditor of Woodbury County, Iowa.

**RESOLUTION #12,552  
MAPLE RIVER DRAINAGE DISTRICT  
RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE  
TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA**

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Maple River Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Maple River Drainage District, that a special tax and/or assessment in the sum of **\$0.00** be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this 16<sup>th</sup> day of May, 2017.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13. To approve Cost Advisor Services contract to provide professional consulting services to Woodbury County for indirect cost calculations. Copy file.

Carried 5-0.

- 15. Motion by Taylor second by Radig to postpone action to establish a practice of refunding the employee contributions sent to IPERS for all covered employees who leave the County prior to 6 months employment. Carried 5-0. Copy filed.

- 16a. A public hearing was held for second reading of Ordinance #44 Re: A Zoning Ordinance Amendment for Lots 1 through 5 and Outlot A of Whiskey Acres Addition.

Motion by Pottebaum second by Radig to close the public hearing. Carried 5-0.

Motion by Taylor second by Pottebaum to approve the second reading of a Zoning Ordinance #44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates). Carried 5-0. Copy filed.

- 14a. Motion by Taylor second by Radig to close a public hearing for proposed Ordinance #45, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2017 Amendment to the Grow Woodbury County Urban Renewal Area. Carried 5-0

Motion by Taylor second by Radig to adopt Ordinance #45, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2017 Amendment to the Grow Woodbury County Urban Renewal Area, Pursuant to Section 403.19 of the Iowa Code. Carried 5-0. Copy filed.

Motion by Radig second by Taylor to suspend the statutory rule requiring an ordinance be considered and voted on for passage at two Board meetings prior to the meeting at which it is finally passed. Carried 5-0. Copy filed.

Motion by Taylor second by Radig that Ordinance #45, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2017 Amendment to the Grow Woodbury County Urban Renewal Area, Pursuant to Section 403.19 of the Iowa Code now be put upon its final consideration and adopted. Carried 5-0. Copy filed.

- 14b. Quarterly update on Rural Comprehensive Planning project. Copy filed.

- 14c. Quarterly update on SIMPCO City/County membership dues project. Copy filed.

- 16b. A public hearing was held for second reading of Ordinance #44 Re: A Zoning Ordinance Amendment for Lot 1 of R.J. Addition.

Motion by Taylor second by Radig to close the public hearing. Carried 5-0.

Motion by Radig second by De Witt to approve the second reading of Zoning Ordinance #44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lot 1 of R.J. Addition to LI (Light Industrial). Carried 5-0. Copy filed.

- 16c. A public hearing was held for second reading of Ordinance #44 Re: A Zoning Ordinance Amendment for Lot 2 of R.J. Addition.

Motion by Taylor second by Radig to close the public hearing. Carried 5-0.

Motion by Taylor second by Radig to approve the second reading of Zoning Ordinance #44 Re: A Zoning Ordinance Mapping Amendment for Lot 2 of R.J. Addition. Carried 5-0. Copy filed.

- 17a. Motion by Taylor second by Radig to approve the Courthouse Steam Trap Project AIA Change Order #1 for \$15,693.10. Carried 5-0. Copy filed.

- 17b. Motion by Taylor second by Radig to approve the Courthouse Steam Trap Project AIA Change Order #2 for \$9,838.00. Carried 5-0. Copy filed.

- 17c. Motion by Taylor second by De Witt to approve the Courthouse Steam Trap Project AIA Change Order # 3 for \$2,716.50. Carried 5-0. Copy filed.

- 18a. Motion by Taylor second by Radig to approve the project agreement with Hungry Canyons Alliance for \$67,687. Carried 5-0. Copy filed.

- 18b. Motion by Radig second by De Witt to approve the contract and bond for bridge project #BRS-CO97(112)-60—97 with Christensen Brothers, Inc., Cherokee, IA, for \$952,298.15. Carried 5-0. Copy filed.

- 18c. Motion by Pottebaum second by Radig to allow the county road department to participate in the Merville Days "Touch a Truck" event. Carried 5-0. Copy filed.

- 18d. Bid opening was held for a tandem axle dump truck. The bids are as follows:

Rees Mack Sales & Service, Lawton	\$205,476.00
Rees Mack Sales & Service, Lawton	\$200,417.21
Peterbilt, Sioux City	\$196,479.00
Peterbilt, Sioux City	\$199,579.21
Boyer Trucks, Sioux Falls	\$163,660.00
Istate Truck Center, Sioux City	\$184,560.00
Sioux City Kenworth Volvo, Sioux City	\$184,500.00
Cornhusker Intl., Sioux City	\$184,835.00
Cornhusker Intl., Sioux City	\$185,477.00
Cornhusker Intl., Sioux City	\$192,351.00
Cornhusker Intl., Sioux City	\$193,798.00
Cornhusker Intl., Sioux City	\$194,236.00

Motion by Taylor second by Radig to receive the tandem axle dump truck bids and return them to the Secondary Roads Dept. for review and recommendation. Carried 5-0. Copy filed.

18e. Bid opening was held for two pickup trucks. The bids are as follows:

2017 or 2018 Full size 4WD ¾ Ton Regular cap pickup	
Knoepfler Chevrolet Co., Sioux City	\$28,500.00
Barry Motor Co., Sioux City	\$23,131.00

2017 or 2018 Full size 4WD ¾ Ton Extended cab pickup	
Knoepfler Chevrolet Co., Sioux City	\$32,700.00

Motion by De Witt second by Radig to receive the two pickup trucks bids and return them to the Secondary Roads Dept. for review and recommendation. Carried 5-0. Copy filed.

18f. Motion by Taylor second by Radig to approve the amended FY 2018 Woodbury County Secondary Roads Department Five Year Construction Program. Carried 5-0. Copy filed.

19. The Chairperson reported on the day-to-day activities.

20. Reports on Committee meetings.

21. There were no citizen concerns.

22. Board member concerns.

The Board adjourned the regular meeting until May 23, 2017.

Meeting sign in sheet. Copy filed.

May 16, 2017

TO: BOARD OF SUPERVISORS

FROM: MICHAEL R CLAYTON, WOODBURY COUNTY TREASURER

RE: TAX ABATEMENT PER SEC 445.16, BY RESOLUTION

Please abate the following building on leased land taxes for tower equipment. These taxes are uncollectable or impractical to pursue collection through personal judgment per sec 445.16.

- 1) Long Lines Wireless, building on leased land for tower equipment that is no longer assessed.  
Parcel 8947 24 400 902  
Balance of taxes for 2016-2017 - \$206.20 plus interest.

**WOODBURY COUNTY, IOWA**

**RESOLUTION #**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, Long Lines Wireless is the titleholder of a building on leased land Parcel #894724400902 located in Woodbury County, Iowa and legally described as follows:

Parcel #894724400902

LL SC COMM 89-47 B/LL (EX RD NE SE & EX A TRI IN NE COR B

**WHEREAS**, the above-stated property has taxes payable including special assessments and the parcel is owned by Long Lines Wireless

**WHEREAS**, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 23rd day of May, 2017.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Patrick F. Gill  
Woodbury County Auditor/Recorder

---

Jeremy Taylor, Vice Chairman

**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

**TO:** Board of Supervisors  
**FROM:** Karen James, Board Administrative Assistant  
**RE:** Consideration of a Petition for a Tax Suspension  
**DATE:** May 18, 2017

Please consider this request for a tax suspension for C. R. If the Board approves this request, the suspension resolution requires the chairman's signature

Thank you.

kmj





**WOODBURY COUNTY**  
**HUMAN RESOURCES DEPARTMENT**

**TO:** Board of Supervisors and the Taxpayers of Woodbury County

**FROM:** Ed Gilliland, Human Resources Director

**SUBJECT:** Memorandum of Personnel Transactions

**DATE:** May 23, 2017

For the May 23, 2017 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) Secondary Roads (2) Temporary Engineering Aides, Appointment.
- 2) Secondary Roads Temporary Summer Laborer, Appointment.
- 3) County Sheriff Civilian Jailer, from Class 3 to Class 2.

Thank you

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

#8

Date: 05-18-17

Weekly Agenda Date: 05-23-17

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Dennis Butler, Finance Director

**WORDING FOR AGENDA ITEM:**

Discussion and Action to set the dates and times for the Public Hearings that are required for our Capital Loan for the FY 2017 CIP Projects.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The action requested is to approve dates and times for five public hearings that are required for the FY 2017 CIP Capital Loan Note. There are five separate projects. The total amount of the CIP projects is \$ 4,717,404 to be paid over ten FYs.

**BACKGROUND:**

The CIP Projects have been approved by the Board of Supervisors. FY 2018 will be the starting FY in which repayment of principal will start. The loan will cover a ten FY repayment plan with equal principal payments during the ten FYs.

**FINANCIAL IMPACT:**

The principal and interest has already been budgeted for in FY 2018. Each FY interest will be paid on December 1 and June 1, and principal paid on the first of each FY.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Approve dates and times for the five public hearings on the FY 2017 projects.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion by \_\_\_\_\_, second by \_\_\_\_\_ to approve June 6, 2017 for five public hearings with the first public hearing set time at 4:45 and the other four public hearings every three minutes thereafter.



Ahlers & Cooney, P.C.  
Attorneys at Law  
100 Court Avenue, Suite 600  
Des Moines, Iowa 50309-2231  
Phone: 515-243-7611  
Fax: 515-243-2149  
www.ahlerslaw.com  
R. Mark Cory  
515.246.0378  
rcory@ahlerslaw.com

May 16, 2017

Via Email and UPS Next Day Delivery

Michael R. Clayton  
County Treasurer  
Woodbury County Courthouse  
620 Douglas Street  
Sioux City, IA 51101-1248

Re: Woodbury County, State of Iowa - General Obligation Capital  
Loan Notes, Series 2017

Dear Mike:

We have now prepared and are enclosing suggested proceedings to be acted upon by the Board in fixing the date of a meeting on the proposition to enter into a loan agreement and issue the above mentioned notes and ordering publication of a notice of hearing consistent with the provisions of Code Sections 331.402 and 331.443 (See publication requirement.) **There are five sets of procedure enclosed fixing 5 hearings.**

Publication Requirement - Notice of Hearing.

Notice of these meetings must be published at least once in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The date of publication is to be not less than four clear days nor more than twenty days before the date of the public meetings on the issuance of the notes. In computing time, the date of publication should be excluded. If the last day falls on Sunday, the whole of the following Monday should be excluded. [See Section ICS 4.1(34).]

At the time of hearing the Board shall receive oral or written objections from any resident or property owner to the proposed action to enter into a loan agreement and issue the notes. After all objections have been received and considered, the Board is required, at that meeting or at any adjournment thereof, to take additional action for the authorization of a loan agreement and the issuance of the notes or to abandon the proposal.

The Board is required by statute to adopt the resolution instituting proceedings to enter into a loan agreement and issue the notes at the hearing or an adjournment thereof.

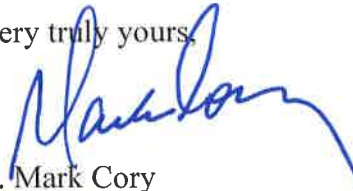
May 16, 2017

Page 2

Also enclosed is an extra copy of each set of proceedings to be filled in as the original and certified back to this office, together with publisher's affidavit of publication of notice of hearing. **We are also enclosing an extra copy of each notice of hearing to be delivered to the newspaper for publication purposes.** Certificates to attest the proceedings are also enclosed.

We will prepare and forward to you in the near future, suggested procedure to be acted upon on the date of the hearings. If you have any questions pertaining to the proceedings enclosed or the above instructions, please do not hesitate to either write or call.

Very truly yours,



R. Mark Cory  
FOR THE FIRM

RMC:csm

Enclosures

cc: Karen James  
Dennis Butler

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**ITEMS TO INCLUDE ON AGENDA MAY 23, 2017**

**WOODBURY COUNTY, IOWA**

Not to Exceed \$900,000 General Obligation Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

May 23, 2017

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$900,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Chairperson declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$900,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$900,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the 6th day of June, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$900,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of HVAC Automation Projects at the Courthouse and Siouxland District Health Facility, at a total cost of the projects not to exceed \$1,200,000.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$900,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: June 1, 2017)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$900,000 GENERAL OBLIGATION CAPITAL LOAN  
NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 6th day of June, 2017, at \_\_\_\_\_ .M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$900,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of HVAC Automation Projects at the Courthouse and Siouxland District Health Facility, at a total cost of the projects not to exceed \$1,200,000. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of May, 2017.

---

Chairperson

ATTEST:

---

County Auditor

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

NOTICE OF PUBLIC HEARING  
(Not to Exceed \$900,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the “ \_\_\_\_\_ ”, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2017.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR MAY 23, 2017****WOODBURY COUNTY, IOWA**

Not to Exceed \$850,000 General Obligation Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

May 23, 2017

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Chairperson declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$850,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the 6th day of June, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$850,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of boiler and steamtrap improvement projects at the Courthouse, Trospen Hoyt Facility and Siouxland District Health Facility, at a total cost of the projects not to exceed \$1,200,000.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$850,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: June 1, 2017)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$850,000 GENERAL OBLIGATION CAPITAL LOAN  
NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 6th day of June, 2017, at \_\_\_\_\_ .M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$850,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs boiler and steamtrap improvement projects at the Courthouse, Trospen Hoyt Facility and Siouxland District Health Facility, at a total cost of the projects not to exceed \$1,200,000. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of May, 2017.

---

Chairperson

ATTEST:

---

County Auditor

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

NOTICE OF PUBLIC HEARING  
(Not to Exceed \$850,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the " \_\_\_\_\_ ", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2017.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR MAY 23, 2017**

**WOODBURY COUNTY, IOWA**

Not to Exceed \$1,100,000 General Obligation Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

May 23, 2017

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Chairperson declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,100,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the 6th day of June, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of miscellaneous needs assessments and facility maintenance, replacement projects at the Courthouse, Law Enforcement Center, Prairie Hills Facility and Climbing Hills Facility, at a total cost of the projects not to exceed \$1,200,000.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$1,100,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: June 1, 2017)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 6th day of May, 2017, at \_\_\_\_\_ .M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of miscellaneous needs assessments and facility maintenance, replacement projects at the Courthouse, Law Enforcement Center, Prairie Hills Facility and Climbing Hills Facility, at a total cost of the projects not to exceed \$1,200,000. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of May, 2017.

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Chairperson

ATTEST:

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County Auditor

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR MAY 23, 2017****WOODBURY COUNTY, IOWA**

Not to Exceed \$1,100,000 General Obligation Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

May 23, 2017

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Chairperson declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,100,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the 6th day of June, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of security technology and voting equipment projects at the Courthouse, Law Enforcement Center, Trospen Hoyt Facility and WCIC Facility, at a total cost of the projects not to exceed \$1,200,000.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$1,100,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:



(To be published on or before: June 1, 2017)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 6th day of June, 2017, at \_\_\_\_\_ .M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,100,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of security technology and voting equipment projects at the Courthouse, Law Enforcement Center, Trospen Hoyt Facility and WCIC Facility, at a total cost of the projects not to exceed \$1,200,000. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of May, 2017.

---

Chairperson

ATTEST:

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County Auditor

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

NOTICE OF PUBLIC HEARING  
(Not to Exceed \$1,100,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the " \_\_\_\_\_ ", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2017.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR MAY 23, 2017**

**WOODBURY COUNTY, IOWA**

Not to Exceed \$1,000,000 General Obligation Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

May 23, 2017

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Chairperson declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,000,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ .M., on the 6th day of June, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of constructing, equipping, and furnishing improvements for the Law Enforcement Center Jail Intake Project, at a total cost not to exceed \$1,200,000.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$1,000,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:



(To be published on or before: June 1, 2017)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 6th day of May, 2017, at \_\_\_\_\_ .M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs constructing, equipping, and furnishing improvements for the Law Enforcement Center Jail Intake Project, at a total cost not to exceed \$1,200,000. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of May, 2017.

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Chairperson

ATTEST:

---

County Auditor

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

NOTICE OF PUBLIC HEARING  
(Not to Exceed \$1,000,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the " \_\_\_\_\_", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2017.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of  
Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

NOTICE OF PUBLIC HEARING  
(Not to Exceed \$1,100,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the " \_\_\_\_\_ ", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2017.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 5/11/2017 Weekly Agenda Date: 5/16/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consideration of permit to work in the county right of way

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/>    |

**EXECUTIVE SUMMARY:**

Jeff Knaack has requested the approval of a permit to work in the right of way to remove a driveway in the ditch adjacent to his farm.

**BACKGROUND:**

Work in county ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

**FINANCIAL IMPACT:**

No financial impact to the county.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

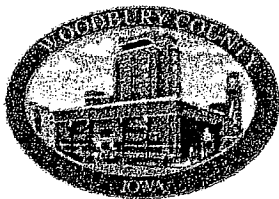
Yes  No

**RECOMMENDATION:**

Recommend approval of the permits for Jeff Knaack.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the permit to work in the right of way for Jeff Knaack and to direct the chair to sign the permits.



# Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@sioux-city.org

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

## WOODBURY COUNTY SECONDARY ROAD DEPARTMENT PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Jeff Knaack Phone No.: 712-387-6164

Mailing Address: 3783 150th St., Correctionville, IA 51016

Township: Rutland Section: 25

Woodbury County, State of Iowa, and Jeff Knaack (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Landowner will remove driveway at his expense with his own labor  
Drive on 150th St. west of Minnesota Ave.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

**#10**

Date: 5/16/17

Weekly Agenda Date: 5/23/17

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Rick Schneider, Conservation Dir

**WORDING FOR AGENDA ITEM:**

Approval of resolution for Notice of Property Sale (Survey #5248) setting Public Hearing and Sale for Tuesday, June 6th at 4:35 p.m.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This resolution sets the required public hearing for sale of property requested by the Conservation Board.

**BACKGROUND:**

The Conservation Board acquired the Riverside Bluffs Area in 1992. Adjoining property at 4710 Military Road contained structures located on the property acquired by the County. The Conservation Board recently came to an agreement with the landowners to sell them a small parcel which will resolve the encroachment problem.

The property was acquired using state grant funds (REAP). Permission has been obtained from the State for this sale. An official survey and formal appraisal have been completed per state requirements, and the Conservation Board and landowners have agreed upon the sale price. Costs to date for survey, appraisal, legal total \$1,309.50. The appraised value of the surveyed parcel is \$2,800.00. The agreed upon sale price is \$4,000.00. A Quit Claim Deed will be issued upon final approval of the sale.

Proceeds from the sale will be used by the Conservation Department for area improvements following reimbursement of costs.



**FINANCIAL IMPACT:**

None

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

I recommend approval of the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

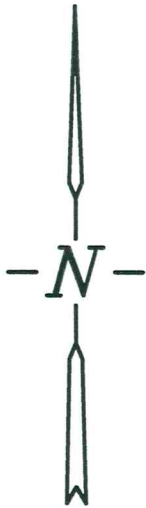
Approve resolution for Notice of Property Sale (Survey #5248) setting Public Hearing and Sale for Tuesday, June 6th at 4:35 p.m.

COUNTY: WOODBURY  
 SECTION: 14 TOWNSHIP: 89N RANGE: 48W  
 ALIQUOT PART: SE1/4 SE1/4  
 CITY: SIOUX CITY  
 SUBDIVISION: AUDITOR'S PLAT  
 BLOCK:  
 LOT: 10  
 PROPRIETOR: WOODBURY COUNTY  
 REQUESTED BY: WOODBURY COUNTY CONSERVATION

SURVEY # 5248

PLAT OF SURVEY OF PART OF LOT 10 IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AUDITOR'S SUBDIVISION OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SIOUX CITY, WOODBURY COUNTY, IOWA

ROAD



- INDICATES FOUND 1/2" Ø IRON PIN UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" IRON PIN W/ YELLOW CAP #10570

SCALE: 1" = 40'

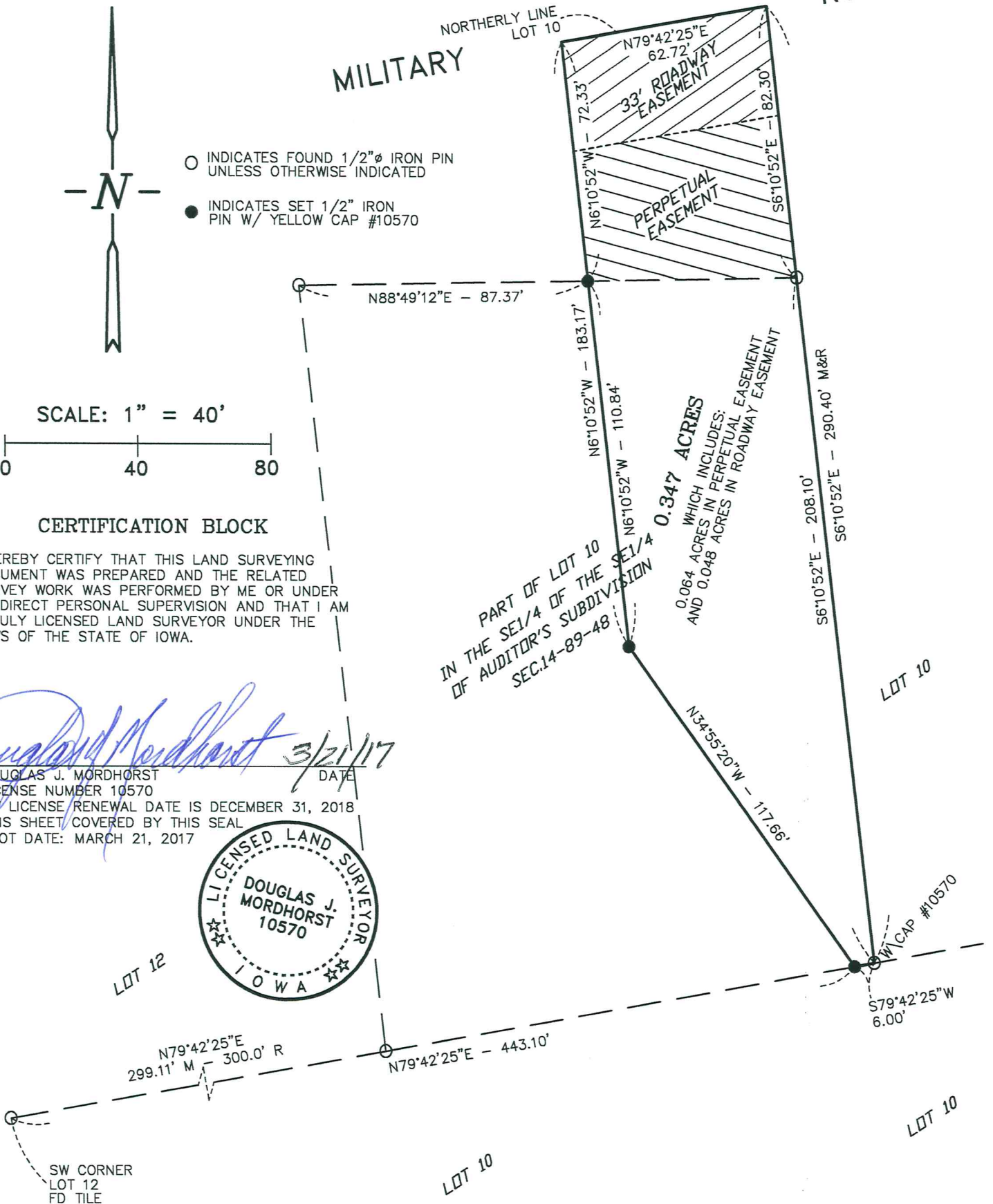


CERTIFICATION BLOCK

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Douglas J. Mordhorst* 3/21/17

DOUGLAS J. MORDHORST DATE  
 LICENSE NUMBER 10570  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 THIS SHEET COVERED BY THIS SEAL  
 PLOT DATE: MARCH 21, 2017



Legal Description  
Survey # 5248

All that part of Lot 10 in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Auditor's Subdivision of Section 14, Township 89 North, Range 48 West of the Fifth Principal Meridian, Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the Southwest corner of Lot 12 of said Auditor's Subdivision of Section 14; thence North  $79^{\circ}42'25''$  East along the South line of said Lot 12 and said South line projected Easterly for 443.10 feet to the point of beginning; thence North  $34^{\circ}55'20''$  West for 117.66 feet; thence North  $6^{\circ}10'52''$  West for 183.17 feet to the Northerly line of said Lot 10; thence North  $79^{\circ}42'25''$  East along said Northerly line for 62.72 feet; thence South  $6^{\circ}10'52''$  East for 290.40 feet to said Easterly projection of the South line of said Lot 12; thence South  $79^{\circ}42'25''$  West along said projected South line for 6.00 feet to the point of beginning.

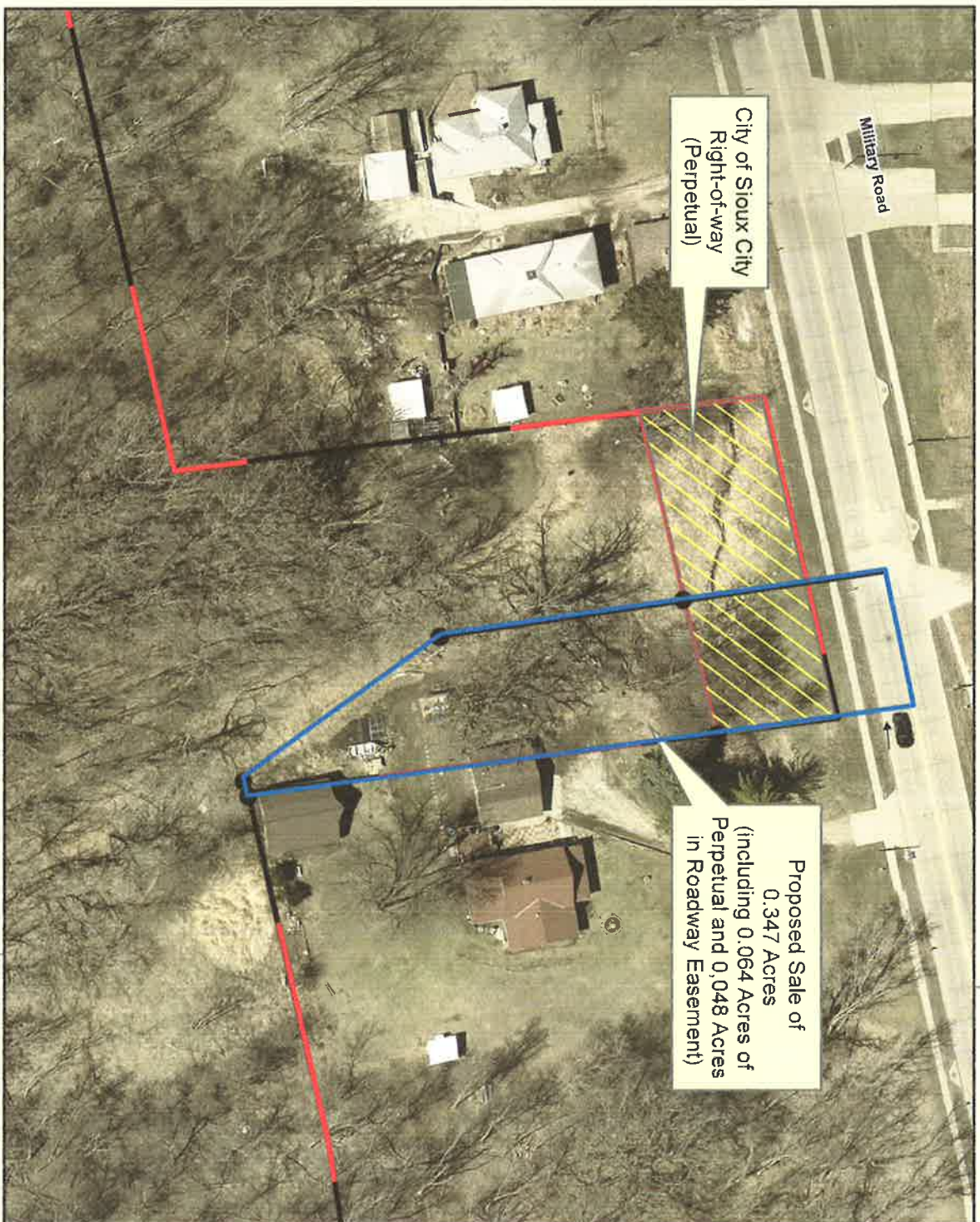
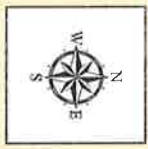
Said described parcel contains 0.347 acres, more or less, which includes 0.048 acres in roadway easement and 0.064 acres in perpetual easement.





# Woodbury County Conservation Dept.




4500 Sioux River Road, Sioux City, Iowa 51109  
Phone: 712-258-0838  
www.woodburyparks.com



City of Sioux City  
Right-of-way  
(Perpetual)

Proposed Sale of  
0.347 Acres  
(including 0.064 Acres of  
Perpetual and 0.048 Acres  
in Roadway Easement)

Military Road

- Legend**
-  Riverside Bluffs
  -  Right-of-way
  -  Proposed Parcel Sale

## Riverside Bluffs North Proposed Parcel Sale



Aerial Photo - April, 2014  
Map Creation Date: July, 2015

# RESOLUTION #

## NOTICE OF PROPERTY SALE

WHEREAS Woodbury County, Iowa is the owner of a certain parcel of real estate described as:

Legal Description  
Survey #5248

All that part of Lot 10 in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Auditor's Subdivision of Section 14, Township 89 North, Range 48 West of the Fifth Principal Meridian, Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the Southwest corner of Lot 12 of said Auditor's Subdivision of Section 14; thence North  $79^{\circ}42'25''$  East along the South line of said Lot 12 and said South line projected Easterly for 443.10 feet to the point of beginning; thence North  $34^{\circ}55'20''$  West for 117.66 feet; thence North  $6^{\circ}10'52''$  West for 183.17 feet to the Northerly line of said Lot 10; thence North  $79^{\circ}42'25''$  East along said Northerly line for 62.72 feet; thence South  $6^{\circ}10'52''$  East for 290.40 feet to said Easterly projection of the South line of said Lot 12; thence South  $79^{\circ}42'25''$  West along said projected South line for 6.00 feet to the point of beginning.

Said described parcel contains 0.347 acres, more or less, which includes 0.048 acres in roadway easement and 0.064 acres in perpetual easement.

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **6<sup>th</sup> Day of June, 2017 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate on the **6<sup>th</sup> Day of June, 2017**, immediately following the closing of the public hearing to **David W. and Lynette M. Howell of 4710 Military Road, Sioux City, IA.**
3. That said Board proposes to sell the said real estate to **David W. and Lynette M. Howell for consideration of \$4,000.00 plus recording fees.**
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 23<sup>rd</sup> Day of May, 2017

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Jeremy Taylor, Vice Chairman

**RESOLUTION #**

**NOTICE OF PROPERTY SALE**

**Parcels #894726103009**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Lots 6, 7, 8, 9, and vacated East/West alley lying between Lots 4, 5, 6 and Lots 7, 8, and 9, Block 6, Long View Addition to Sioux City, Woodbury County, Iowa (3101 13<sup>th</sup> Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **23<sup>rd</sup> Day of May, 2017 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **23<sup>rd</sup> Day of May, 2017**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$131.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 9<sup>th</sup> Day of May, 2017.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Patrick F. Gill  
Woodbury County Auditor  
and Recorder

\_\_\_\_\_  
Matthew A. Ung, Chairman



REQUEST FOR MINIMUM BID

Name: Nicole Gigara Date: 7-24-15

Address: 3012-14<sup>th</sup> St. S.C. IA Phone: 333-9416

Address or approximate address/location of property interested in:

3101-13<sup>th</sup> St.

894726103009

*\*This portion to be completed by Board Administration \**

Legal Description:

Lots 6, 7, 8, 9 + Vac E/W alley between Lots 4, 5, 6 + Lots 7, 8, 9 Block 6 Long View Addition

Tax Sale #/Date: 01-022 / 2011 Parcel # 326446

Tax Deeded to Woodbury County on: 11/23/2014

Current Assessed Value: Land \$7,100 Building 0 Total \$7,100

Approximate Delinquent Real Estate Taxes: \$2,113.00

Approximate Delinquent Special Assessment Taxes: \$15,452.00

\*Cost of Services: \$106

Inspection to: Mark Monson Date: 7-24-15

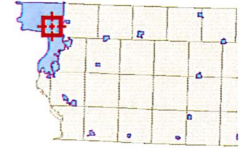
Minimum Bid Set by Supervisor: \$25<sup>00</sup> plus \$106 for cost of services. Total: \$131<sup>00</sup>

Date and Time Set for Auction: Tuesday, May 23<sup>rd</sup> @ 4:35

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- County Residential Sales
  - 2014
  - 2015
  - 2016
  - Sioux City Residential Sales
- Parcels

Parcel ID	894726103009	Alternate ID	326446	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3101 13TH ST	Acreage	n/a		SIOUX CITY IA 51101
	SIOUX CITY				
District	087				
Brief Tax Description	LONG VIEW LOT 6, 7, 8, 9, AND VAC E/W ALLEY BETWN LOTS 4, 5, 6 AND LOTS 7, 8, 9 BLK 6				
	(Note: Not to be used on legal documents)				

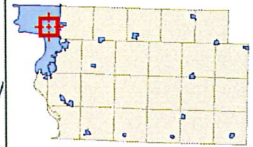
Date created: 5/4/2017  
 Last Data Uploaded: 5/3/2017 11:03:33 PM



Date Created: 2/25/2015



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales**
- 2012
- 2013
- 2014
- ▭ Parcels

**Parcel ID** 894726103009  
**Sec/Twp/Rng** 0-0-0  
**Property Address** 3101 13TH ST  
 SIOUX CITY

**Alternate ID** 326446  
**Class** R  
**Acreage** n/a

**Owner Address** KLUG DERRICK J  
 3403 ORLEANS AVE  
 SIOUX CITY, IA 51106

**District** 087 SC LL SIOUX CITY COMM  
**Brief Tax Description** LONG VIEW  
 LOT 6, 7, 8, 9, AND  
 VAC E/W ALLEY BETWN  
 LOTS 4, 5, 6 AND LOT  
 S 7, 8, 9 BLK 6

(Note: Not to be used on legal documents)

Last Data Upload: 2/25/2015 8:02:19 AM

## RESOLUTION #

### NOTICE OF PROPERTY SALE

**Parcels #894720181022**

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Lot 7, Block 3, North Smiths Villa 2<sup>nd</sup> Addition, Sioux City, in the County of Woodbury and State of Iowa  
(1104 W. 23<sup>rd</sup> Street)**

NOW THEREFORE,

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **23<sup>rd</sup> Day of May, 2017 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **23<sup>rd</sup> Day of May, 2017**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$169.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 9<sup>th</sup> Day of May, 2017.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Jana Sullivan Date: 6/2/16

Address: 1717 23<sup>rd</sup> St. Phone: 253-4672

Address or approximate address/location of property interested in: 1104 W. 23<sup>rd</sup> St.

GIS PIN # 894720181022

*\*This portion to be completed by Board Administration \**

Legal Description: Lot 7, Block 3 North Smiths Villa 2<sup>nd</sup> Addition,  
Sioux City, Woodbury County, Iowa

Tax Sale #/Date: #1059 6/20/11 Parcel # 368340

Tax Deeded to Woodbury County on: 3/15/2017

Current Assessed Value: Land \$200- Building 0 Total \$200-

Approximate Delinquent Real Estate Taxes: \$925-

Approximate Delinquent Special Assessment Taxes: \$538-

\*Cost of Services: \$119-

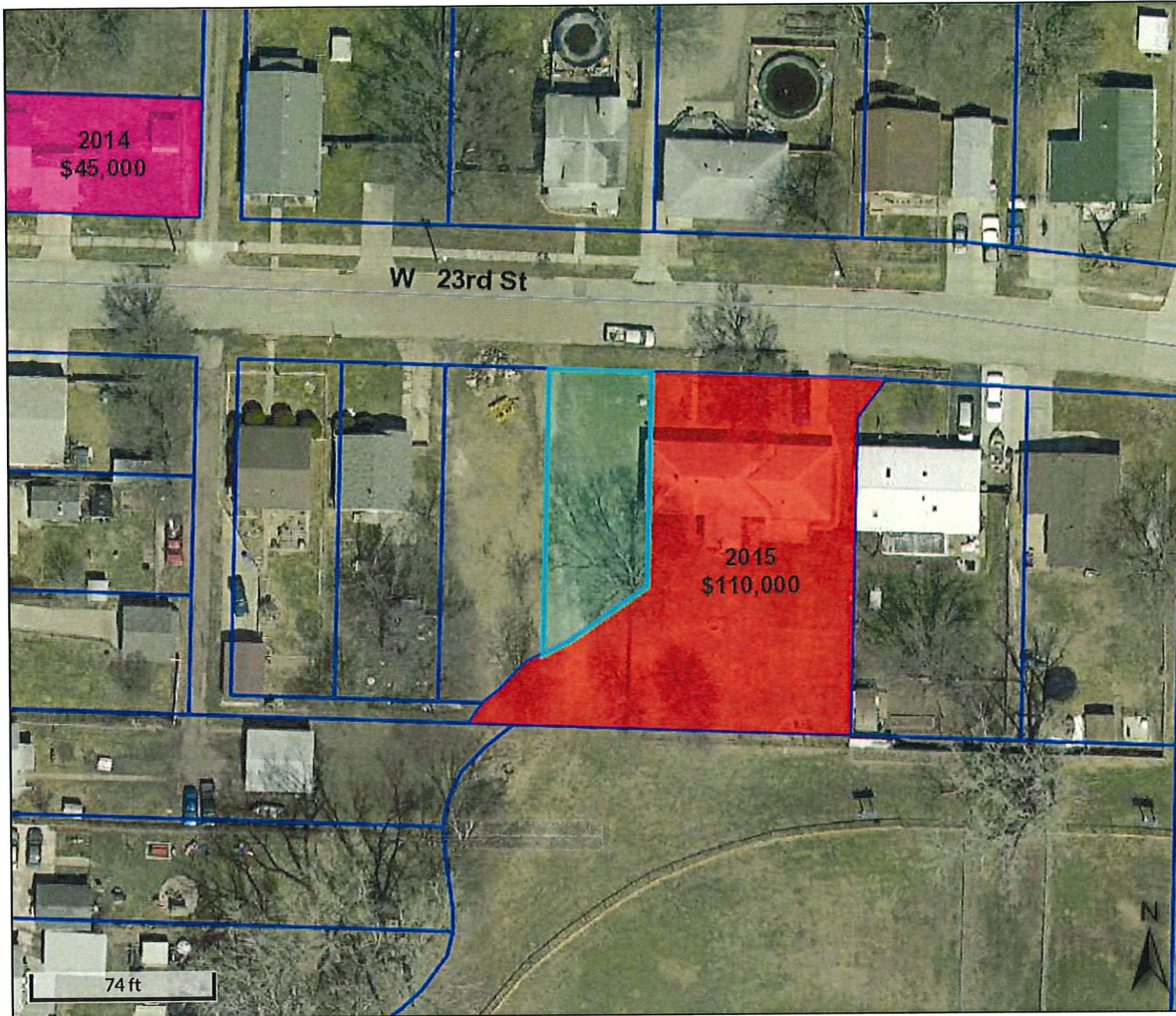
Inspection to: Jeremy Taylor Date: 6/2/16

Minimum Bid Set by Supervisor: \$50 plus \$119 cost of services for a total: \$169

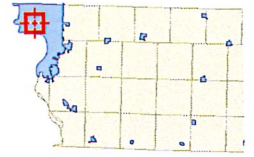
Date and Time Set for Auction: Tuesday, May 23<sup>rd</sup> @ 4:37.

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.





Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales
- 2013
- 2014
- 2015
- ▭ Parcels

Parcel ID	894720181022	Alternate ID	368340	Owner Address	FAVORS GARLAND DENISE
Sec/Twp/Rng	0-0-0	Class	R		18215 Waco St. NW
Property Address	1104 W 23RD ST	Acreeage	n/a		Anoka, MN 55303-0000
	SIOUX CITY				
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	NORTH SMITHS VILLA 2				
	LOT 7 BLK 3				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 6/2/2016



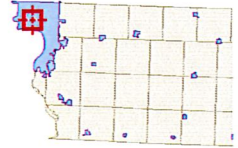
Developed by  
The Schneider Corporation



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales
- 2014
- 2015
- 2016
- Sioux City Residential Sales
- ▭ Parcels


Parcel ID 894720181022  
 Sec/Twp/Rng n/a  
 Property Address 1104 W 23RD ST  
 SIOUX CITY

Alternate ID 368340  
 Class R  
 Acreage n/a

Owner Address WOODBURY COUNTY  
 620 DOUGLAS ST  
 SIOUX CITY IA 51101

District 087  
 Brief Tax Description NORTH SMITHS VILLA 2 LOT 7 BLK 3  
 (Note: Not to be used on legal documents)

Date created: 5/4/2017  
 Last Data Uploaded: 5/3/2017 11:03:33 PM

 Developed by  
 The Schneider Corporation

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: May 18, 2017

Weekly Agenda Date: May23,2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** John Pylelo-Planning and Zoning

**WORDING FOR AGENDA ITEM:**  
 Public Hearing, Third Reading and Adoption of Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lots 1 through 5 and Outlot A of Whiskey Acres Addition.

**ACTION REQUIRED:**

Approve Ordinance <input checked="" type="checkbox"/>	Approve Resolution <input type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Public Hearing <input checked="" type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input checked="" type="checkbox"/>

**EXECUTIVE SUMMARY:**

Dale Frank, Jean Frank and Christine Foster previously filed a 5 lot subdivision application for Whiskey Acres Addition. Their goal being to have their adjacent parcels subdivided to provide additional residential development opportunities. Final plat approval occurred on May 9, 2017.

The proposed lots are currently zoned AP (Agricultural Preservation). AP zoning limits residential density to two dwellings per quarter-quarter. As such the AP zoning does not allow for the potential residential density afforded by the subdivision. Re-zoning of the lots to AE (Agricultural Estates) is requested to allow building permit issuance for the planned residential development on the 3 undeveloped lots; and to allow the two existing dwellings to retain "legal conforming structure" status.

On April 24, 2017 the Zoning Commission held a public hearing voting to recommend AP to AE re-zoning approval. Staff concurs with the Commission recommendation. On May 9, 2017 your Board held public hearing and approved the first reading of the ordinance No. 44. On May 16, 2017 your Board held public hearing and approved the second reading of the ordinance No. 44.

**BACKGROUND:**

The location is 1.0 miles east of Sioux City's Whispering Creek area on the north side of 180th Street. Provided by attachment find the following:

1. Location and Parcel information
2. Copy of proposed Ordinance No. 44

**FINANCIAL IMPACT:**

None. Administrative and legal publication expense is offset by application fees.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

To hold a Public Hearing, approval of the Third Reading and Adoption of the Zoning Ordinance No. 44 for a Zoning Ordinance Mapping Amendment to re-zone Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates).

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold Public Hearing followed by motion to close the hearing.
- 2.) A motion to approve the third reading of a Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates).
- 3.) A motion to Adopt Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates).



# WOODBURY SIOUX CITY

(E.Pt)

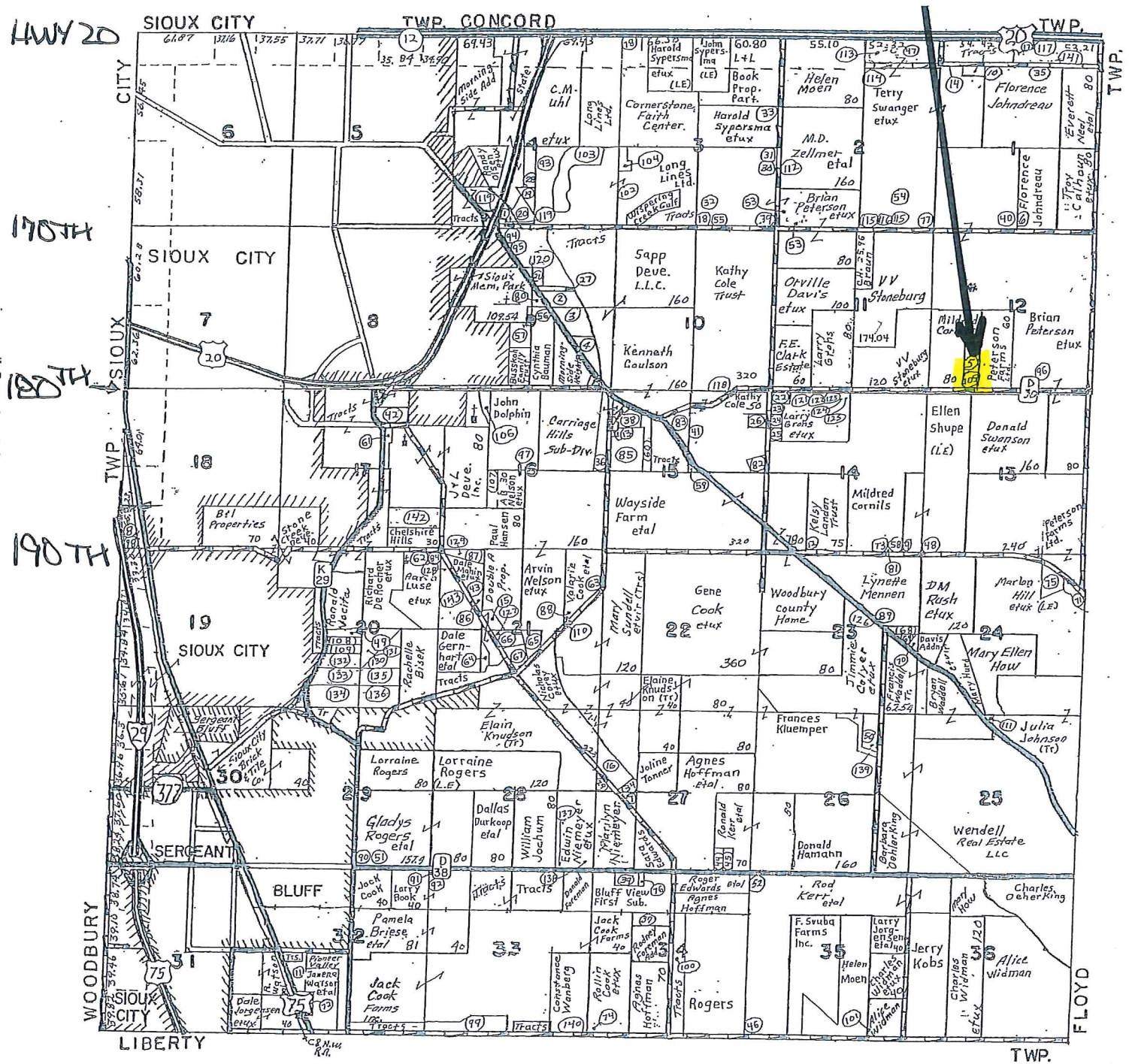
(S.E.Pt)

T-88N R-47W OF THE 5TH P.M.

Rezoning For:

Dale and Jean Frank  
Parent Parcel GIS # 884712300002  
1721 180<sup>th</sup> Street, Sioux City, IA 51106  
Lots 1 and 2 and south portion of outlot  
Whiskey Acres Addition  
AP to AE

Christine Foster, 1727 180<sup>th</sup> Street, Sioux City, IA 51106  
Parent Parcel GIS #884712300004  
Lots 3, 4, 5 and north portion of outlot  
Whiskey Acres Addition  
AP to AE







Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>Christine Foster Dale and Jean Frank</u>	Applicant _____
Address <u>715 Dubuque St. Sioux City, IA 51105</u> <u>1721 180th St. Sioux City, IA 51106</u>	Address _____
Phone <u>712-258-0227</u> <u>712-781-1904</u>	Phone _____

Engineer/Surveyor Douglas T. Mordhorst Phone 712-258-6844, 712-253-1003

**Property Information:**

Property Address or Address Range 1721 and 1727 180<sup>th</sup> St. Sioux City, IA 51106

Quarter/Quarter N/4SW, NE/4SW, SE/4SW, SW/4SW Sec 12 Twship/Range T88N, R47W

Parcel ID # \_\_\_\_\_ GIS # 884712300004 Total Acres 20.041

Current Use Residential Proposed Use Residential

Current Zoning AP Proposed Zoning AE 06.38 TO 0.65 / NORTH

Average Crop Suitability Rating (submit NRCS Statement) 46-66 40.45 TO 58.5 46.09

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date \_\_\_\_\_ Staff present \_\_\_\_\_

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

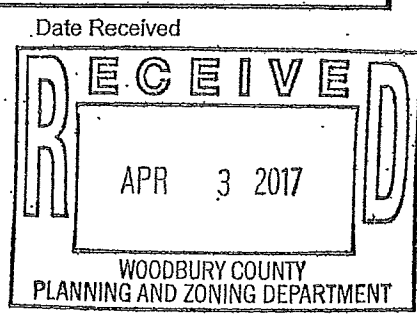
Owner Christine Foster Applicant Dale Frank  
Jean Frank

Date \_\_\_\_\_ Date \_\_\_\_\_

Fee: \$400 Case #: 6199

Check #: 2510

Receipt #: \_\_\_\_\_





**Summary**

Parcel ID 884712300002  
 Alternate ID 00000000822918  
 Property Address 1721 180th St  
 Sioux City  
 Sec/Twp/Rng 12-88-47  
 Brief Legal Description WOODBURY TOWNSHIP A TCT COMMS 1/4 COR THEC W 1543.26 FT A ND N 874.92 FT TO PO B; THEC N 840.17 FT , E 509.0 FT, S 941.01 FT, & NWLY 518.89 FT SW 1/4 12-88-47  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 386-41 (10/29/1997)  
 Gross Acres 0.00  
 Net Acres 10.41  
 Exempt Acres -10.41  
 CSR N/A  
 Class R - Residential  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



**Owner**

<b>Deed Holder</b>	<b>Contract Holder</b>	<b>Mailing Address</b>
Frank Jean R & Dale E 1721 180th St Sioux City IA 51106		

**Land**

Lot Area 10.47 Acres ; 456,073 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style Mfd Home (Double)  
 Architectural Style N/A  
 Year Built 1975  
 Condition Normal  
 Grade what's this? 4+10  
 Roof Asph / Gable  
 Flooring L/C  
 Foundation Poured Conc  
 Exterior Material Vinyl  
 Interior Material Plas  
 Brick or Stone Veneer  
 Total Gross Living Area 1,560 SF  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type None  
 Basement Area 576  
 Basement Finished Area  
 Plumbing 2 Base Plumbing (Full);  
 Appliances  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Enclosed (312 SF); 1S Frame Enclosed (144 SF);  
 Decks Wood Deck-Med (194 SF);  
 Additions 1 Story Frame (576 SF) (576 Bsmt SF);  
 Garages 768 SF - Det Frame (Built 1987);  
 240 SF - Det Frame (Built 1987);  
 Basement Stall - 2 stalls;

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building		30	80	2010

**Permits**

Permit #	Date	Description	Amount
5267	04/27/2010	New Bldg	24,000

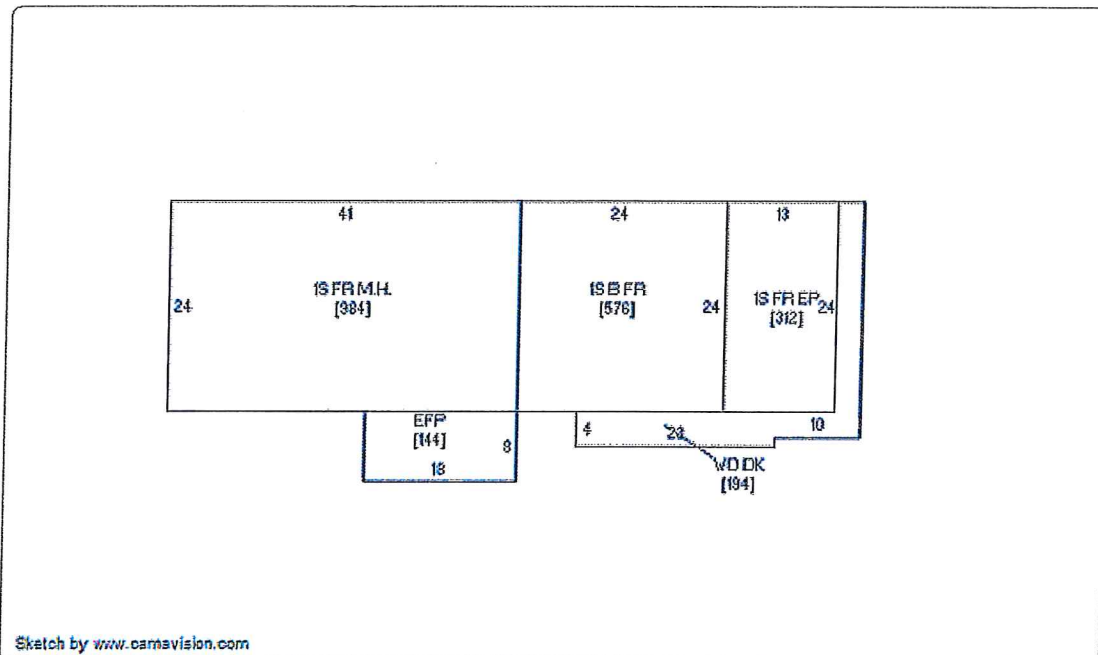
Valuation

Classification	2017	2016	2015	2014
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,680	\$28,680	\$28,680	\$26,800
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$96,190	\$96,190	\$96,190	\$89,900
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700

Photos



Sketches



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, 2017 Valuation (Sioux City), Valuation History (Sioux City).

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

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**Beacon**™ Woodbury County, IA / Sioux City

**Summary**

Parcel ID 884712300004  
 Alternate ID 00000000822917  
 Property Address 1727 180th St  
 Sergeant Bluff  
 Sec/Twp/Rng 12-88-47  
 Brief Legal Description WOODBURY TOWNSHIP SE 20 AC W 100 AC (EX A TCT COMM S 1/4 C OR THEC W 1543.26 FT AND N 874.92 FT TO POB; THEC N 840.17 FT, E 509.0 FT, S 94 1.01 FT, & NWLY 51 5 18.89 FT) SW 1/4 12- 88-47  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 449-1359 (12/21/1999)  
 Gross Acres 0.00  
 Net Acres 9.20  
 Exempt Acres -9.20  
 CSR N/A  
 Class R - Residential  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



**Owner**

Deed Holder	Contract Holder	Mailing Address
Foster Christine		
915 Dubuque		
Sioux City IA 51105		

**Land**

Lot Area 9.20 Acres ; 400,752 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 1/2 Story Frame  
 Architectural Style N/A  
 Year Built 1920  
 Condition Normal  
 Grade what's this? 4  
 Roof Asph / Gable  
 Flooring L/C  
 Foundation Conc  
 Exterior Material Vinyl  
 Interior Material Plas / Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 1,476 SF  
 Attic Type None;  
 Number of Rooms 6 above; 0 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type 1/2  
 Basement Area 1,026  
 Basement Finished Area  
 Plumbing 1 Base Plumbing (Full ;  
 Appliances  
 Central Air No  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Enclosed (176 SF);  
 Decks  
 Additions 1 Story Frame (80 SF); 1 Story Frame (472 SF) (472 Bsmt SF); 1 Story Frame (400 SF) (400 Bsmt SF);  
 Garages 252 SF - Det Frame (Built 1920);

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/1997	FRANK, JEAN R & DALE E		386/41	NO CONSIDERATION	Deed		\$0.00

+



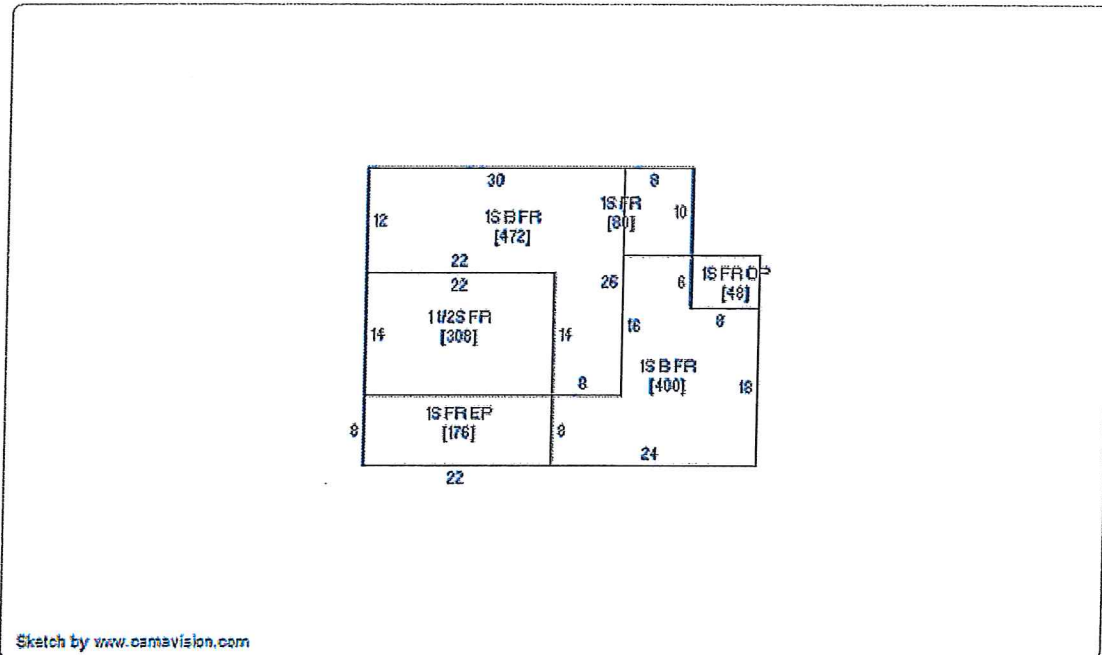
Valuation

Classification	2017	2016	2015	2014	2013
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$68,190	\$68,190	\$85,310	\$79,730	\$79,730
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City).



Summary

Parcel ID	884712300001	
Gross Acres	79.17	
ROW Acres	0.00	
Gross Taxable Acres	79.17	
Exempt Acres	0.00	
Net Taxable Acres	79.17	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	66.33	(5251.58 CSR2 Points / 79.17 Gross Taxable Acres)
Agland Active Config	2017 CSR2	

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	72.22	65.17	4,706.28	4,706.28
Non-Crop	6.95	78.46	545.30	301.22
<b>Total</b>	<b>79.17</b>		<b>5,251.58</b>	<b>5,007.50</b>

Soil Summary

Description	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points		
100% Value	93.00	6.92	643.56	6.92	0.00	643.56		
100% Value	89.00	15.82	1,407.98	15.82	0.00	1,407.98		
100% Value	57.00	1.54	87.78	1.54	0.00	87.78		
100% Value	58.00	4.82	279.56	4.82	0.00	279.56		
100% Value	32.00	22.72	727.04	22.72	0.00	727.04		
100% Value	18.00	0.84	15.12	0.84	0.00	15.12		
100% Value	79.00	19.56	1,545.24	19.56	0.00	1,545.24		
Non-Crop	89.00	0.33	29.37	0.33	14.16	15.21		
Non-Crop	32.00	0.15	4.80	0.15	0.11	4.69		
Non-Crop	79.00	6.47	511.13	6.47	229.81	281.32		
				79.17	5,251.58	0.00		
						79.17	244.08	5,007.50

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Developed by  
The Schneider  
Corporation





**Summary**

Parcel ID	884712300005	
Gross Acres	29.22	
ROW Acres	0.00	
Gross Taxable Acres	29.22	
Exempt Acres	0.50	
Net Taxable Acres	28.72	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	46.09	(1346.72 CSR2 Points / 29.22 Gross Taxable Acres)
Agland Active Config	2017 CSR2	

**Sub Parcel Summary**

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	15.12	41.40	626.02	626.02
Non-Crop	13.60	52.33	711.70	483.65
Forest Reserve	0.50	18.00	9.00	9.00
<b>Total</b>	<b>29.22</b>		<b>1,346.72</b>	<b>1,118.67</b>

**Soil Summary**

Description	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points			
100% Value	86.00	0.37	31.82	0.37	0.00	31.82			
100% Value	89.00	1.88	167.32	1.88	0.00	167.32			
100% Value	58.00	0.95	55.10	0.95	0.00	55.10			
100% Value	32.00	11.23	359.36	11.23	0.00	359.36			
100% Value	18.00	0.69	12.42	0.69	0.00	12.42			
Non-Crop	89.00	0.64	56.96	0.64	27.47	29.49			
Non-Crop	58.00	9.98	578.84	9.98	199.40	379.44			
Non-Crop	32.00	1.59	50.88	1.59	1.18	49.70			
Non-Crop	18.00	1.39	25.02	1.39	0.00	25.02			
Forest Reserve	18.00	0.50	9.00	0.50	0.00	9.00			
				29.22	1,346.72	0.00	29.22	228.05	1,118.67

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**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**ORDINANCE NO. 44**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**Whereas** the Woodbury County Board of Supervisors has received reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked items One (1), Two (2), and Three (3) hereby made a part hereof; and

**Whereas** the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendments, all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning is amended as shown on said attached items One (1) and Two (2) and Three (3).

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

**Dated this 23th day of May, 2017**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Rocky De Witt**

**BY:** \_\_\_\_\_  
**Marty Pottebaum**

**BY:** \_\_\_\_\_  
**Keith Radig**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

Adoption Timeline  
May 09, 2017 Public Hearing and 1st Reading  
May 16, 2017: 2<sup>nd</sup> Reading  
May 23, 2017: 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owners: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Petitioner Applicants: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) zoning district designation for:

All that part of the West ½ of the Northeast ¼ of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

All that part of the Southwest ¼ of Section 12, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the South ¼ corner of said Section 12; thence South 90°00'00" West along the South line of said Southwest ¼ for 1033.26 feet to the Southeast corner of a parcel described as the West 100 acres of said Southwest ¼ and the point of beginning; thence continuing South 90°00'00" West along said South line for 510.00 feet; thence North 0°40'05" East for 1715.09 feet; thence South 89°38'09" East for 509.00 feet to the East line of said West 100 acres; thence South 0°38'08" West along said East line for 1711.84 feet to the point of beginning.

Said described parcel contains 20.041 acres, more or less, which includes 0.386 acres in roadway easement.

ITEM TWO (2)

Property Owners: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicants: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial- Planned Development) to the AP (Agricultural Preservation) Zoning District designation for:

Lot 2 of R.J. Addition, Woodbury County, Iowa

ITEM THREE (3)

Property Owners: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicant: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial-Planned Development) and AP (Agricultural Preservation) to the LI (Light Industrial) Zoning District designation for:

Lot 1 of R.J. Addition, Woodbury County, Iowa

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: May 18 , 2017

Weekly Agenda Date: May23,2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo-Planning and Zoning

**WORDING FOR AGENDA ITEM:**

Public Hearing, Third Reading and Adoption of Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 1 of R.J. Addition.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Rodney D. and Jodi P. Lieber have filed an application requesting a change in zoning of their lot from LI-PD (Light Industrial - Planned Development) to LI (Light Industrial). The location is approximately 0.4 miles west of the intersection of 120th St. and Eastland Avenue within a portion of the NE 1/4 of the NW 1/4 of Section 18, Banner Township.

The Lieber Family operates construction and excavation businesses known as Lieber Construction and Bridgeport Materials at this location.

**BACKGROUND:**

In March 2017 the Board of Supervisors approved the R.J. Addition subdivision. Under recommendation of staff and the Zoning Commission the Supervisors required the Liebers change Lot 1's zoning to the LI (Light Industrial) zoning district designation. The re-zoning is required to limit the use of the parcel for primarily agricultural and light industrial uses.

On April 24, 2017 the Zoning Commission held a public hearing and voted to recommended approval of the change in zoning to LI (Light Industrial). Staff concurs with the Commission recommendation as it removes permitting a non-compatible residential use on the 5.90 acre lot.

On May 9, 2017 your Board voted to approve the first reading of Ordinance No. 44. On May 16, 2017 your Board voted to approve the second reading of Ordinance No. 44.

Provided by attachment find the following:

- 1. Location and Parcel information
- 2. Copy of proposed Ordinance No. 44

**FINANCIAL IMPACT:**

None. Application fees cover administration and legal publication costs.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Zoning Commission and Zoning Staff recommend your Board approve the third reading and the Adoption of Ordinance No. 44.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold the Public Hearing followed by a motion to close the hearing.
- 2.) A motion for approval of the Third Reading of Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lot 1 of R.J. Addition to LI (Light Industrial).
- 3.) A motion to Adopt Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lot 1 of R.J. Addition to LI (Light Industrial).









OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance  
Section 2.02(4)  
Page 1 of 8

Rezoning Application &  
Zoning Ordinance Map Amendment

<b>Owner Information:</b> Owner <u>Rodney D. Lieber and Jodi P. Lieber</u> Address <u>310 North Derby Lane, #380</u> <u>North Sioux City, SD 57049</u> Phone <u>(712) 251-8332</u>	<b>Applicant Information:</b> Applicant <u>Rodney D. Lieber and Jodi P. Lieber</u> Address <u>310 North Derby Lane, #380</u> <u>North Sioux City, SD 57049</u> Phone <u>(712) 251-8332</u>
--	--

Engineer/Surveyor Alan Fagan Phone (712) 539-1471

**Property Information:**

Property Address or Address Range 2030 120th Street, Lawton, Iowa 51030

Quarter/Quarter NE 1/4 NW 1/4 Sec 18 Twnshp/Range 89

Parcel ID # \_\_\_\_\_ GIS # 894518100008 Total Acres 4.35

Current Use light industrial Proposed Use light industrial

Current Zoning LI-PD Proposed Zoning LI

Average Crop Suitability Rating (submit NRCS Statement) \_\_\_\_\_

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

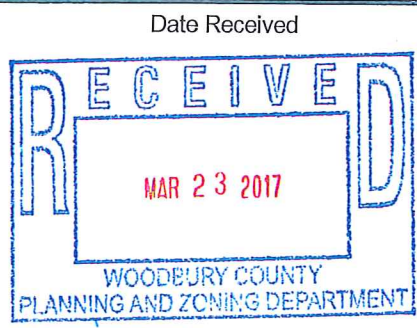
A formal pre-application meeting is recommended prior to submitting this application.  
Pre-app mtg. date MAR 2017 Staff present [Signature]

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

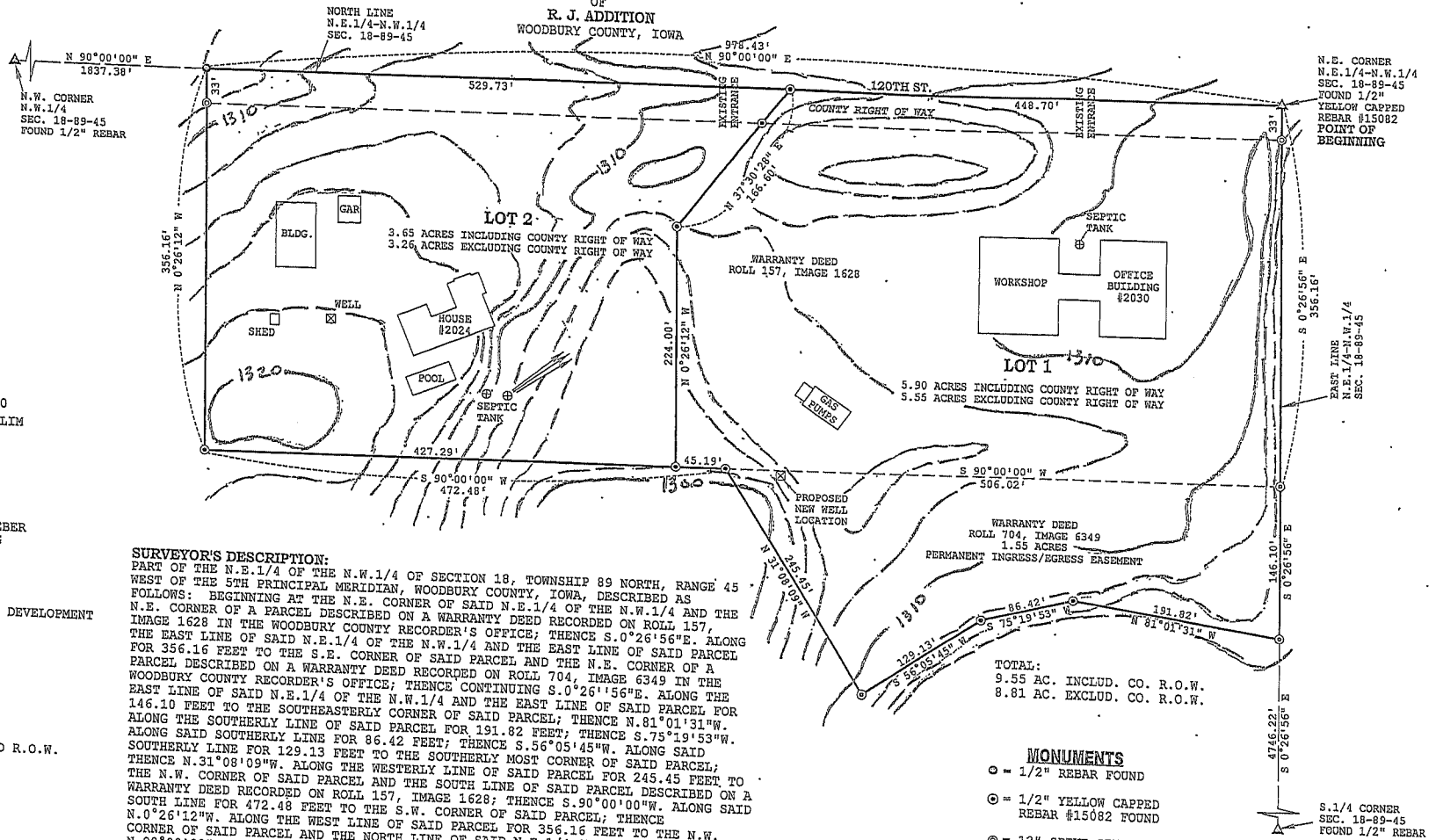
Owner [Signature] Applicant [Signature]  
Date 3-22-17 Date 3-22-17

Fee: **\$400** Case #: 6195  
Check #: \_\_\_\_\_  
Receipt #: \_\_\_\_\_



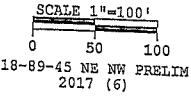


PRELIMINARY SKETCH  
A MINOR SUBDIVISION PLAT  
OF  
R. J. ADDITION  
WOODBURY COUNTY, IOWA



N.W. CORNER  
N.W.1/4  
SEC. 18-89-45  
FOUND 1/2" REBAR

N.E. CORNER  
N.E.1/4-N.W.1/4  
SEC. 18-89-45  
FOUND 1/2"  
YELLOW CAPPED  
REBAR #15082  
POINT OF  
BEGINNING



OWNERS/SUBDIVIDERS:  
RODNEY D. LIEBER & JODI P. LIEBER  
LUKE J. GRIGG & KARLA R. GRIGG

SURVEYOR:  
ALAN L. FAGAN

ZONING:  
LI-PD LIGHT INDUSTRIAL PLANNED DEVELOPMENT  
AP AG PRESERVATION

BUILDING SETBACKS:  
LI PD  
FRONT YARD - 50 FEET  
REAR YARD - 50 FEET  
SIDE YARD - 10 FEET

AP AG PRESERVATION  
FRONT YARD - 100 FEET FROM ROAD R.O.W.  
REAR YARD - 50 FEET  
SIDE YARD - 20 FEET

**SURVEYOR'S DESCRIPTION:**  
PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.W.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 356.16 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 704, IMAGE 6349 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 146.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.81°01'31"W. ALONG SAID SOUTHERLY LINE FOR 191.82 FEET; THENCE S.75°19'53"W. ALONG SAID SOUTHERLY LINE FOR 86.42 FEET; THENCE S.56°05'45"W. ALONG SAID SOUTHERLY LINE FOR 129.13 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE N.31°08'09"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 245.45 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE SOUTH LINE OF SAID PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628; THENCE S.90°00'00"W. ALONG SAID SOUTH LINE FOR 472.48 FEET TO THE S.W. CORNER OF SAID PARCEL; THENCE N.0°26'12"W. ALONG THE WEST LINE OF SAID PARCEL FOR 356.16 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL FOR 978.43 FEET TO THE POINT OF BEGINNING. CONTAINING 9.55 ACRES INCLUDING COUNTY RIGHT OF WAY AND 8.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

**NOTE:**  
THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

TOTAL:  
9.55 AC. INCLUD. CO. R.O.W.  
8.81 AC. EXCLUD. CO. R.O.W.

- MONUMENTS**
- = 1/2" REBAR FOUND
  - ⊙ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
  - ⊙ = 12" SPIKE SET

**UTILITIES:**  
POWER - WOODBURY COUNTY R.E.C.  
TELEPHONE - WIATEL  
WATER - PRIVATE WELL  
SEWER - PRIVATE SEPTIC SYSTEM

**RECEIVED**  
JAN 31 2017  
WOODBURY COUNTY  
DRAWING DEPARTMENT

**Beacon**™ Woodbury County, IA / Sioux City

**Summary**

Parcel ID 894518100008  
 Alternate ID 000000000867086  
 Property Address 2024 120th St  
 Lawton  
 Sec/Twp/Rng 18-89-45  
 Brief Legal Description BANNER TOWNSHIP IRREG TCT IN NE NW BEG AT NE COR OF NE NW THNC S 502.26 FT THNC NWLY 191.82 FT, THNC SWLY 86.42 FT, THNC SWLY 129.13 FT, THNC NWLY 245.45 FT, THNC W TO A PT THAT IS 356.16 FT S OF N LINE OF THE NE NW, THNC N 356.16 FT, THNC E 978.43 FT TO POB 18-89-45  
 (Note: Not to be used on legal documents)  
 Document(s) N/A  
 Gross Acres 9.55  
 Net Acres 8.81  
 Exempt Acres 0.74  
 CSR N/A  
 Class R - Residential  
 Tax District 024 BANNER LAWTON BRONSON COMM  
 School District LAWTON BRONSON



**Owner**

<b>Deed Holder</b>	<b>Contract Holder</b>	<b>Mailing Address</b>
Lieber Rodney D & Jodi P		
Lieber		
310 N Derby Ln Unit 380		
North Sioux City SD 57049-7619		

**Land**

Lot Area 8.81 Acres; 383,764 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 Story Frame  
 Architectural Style N/A  
 Year Built 1985  
 Condition Normal  
 Grade what's this? 3+10  
 Roof Asph / Hip  
 Flooring L/C  
 Foundation C Blk  
 Exterior Material Stl  
 Interior Material Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 2,310 SF  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,780  
 Basement Finished Area 920 - Rec. Room (Single); 600 SF - Standard Finish  
 Plumbing 2 Base Plumbing (Full); 1 Three Quarter Bath;  
 Appliances 1 Range Unit; 1 Dishwasher;  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Open (104 SF);  
 Decks Wood Deck-Med (144 SF); ; Wood Deck-Med (462 SF); Concrete Patio-Med (807 SF);  
 Additions 1 Story Frame (530 SF);  
 Garages 440 SF (20F W x 22F L) - Det Frame (Built 1930);  
 868 SF - Att Frame (Built 1985);

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	28	40	1967	1

**Yard Extras**

#1 - (1) Swimming Pool 648 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1985

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/23/1985			157/1628	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$19,250.00

+

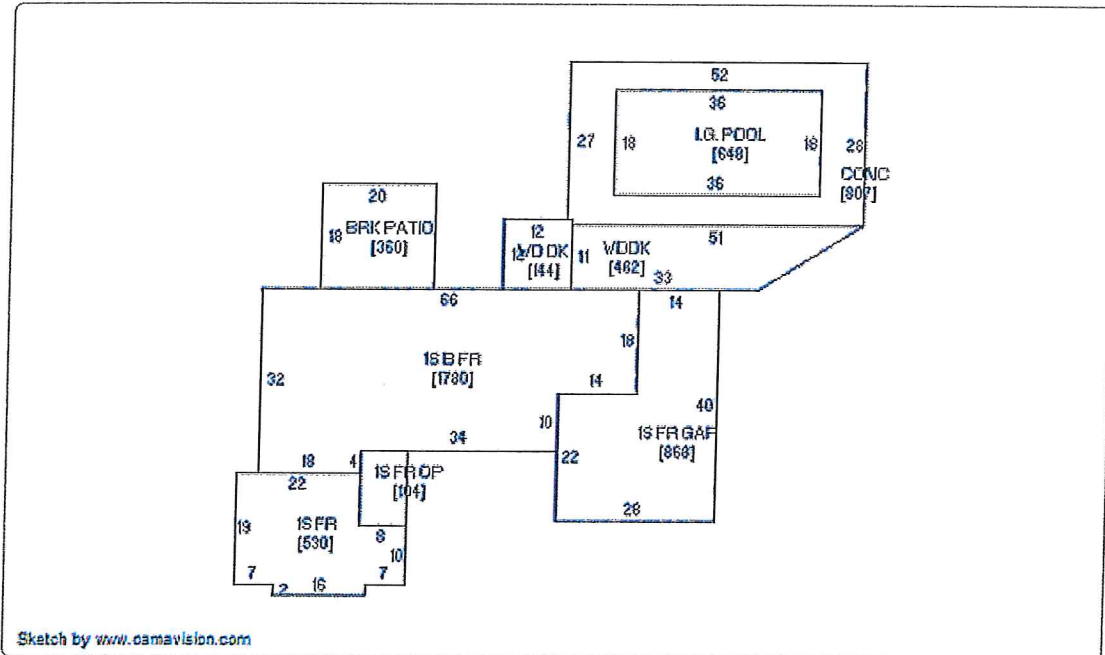
Valuation

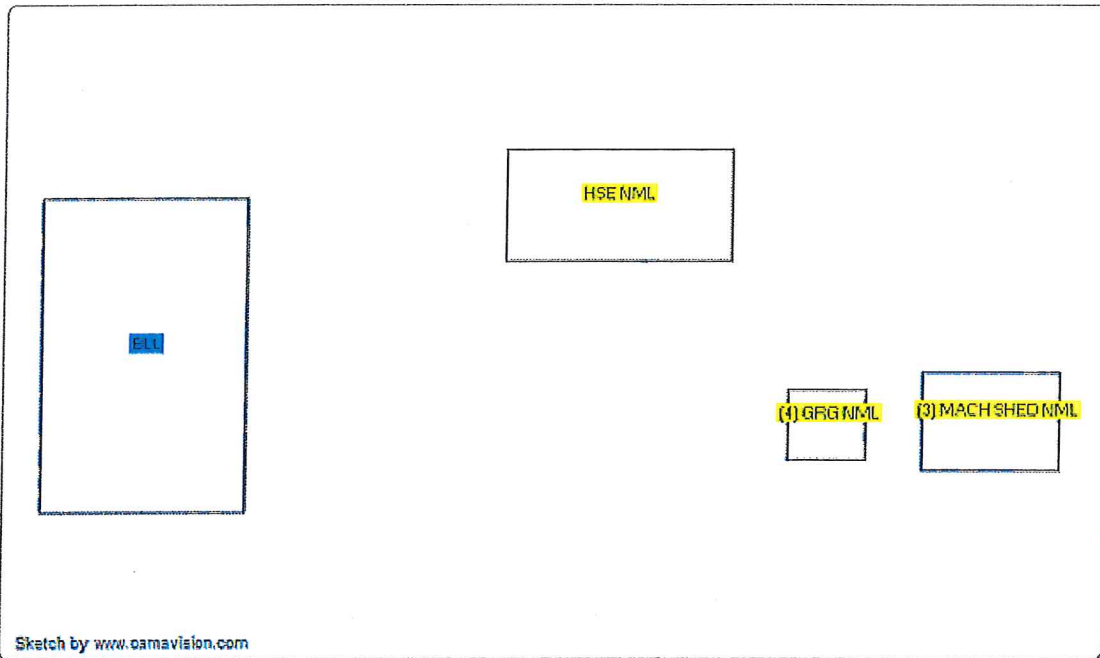
	2017	2016	2015	2014	2013
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$279,360	\$265,390	\$265,390	\$248,030	\$248,030
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030

Photos



Sketches





No data available for the following modules: Commercial Buildings, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City), Iowa Land Records.

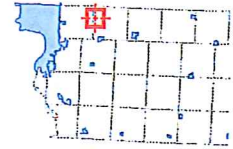
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

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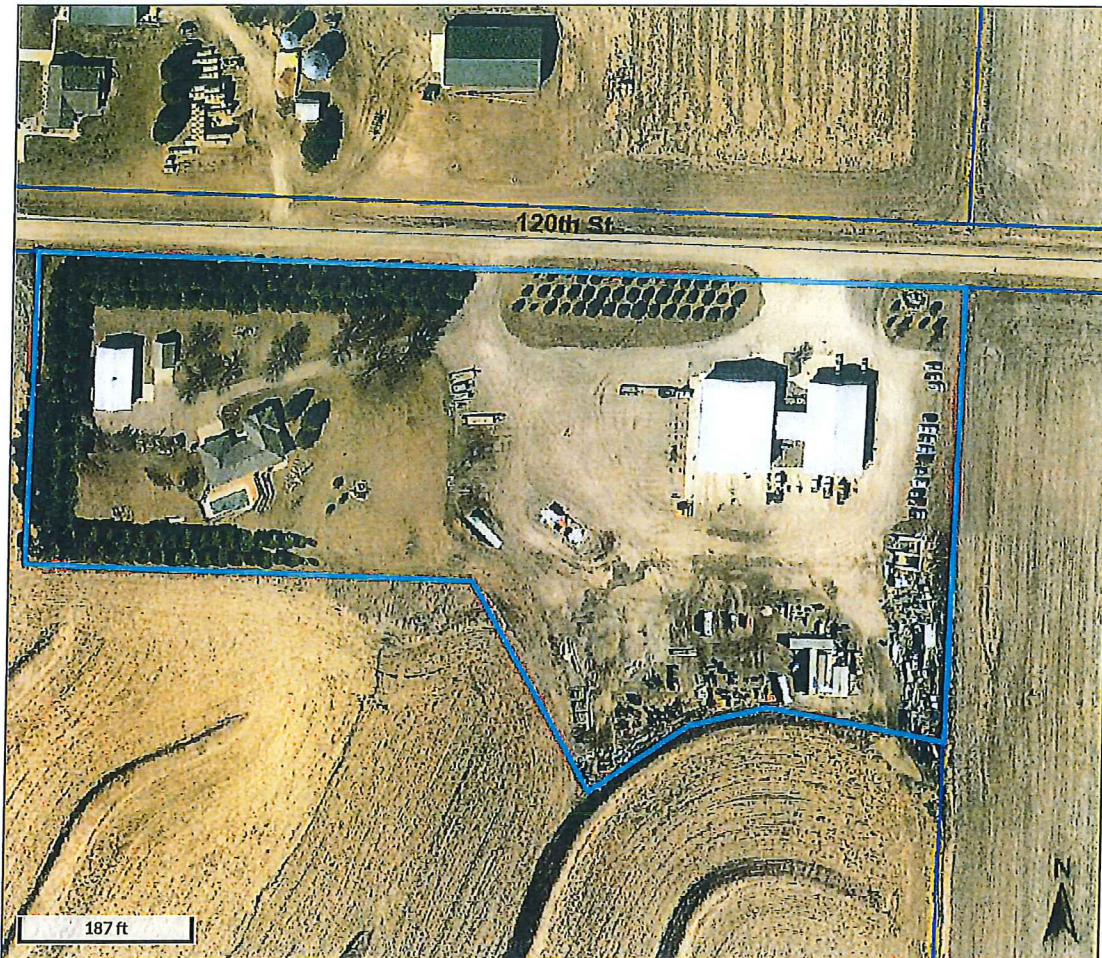


Overview



Legend

- Roads
- Corp Boundaries
- Townships
- County Residential Sales
  - 2014
  - 2015
  - 2016
  - Sioux City Residential Sales
- Parcels



Parcel ID	894518100008	Alternate ID	867086	Owner Address	LIEBER RODNEY D & JODI P
Sec/Twp/Rng	18-89-45	Class	R		LIEBER
Property Address	2024 120TH ST LAWTON	Acreeage	8.81		310 N DERBY LN UNIT 380 NORTH SIOUX CITY SD 57049-7619
District	BNLB				
Brief Tax Description	BANNER TOWNSHIP IRREG TCT IN NENW BEG AT NE COR OF NE 1/4 THNC S 502.26'THNC NWLY 191.82'THNC SWLY 86.42'THNC SWLY 129.13'THNC NWLY 245.45'THNC W TO A PT THAT IS 356.16'THNC E 978.43'TO POB 18-89-45				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 4/6/2017  
Last Data Uploaded: 4/5/2017 11:10:21 PM

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**ORDINANCE NO. 44**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**Whereas** the Woodbury County Board of Supervisors has received reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked items One (1), Two (2), and Three (3) hereby made a part hereof; and

**Whereas** the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendments, all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning is amended as shown on said attached items One (1) and Two (2) and Three (3).

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

**Dated this 23th day of May, 2017**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Rocky De Witt**

**BY:** \_\_\_\_\_  
**Marty Pottebaum**

**BY:** \_\_\_\_\_  
**Keith Radig**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

Adoption Timeline  
May 09, 2017 Public Hearing and 1st Reading  
May 16, 2017: 2<sup>nd</sup> Reading  
May 23, 2017: 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owners: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Petitioner Applicants: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) zoning district designation for:

All that part of the West ½ of the Northeast ¼ of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

All that part of the Southwest ¼ of Section 12, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the South ¼ corner of said Section 12; thence South 90°00'00" West along the South line of said Southwest ¼ for 1033.26 feet to the Southeast corner of a parcel described as the West 100 acres of said Southwest ¼ and the point of beginning; thence continuing South 90°00'00" West along said South line for 510.00 feet; thence North 0°40'05" East for 1715.09 feet; thence South 89°38'09" East for 509.00 feet to the East line of said West 100 acres; thence South 0°38'08" West along said East line for 1711.84 feet to the point of beginning.

Said described parcel contains 20.041 acres, more or less, which includes 0.386 acres in roadway easement.



ITEM TWO (2)

Property Owners: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicants: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial- Planned Development) to the AP (Agricultural Preservation) Zoning District designation for:

Lot 2 of R.J. Addition, Woodbury County, Iowa

ITEM THREE (3)

Property Owners: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicant: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial-Planned Development) and AP (Agricultural Preservation) to the LI (Light Industrial) Zoning District designation for:

Lot 1 of R.J. Addition, Woodbury County, Iowa

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: May 18 , 2017

Weekly Agenda Date: May23,2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** John Pylelo-Planning and Zoning

**WORDING FOR AGENDA ITEM:**

Public Hearing, Third Reading and Adoption of Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 2 of R.J. Addition.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Luke J. and Karla R. Grigg have filed an application requesting a change in zoning of their lot from LI-PD (Light Industrial - Planned Development) to AP (Agricultural Preservation). The location is approximately 0.4 miles west of the intersection of 120th St. and Eastland Avenue within a portion of the NE 1/4 of the NW 1/4 of Section 18, Banner Township.

**BACKGROUND:**

In March 2017 the Board of Supervisors approved the R.J. Addition subdivision. Under recommendation of staff and the Zoning Commission the Supervisors required the Grigg's change Lot 2's zoning to the AP zoning district designation. The re-zoning is required to limit the use of the parcel for primarily agricultural and limited density residential uses.

On April 24, 2017 the Zoning Commission held a public hearing and voted to recommended approval of the change in zoning to AP (Agricultural Preservation). Staff concurs with the Commission recommendation as it removes permting any light industrial use on the 3.65 acre residential lot.

On May 9, 2017 your Board voted to approve the first reading of Ordinance No. 44. On May 16, 2017 your Board voted to approve the second reading of Ordinance No. 44.

Provided by attachment find the following:

- 1. Location and Parcel information
- 2. Copy of proposed Ordinance No. 44

**FINANCIAL IMPACT:**

None. Application fees cover administration costs.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Zoning Commission and Zoning Staff recommends your board approve the third reading and the Adoption of Ordinance No. 44.

To hold a Public Hearing, Approval of the Third Reading and Adoption of the zoning ordinance mapping amendment to re-zone Lot 2 of R.J. Addition to AP (Agricultural Preservation).

See proposed ordinance No. 44 attached.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold the Public Hearing followed by a motion to close the public hearing.
- 2.) A motion for approval of the Third Reading of Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 2 of R.J. Addition to AP (Agricultural Preservation).
- 3.) A Motion to Adopt Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lot 2 R.J. Addition to AP (Agricultural Preservation).

T89N - R45W OF 5TH P M

# BANNER

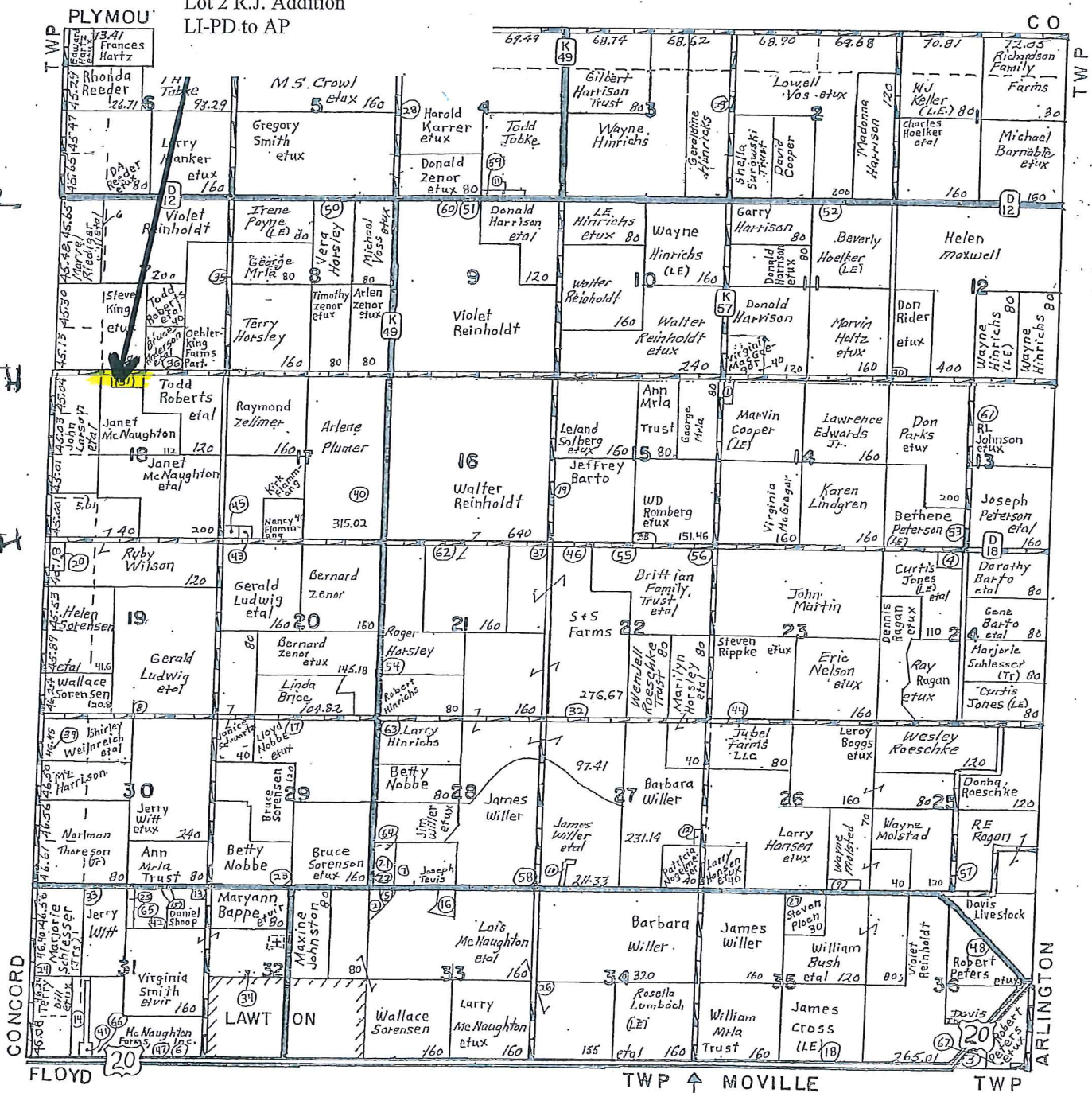
- 1. Sec.14 David Cooper,etux-9.54
- 2. Sec.33 Thom
- 3. Sec.36 Brian
- 4. Sec.24 Donak
- 5. Sec.33 Joel S
- 6. Sec.31 Bradle
- 7. Sec.28 Thomc
- 8. Sec.36 Tracy
- 9. Sec.25 Thane
- 10. Sec.27 Larry l
- 11. Sec.4 Phillip e
- 12. Sec.27 Fred Helmich,etux-3.93
- 22
- 5
- 8.33

Rezoning For:

Luke J. and Karla R. Grigg  
 Parent Parcel GIS #894518100008  
 2024 120<sup>th</sup> St, Lawton, IA 51030  
 Lot 2 R.J. Addition  
 LI-PD to AP

- 23. Sec.29 Marlene Nitzschke
- 24. Sec.31 Mark Davies,etux-5.5
- 25. Sec.31 Scott Semple,etux-5
- 26. Sec.34 Lois McNaughton-5
- 27. Sec.35 Lee Lander,etux-10
- 28. Sec.4 Fred Davis,etux-2.58
- 29. Sec.3 M. J. Beavers,etux-10
- 30. Sec.12 Roger Forch-5.5
- 31. Sec.18 Rodney Lieber,etux-8
- 32. Sec.22 Arlan Kolker,etux-1.13
- 33. Sec.31 Marvin Roethler,etux
- 34. Sec.32 City of Lawton-7.26
- 35. Sec.7 B. A. Anderson,etux-5.0
- 36. Sec.7 R. M. Anderson,etux-5.0
- 37. Sec.21 Jon Zook,etux
- 38. Sec.15 Paul Roberts,etux-8.54
- 39. Sec.30 Charles Hammack-5
- 40. Sec.17 Daw, Swanger-4.98
- 41. Sec.31 Lawton Airport,Inc.-7.98
- 42. Sec.31 Mervin Harrison,etux
- 43. Sec.17 Kirk Flommang,etux
- 44. Sec.23 Steven Rippke,etux-2
- 45. Sec.17 David Law,etux
- 46. Sec.22 Kent Zimmerman,etux-2.2
- 47. Sec.31 Stanley Chartier,etux-11.57
- 48. Sec.36 Hans Nelson,etux-5.06
- 49. Sec.5 Sheila Gerke-13.16
- 50. Sec.8 Robert Weatherly,etux-3.0
- 51. Sec.9 Walter Reinholdt,etux-2.43
- 52. Sec.11 Charles Hoelker,etal-10.09
- 53. Sec.13 Kenneth Petersen,etux
- 54. Sec.21 Roger Horsley,etux
- 55. Sec.22 Marty Anfinson,etux
- 56. Sec.22 Stephen Riser
- 57. Sec.25 David Brosamie,etux
- 58. Sec.28 Curtis Blawkenburg,etux
- 59. Sec.4 Cindy Fink-2.0
- 60. Sec.9 Gary Heath-2.27
- 61. Sec.13 William Destigher,etux-9.28
- 62. Sec.21 Bradley Rohde,etux-2.54
- 63. Sec.28 Richard Scott,etux-5.0
- 64. Sec.28 Beverly Hoelker-5.33
- 65. Sec.31 Mark Lofton,etux-6.10
- 66. Sec.3 Curtis McNaughton,etux-5.0

D12  
 120TH  
 130TH



TWP ↑ MOVILLE

TWP





Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>Luke J. Grigg and Karla R. Grigg</u>	Applicant <u>Luke J. Grigg and Karla R. Grigg</u>
Address <u>2024 120th Street</u>	Address <u>2024 120th Street</u>
<u>Lawton, IA 51030</u>	<u>Lawton, IA 51030</u>
Phone <u>(712) 253-5662</u>	Phone <u>(712) 253-5662</u>

Engineer/Surveyor Alan Fagan Phone (712) 539-1471

**Property Information:** LOT 2 OF R.J. ADDITION, WOODBURY COUNTY, IOWA

Property Address or Address Range 2024 120th Street, Lawton, IA 51030

Quarter/Quarter NE 1/4 NW 1/4 Sec 18 Twnshp/Range 89/45

Parcel ID # \_\_\_\_\_ GIS# 894518100008 Total Acres 3.65

Current Use RESIDENTIAL Proposed Use RESIDENTIAL

Current Zoning LI-PD Proposed Zoning AP

Average Crop Suitability Rating (submit NRCS Statement) ADJACENT PARCELS HAVE ADJUSTED CSR2 RANGING FROM 44.91 TO 61.16

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date MARCH 2017 Staff present [Signature]

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

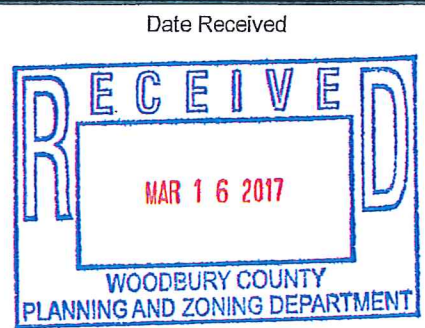
Owner [Signature] Karla Grigg Applicant Luke J. Grigg Karla Grigg

Date 3-15-17 Date 3-15-17

Fee: \$400 Case #: \_\_\_\_\_

Check #: 1295

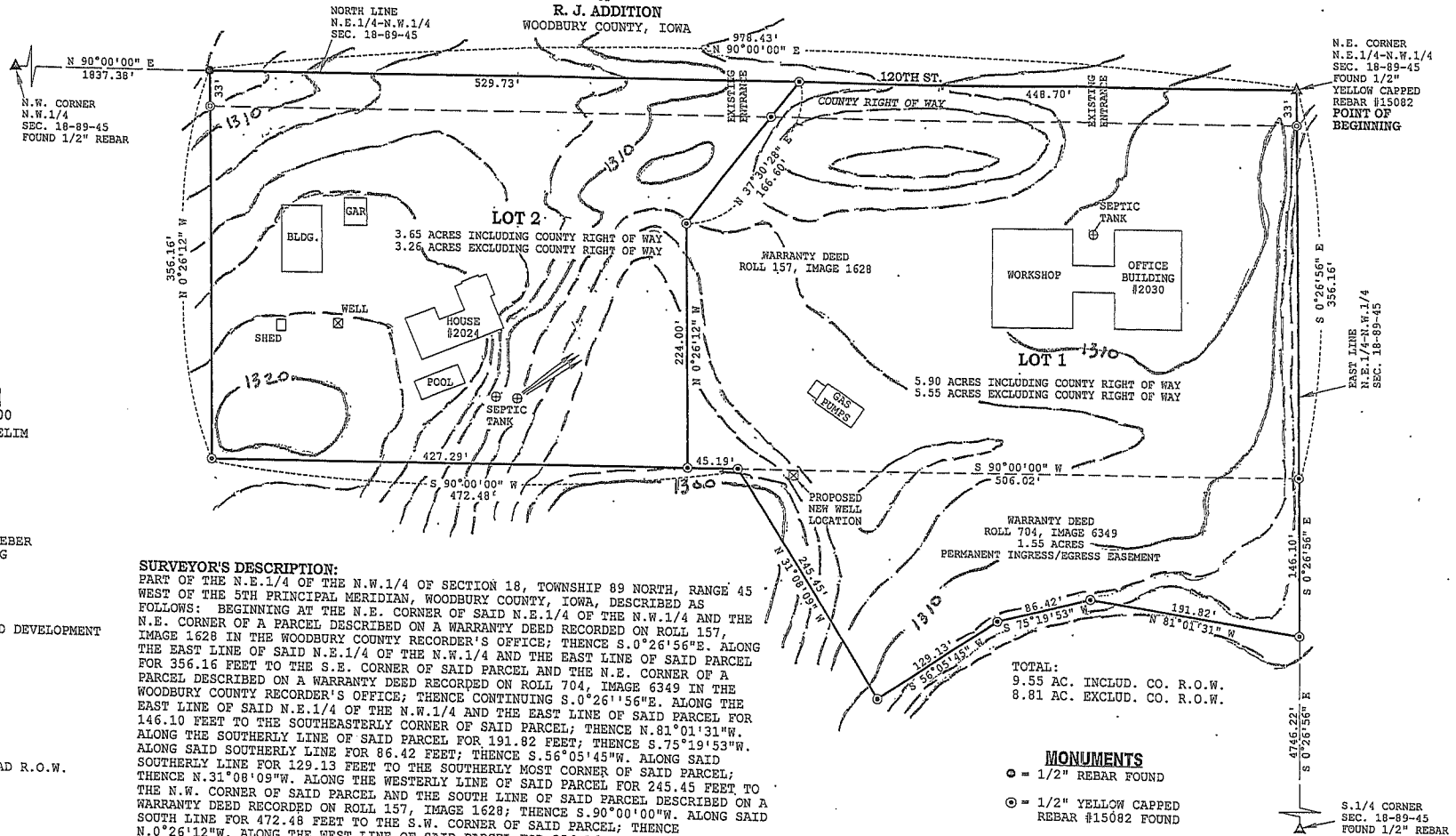
Receipt #: \_\_\_\_\_



COPY

PRELIMINARY SKETCH  
A MINOR SUBDIVISION PLAT  
OF

R. J. ADDITION  
WOODBURY COUNTY, IOWA



N.W. CORNER  
N.W.1/4  
SEC. 18-89-45  
FOUND 1/2" REBAR

N.E. CORNER  
N.E.1/4-N.W.1/4  
SEC. 18-89-45  
FOUND 1/2" YELLOW CAPPED  
REBAR #15002  
POINT OF BEGINNING



SCALE 1"=100'  
0 50 100  
18-89-45 NE NW PRELIM  
2017 (6)

OWNERS/SUBDIVIDERS:  
RODNEY D. LIEBER & JODI P. LIEBER  
LUKE J. GRIGG & KARLA R. GRIGG

SURVEYOR:  
ALAN L. FAGAN

ZONING:  
LI-PD LIGHT INDUSTRIAL PLANNED DEVELOPMENT  
AP AG PRESERVATION

BUILDING SETBACKS:  
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REAR YARD - 50 FEET  
SIDE YARD - 10 FEET

AP AG PRESERVATION  
FRONT YARD - 100 FEET FROM ROAD R.O.W.  
REAR YARD - 50 FEET  
SIDE YARD - 20 FEET

**SURVEYOR'S DESCRIPTION:**  
PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.W.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 356.16 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE EAST LINE OF SAID PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 704, IMAGE 6349 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 146.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.81°01'31"W. ALONG SAID SOUTHERLY LINE FOR 191.82 FEET; THENCE S.75°19'53"W. ALONG SAID SOUTHERLY LINE FOR 86.42 FEET; THENCE S.56°05'45"W. ALONG SAID SOUTHERLY LINE FOR 129.13 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE N.31°08'09"W. ALONG THE WESTERLY LINE OF SAID PARCEL TO THE N.W. CORNER OF SAID PARCEL AND THE SOUTH LINE OF SAID PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628; THENCE S.90°00'00"W. ALONG SAID SOUTH LINE FOR 472.48 FEET TO THE S.W. CORNER OF SAID PARCEL; THENCE N.0°26'12"W. ALONG THE WEST LINE OF SAID PARCEL FOR 356.16 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL FOR 978.43 FEET TO THE POINT OF BEGINNING. CONTAINING 9.55 ACRES INCLUDING COUNTY RIGHT OF WAY AND 8.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:  
THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

TOTAL:  
9.55 AC. INCLUD. CO. R.O.W.  
8.81 AC. EXCLUD. CO. R.O.W.

**MONUMENTS**  
● = 1/2" REBAR FOUND  
⊙ = 1/2" YELLOW CAPPED REBAR #15002 FOUND  
⊙ = 12" SPIKE SET

**UTILITIES:**  
POWER - WOODBURY COUNTY R.E.C.  
TELEPHONE - WIATEL  
WATER - PRIVATE WELL  
SEWER - PRIVATE SEPTIC SYSTEM

RECEIVED  
JAN 31 2017  
WOODBURY COUNTY  
ENGINEERING DEPARTMENT

**Beacon**™ Woodbury County, IA / Sioux City

**Summary**

Parcel ID 894518100008  
 Alternate ID 00000000867086  
 Property Address 2024 120th St  
 Lawton  
 Sec/Twp/Rng 18-89-45  
 Brief Legal Description BANNER TOWNSHIP IRREG TCT IN NE NW BEG AT NE COR OF NE NW THNC S 502.26 FT THNC NWLY 191.82 FT, THNC SWLY 86.42 FT, THNC SWLY 129.13 FT, THNC NWLY 245.45 FT, THNC W TO A PT THAT IS 356.16 FT S OF N LINE OF THE NE NW, THNC N 356.16 FT, THNC E 978.43 FT TO POB 18-89-45  
 (Note: Not to be used on legal documents)  
 Document(s) N/A  
 Gross Acres 9.55  
 Net Acres 8.81  
 Exempt Acres 0.74  
 CSR N/A  
 Class R - Residential  
 Tax District 024 BANNER LAWTON BRONSON COMM  
 School District LAWTON BRONSON



**Owner**

Deed Holder  
 Lieber Rodney D & Jodi P  
 Lieber  
 310 N Derby Ln Unit 380  
 North Sioux City SD 57049-7619

Contract Holder

Mailing Address

**Land**

Lot Area 8.81 Acres; 383,764 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 Story Frame  
 Architectural Style N/A  
 Year Built 1985  
 Condition Normal  
 Grade what's this? 3+10  
 Roof Asph / Hip  
 Flooring L/C  
 Foundation C Blk  
 Exterior Material Stl  
 Interior Material Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 2,310 SF  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,780  
 Basement Finished Area 920 - Rec. Room (Single); 600 SF - Standard Finish  
 Plumbing 2 Base Plumbing (Full); 1 Three Quarter Bath;  
 Appliances 1 Range Unit; 1 Dishwasher;  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Open (104 SF);  
 Decks Wood Deck-Med (144 SF); ; Wood Deck-Med (462 SF); Concrete Patio-Med (807 SF);  
 Additions 1 Story Frame (530 SF);  
 Garages 440 SF (20F W x 22F L) - Det Frame (Built 1930);  
 868 SF - Att Frame (Built 1985);

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	28	40	1967	1

**Yard Extras**

#1 - (1) Swimming Pool 648 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1985



Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/23/1985			157/1628	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$19,250.00

+

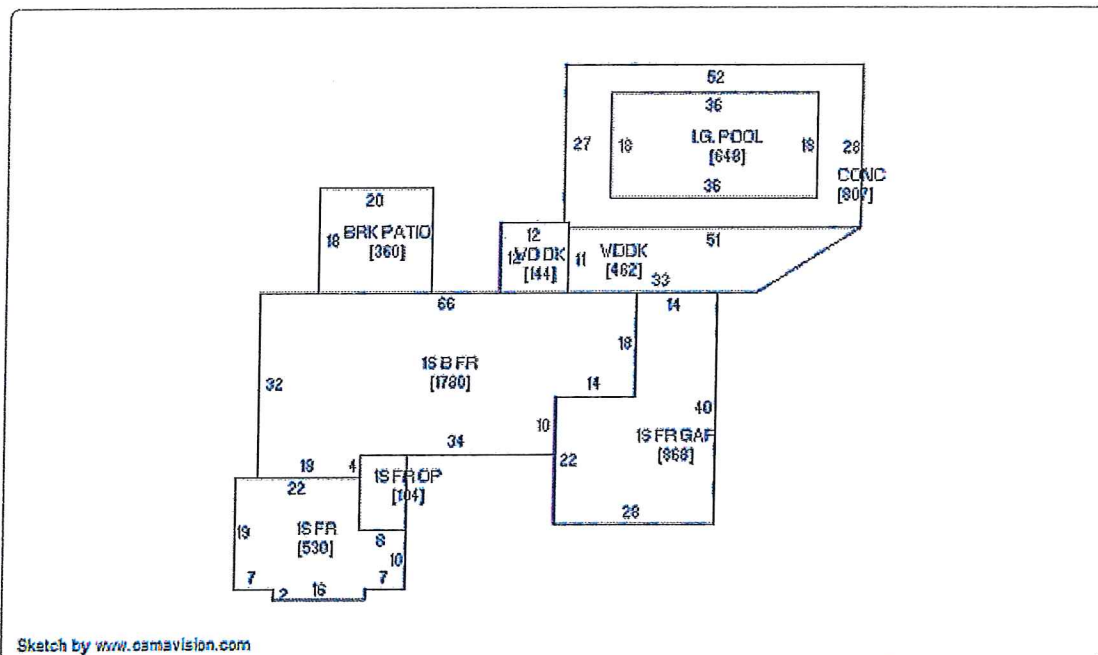
Valuation

Classification	2017	2016	2015	2014	2013
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$279,360	\$265,390	\$265,390	\$248,030	\$248,030
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030

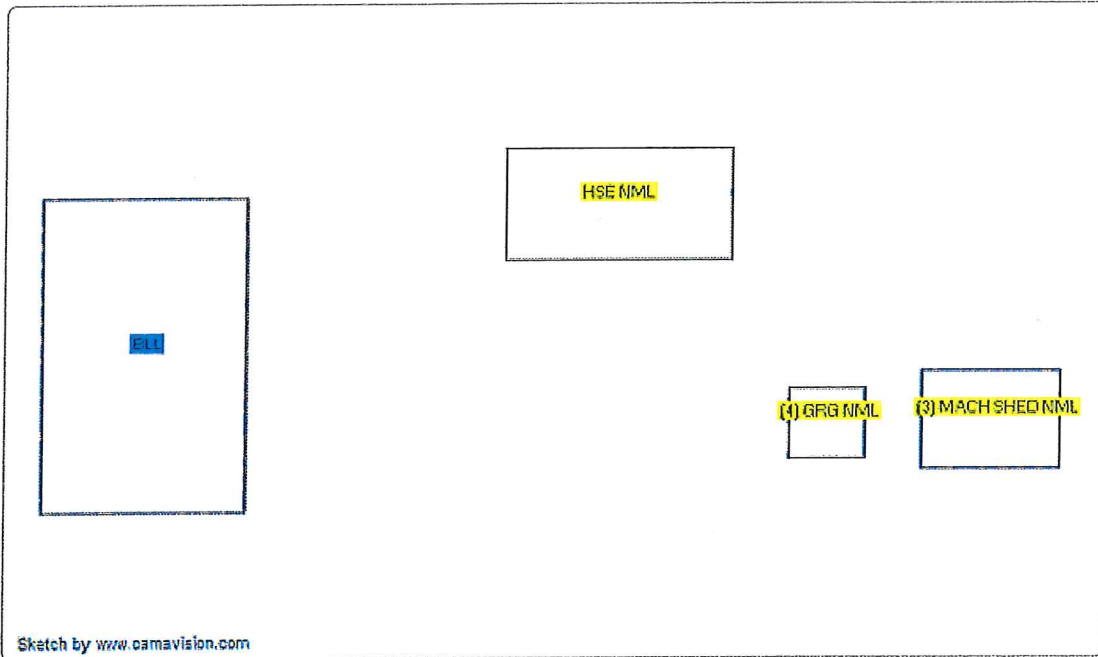
Photos



Sketches







No data available for the following modules: Commercial Buildings, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City), Iowa Land Records.

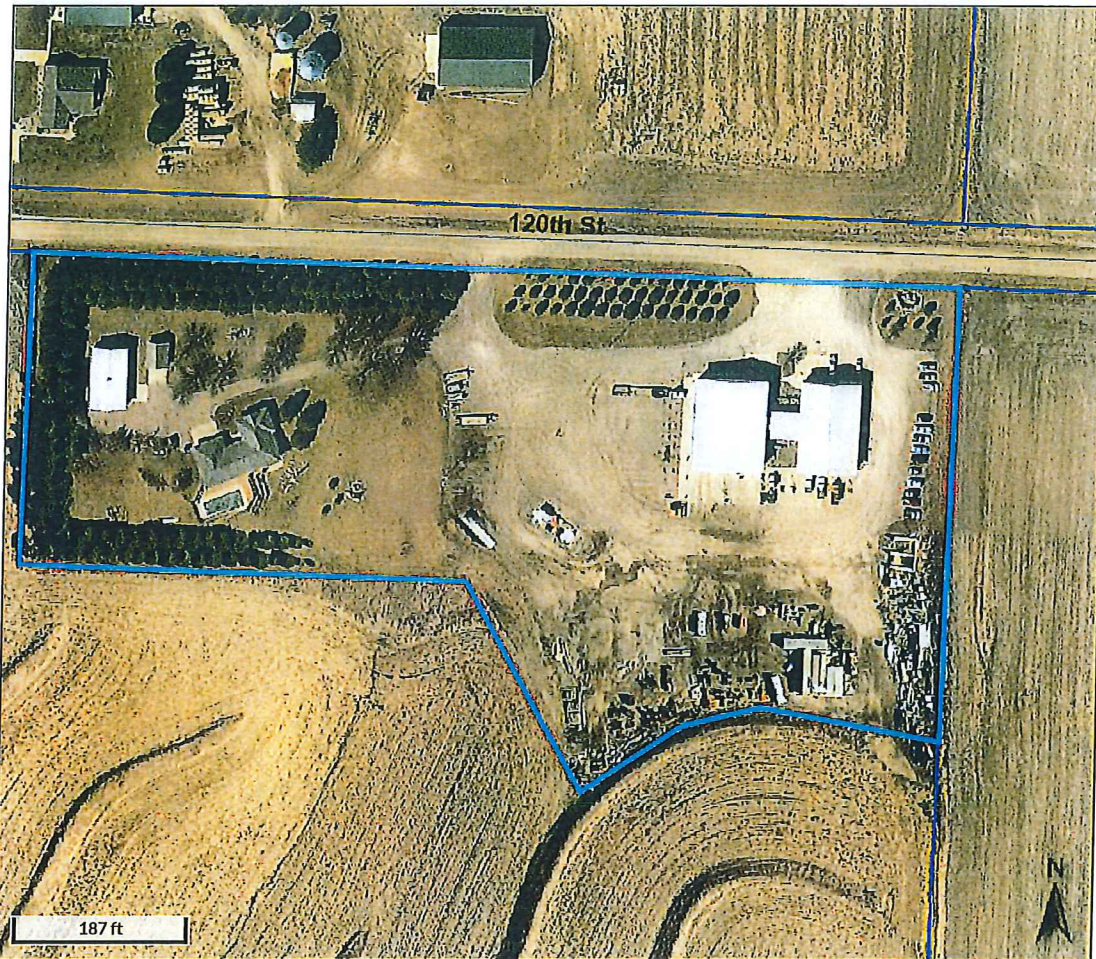
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Last Data Upload: 4/5/2017 11:10:21 PM

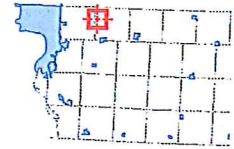


Schneider

Developed by  
The Schneider  
Corporation



Overview




Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales
- 2014
- 2015
- 2016
- Sioux City Residential Sales
- ▭ Parcels

Parcel ID	894518100008	Alternate ID	867086	Owner Address	LIEBER RODNEY D & JODIP
Sec/Twp/Rng	18-89-45	Class	R		LIEBER
Property Address	2024 120TH ST	Acreeage	8.81		310 N DERBY LN UNIT 380
	LAWTON				NORTH SIOUX CITY SD 57049-7619
District	BNLB				
Brief Tax Description	BANNER TOWNSHIP IRREG TCT IN NENW BEG AT NE COR OF NE 1/4 THNC S 502.26'THNC NWLY 191.82'THNC SWLY 86.42'THNC SWLY 129.13'THNC NWLY 245.45'THNC W TO A PT THAT IS 356.16'THNC E 978.43'TO POB 18-89-45				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 4/6/2017  
 Last Data Uploaded: 4/5/2017 11:10:21 PM

 Developed by  
 The Schneider Corporation

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**ORDINANCE NO. 44**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**Whereas** the Woodbury County Board of Supervisors has received reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked items One (1), Two (2), and Three (3) hereby made a part hereof; and

**Whereas** the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendments, all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning is amended as shown on said attached items One (1) and Two (2) and Three (3).

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

**Dated this 23th day of May, 2017**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Rocky De Witt**

**BY:** \_\_\_\_\_  
**Marty Pottebaum**

**BY:** \_\_\_\_\_  
**Keith Radig**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

Adoption Timeline  
May 09, 2017 Public Hearing and 1st Reading  
May 16, 2017: 2<sup>nd</sup> Reading  
May 23, 2017: 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owners: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Petitioner Applicants: Dale Frank and Jean Frank of 1721 180<sup>th</sup> Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) zoning district designation for:

All that part of the West ½ of the Northeast ¼ of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

All that part of the Southwest ¼ of Section 12, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the South ¼ corner of said Section 12; thence South 90°00'00" West along the South line of said Southwest ¼ for 1033.26 feet to the Southeast corner of a parcel described as the West 100 acres of said Southwest ¼ and the point of beginning; thence continuing South 90°00'00" West along said South line for 510.00 feet; thence North 0°40'05" East for 1715.09 feet; thence South 89°38'09" East for 509.00 feet to the East line of said West 100 acres; thence South 0°38'08" West along said East line for 1711.84 feet to the point of beginning.

Said described parcel contains 20.041 acres, more or less, which includes 0.386 acres in roadway easement.



ITEM TWO (2)

Property Owners: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicants: Luke J. Grigg and Karla R. Grigg, 2024 120<sup>th</sup> Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial- Planned Development) to the AP (Agricultural Preservation) Zoning District designation for:

Lot 2 of R.J. Addition, Woodbury County, Iowa

ITEM THREE (3)

Property Owners: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicant: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial-Planned Development) and AP (Agricultural Preservation) to the LI (Light Industrial) Zoning District designation for:

Lot 1 of R.J. Addition, Woodbury County, Iowa

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 5/3/2017 Weekly Agenda Date: 5/9/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Receive bids for bridge replacement project number L-B(W107)--73-97

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county engineer has prepared plans for the replacement of bridge W107 on 335th Street 4.5 miles west of Danbury.

**BACKGROUND:**

The existing bridge is posted with a 3 ton load limit and is on a three month reinspection interval due to substructure elements that are in critical condition. The new bridge will be an 80' x 30'-6" pretensioned prestressed concrete beam bridge. The project will be constructed during the 2017 construction season.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County \$1.3 million special project levy funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board receive the bids and allow the county engineer to review the bids and recommend award at a later board meeting.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board accept the bids for bridge replacement project L-B(W107)--73-97 and return them to the county engineer for an award recommendation.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 5/18/2017 Weekly Agenda Date: 5/23/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Award quote for a tandem axle dump truck for the secondary road department

**ACTION REQUIRED:**

Approve Ordinance       Approve Resolution       Approve Motion

Public Hearing       Other: Informational       Attachments

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county is requesting a quotation for one, new tandem axle dump truck for purchase.

**BACKGROUND:**

The county owns 17 dump trucks, 5 flatbed trucks, and three truck plows that are used for material hauling and snow removal. Typically we update one tandem truck every other year. This year the truck replaces an aging Osh Kosh truck plow with a new tandem truck for the Oto district.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes       No

**RECOMMENDATION:**

Recommend that the board award the quote to Boyer Trucks for a new Western Star tandem dump truck with snow equipment for \$163,660.00.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board award the quote to Boyer Trucks for a new Western Star tandem dump truck with snow equipment for \$163,660.00.



**2017 or 2018 Tandem Axle Truck Chassis with Dump Body and Snow Equipment**

May 16, 2017

	Rees Mack Sales & Service	Rees Mack Sales & Service	Peterbilt	Peterbilt	Boyer Trucks	Istate Truck Center	Sioux City Kenworth Volvo
	1709 Hwy 20	1709 Hwy 20	4135 Harbor Drive	4135 Harbor Drive	2101 E. Benson Rd.	4801 Harbor Drive	4535 Harbor Drive
	Lawton, IA 51030	Lawton, IA 51030	Sioux City, IA 51111	Sioux City, IA 51111	Sioux Falls, SD 57104	Sioux City, IA 51102	Sioux City, IA 51111
Trade In	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012
Brand Name & Model	2018 Mack GU 813	2018 Mack GU 813	2018 Peterbilt 365	2018 Peterbilt 365	2018 Western Star 4700 SB	2018 Freightliner 114SD	2018 Volvo VHD
Purchase Price	\$ 211,476.00	\$ 206,417.21	\$ 205,979.00	\$ 209,079.21	\$ 191,660.00	\$ 192,160.00	\$ 191,250.00
Less Trade	\$ 6,000.00	\$ 6,000.00	\$ 9,500.00	\$ 9,500.00	\$ 28,000.00	\$ 7,600.00	\$ 6,750.00
Net Price	\$ 205,476.00	\$ 200,417.21	\$ 196,479.00	\$ 199,579.21	\$ 163,660.00	\$ 184,560.00	\$ 184,500.00
	Hwy Truck Builder	TBEI Build	Steffen build	TBEI build			

Purchase price offer for truck #504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
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**2017 or 2018 Tandem Axle Truck Chassis with Dump Body and Snow Equipment**

May 16, 2017

	Cornhusker Intl.	Cornhusker Intl.	Cornhusker Intl.	Cornhusker Intl.	Cornhusker Intl.		
	2601 Bridgeport	2601 Bridgeport	2601 Bridgeport	2601 Bridgeport	2601 Bridgeport		
	Sioux City, IA 51102	Sioux City, IA 51102	Sioux City, IA 51102	Sioux City, IA 51102	Sioux City, IA 51102		
Trade In	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012	1997 OshKosh 2523 Snow Plow Truck VIN#10TBEDY32V563012		
Brand Name & Model	2018 International 7600 SBA	2018 International 7600 SBA	2018 International 7600 SBA	2018 International 7600 SBA	2018 International 7600 SBA		
Purchase Price	\$ 192,335.00	\$ 192,977.00	\$ 199,851.00	\$ 201,298.00	\$ 201,736.00		
Less Trade	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00		
Net Price	\$ 184,835.00	\$ 185,477.00	\$ 192,351.00	\$ 193,798.00	\$ 194,236.00	\$ -	\$ -
	TBEI Build	Steffen Build	Sanitation Products Inc.	ProTech Build	Hlway Truck Eq. build		

**Outright Purchase bid for Trade in Vehicle**

Purchase price offer for truck #504	\$ -	\$ -	\$ -	\$ -	\$ -		
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**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

**#13c**

Date: 5/18/2017 Weekly Agenda Date: 5/23/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Award quote for one extended cab 3/4 ton pickup truck for the secondary road department

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county is received a quotation for a new 3/4 ton extended cab pickup truck for purchase.

**BACKGROUND:**

The county owns 23 pickup trucks of assorted size and configuration for use by county crews and engineering staff. Typically we update one or two trucks every year. This year the trucks replace an aging pickups in the Correctionville district.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board award the quote to Knoepfler Chevrolet for a new Chevrolet K2500 extended cab pickup truck with trade in for \$32,700.00.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board award the quote to Knoepfler Chevrolet for a new Chevrolet K2500 extended cab pickup truck with trade in for \$32,700.00.

2017 or 2018 Full size 4WD 3/4 Ton Extended cab pickup bid tabulations

5/16/2017

	Knoepfler Chevrolet Co. 100 Jackson St. Sioux City, IA 51101
Trade In (Unit #37)	2006 Chevy K1500 4WD Regular Cab VIN#1GCEK14V06Z284116
Brand Name & Model	2018 Chevrolet Silverado 2500 HD 4WD Double Cab
Purchase Price	\$ 34,700.00
Less Trade	\$ 2,000.00
Net Price	\$ 32,700.00

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

#13d

Date: 5/18/2017 Weekly Agenda Date: 5/23/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Award quote for one regular cab 3/4 ton pickup truck for the secondary road department

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county has received a quotation for a new 3/4 ton regular cab pickup truck for purchase.

**BACKGROUND:**

The county owns 23 pickup trucks of assorted size and configuration for use by county crews and engineering staff. Typically we update one or two trucks every year. This year the trucks replace an aging pickups in the Merville district.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board award the quote to Barry Motors for a new Ford F250 regular cab pickup truck with trade in for \$23,131.00.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board award the quote to Barry Motors for a new Ford F250 regular cab pickup truck with trade in for \$23,131.00.



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

#13e

Date: 5/18/2017 Weekly Agenda Date: 5/23/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Award quotes for two new motor graders for the secondary road department

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county has received quotations for two, new all wheel drive motor graders for purchase.

**BACKGROUND:**

The county owns 21 motor graders. Twenty have territory assignments and one serves as a spare motor grader. Typically we update two motor graders per year. This year the motor graders replace aging machines in the Correctionville and Oto districts.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

- Yes  No

**RECOMMENDATION:**

Recommend that the board award the quotes to Murphy Tractor for two motor graders with trade-in for \$242,400 and \$252,900.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board award the quotes to Murphy Tractor for two motor graders with trade-in for \$242,400 and \$252,900.

**2017 Motor Grader bid tabulations**

May 9, 2017

	Murphy Tractor	Murphy Tractor	Ziegler Equipmnet	Ziegler Equipmnet	Ziegler Equipmnet	Ziegler Equipmnet
	4900 Harbor Drive	4900 Harbor Drive	5300 Harbor Drive	5300 Harbor Drive	5300 Harbor Drive	5300 Harbor Drive
	Sioux City, IA 51102	Sioux City, IA 51102	Sioux City, IA 51111	Sioux City, IA 51111	Sioux City, IA 51111	Sioux City, IA 51111
	#319	#412	#319	#412	#319	#412
<b>Trade In Machine</b>	2002 Caterpillar 140H	1999 John Deere 770CH	2002 Caterpillar 140H	1999 John Deere 770CH	2002 Caterpillar 140H	1999 John Deere 770CH
<b>Brand Name &amp; Model</b>	JD772G	JD 772G	CAT 12M3AWD	CAT 12M3AWD	CAT 140M3AWD	CAT 140M3AWD
<b>Purchase Price of Machine</b>	\$ 309,900.00	\$ 309,900.00	\$ 320,063.49	\$ 320,063.49	\$ 346,563.31	\$ 346,563.31
<b>Less Trade</b>	\$ 67,500.00	\$ 57,000.00	\$ 67,500.00	\$ 28,500.00	\$ 67,500.00	\$ 28,500.00
<b>Options:</b>						
Push Blade	\$ 5,085.00	\$ 5,085.00	\$ 8,969.21	\$ 8,969.21	\$ 8,969.21	\$ 8,969.21
<b>Net Price of Machine</b>	\$ 242,400.00	\$ 252,900.00	\$ 252,563.49	\$ 291,563.49	\$ 279,063.31	\$ 318,063.31
<b>Final Quotation Recommended</b>	Murphy Tractor 4900 Harbor Drive Sioux City, IA 51102	Murphy Tractor 4900 Harbor Drive Sioux City, IA 51102				
	JD772G	JD 772G				
<b>Purchase Price of Machine</b>	\$ 309,900.00	\$ 309,900.00				
<b>Less Trade</b>	\$ 67,500.00	\$ 57,000.00				
<b>Options:</b>						
Push Blade	\$ 5,085.00	\$ 5,085.00				
<b>Final Quotation recommended:</b>	\$ 242,400.00	\$ 252,900.00				



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 5/18/2017 Weekly Agenda Date: 5/23/2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of contract and bond for Project number BROS-CO97(129)--5F-97

**ACTION REQUIRED:**

- Approve Ordinance
- Approve Resolution
- Approve Motion
- Public Hearing
- Other: Informational
- Attachments

**EXECUTIVE SUMMARY:**

The county received bids for this bridge project through the Iowa DOT bid process. The project was awarded at the 5/9/2017 board meeting. Contracts have been signed and returned for board approval.

**BACKGROUND:**

The county engineer completed plans for the replacement of a bridge on Union Avenue south of Cushing, bridge number L-275. The bridge is closed due to deterioration of the pier piling. The new bridge is an 80' x 30' single span beam bridge.

**FINANCIAL IMPACT:**

The project is paid for with 80% federal aid/20% Woodbury County farm to market fund money.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board approve the contract and bond for bridge project BROS-CO97(129)--5F--97 with Godberson-Smith Construction Company of Ida Grove, Iowa for \$399,363.90.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board approve the contract and bond for bridge project BROS-CO97(129)--5F--97 with Godberson-Smith Construction Company of Ida Grove, Iowa for \$399,363.90.

# CONTRACT

FA96 (Form 650019)  
05-13

Letting Date: April 18, 2017 Contract ID: 97-C097-129 Bid Order No.: 016  
County: WOODBURY Project Engineer: WOODBURY COUNTY ENGINEER  
Cost Center: 801000 Object Code: 860 DBE Commitment: \$17,000.00  
Contract Work Type: BRIDGE REPLACEMENT - PPCB

This agreement made and entered by and between the BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA, CONTRACTING AUTHORITY, AND GODBERSEN-SMITH CONSTRUCTION CO. & SUBSID. OF IDA GROVE, IA, (GO020), CONTRACTOR

It is agreed that the notice and instructions to bidders, the proposal filed by the Contractor, the specifications, the plan, if any, for project(s) listed below, together with Contractor's performance bond, are made a part hereof and together with this instrument constitute the contract. This contract contains all of the terms and conditions agreed upon by the parties hereto. A true copy of said plan is now on file in the office of the Contracting Authority under date of 04/13/2017.

PROJECT: BROS-C097(129)--5F-97	COUNTY: WOODBURY
WORK TYPE: BRIDGE REPLACEMENT - PPCB	ACCOUNTING ID: 34291
ROUTE: L43	LENGTH (MILES): 0.1
LOCATION: L43: FROM 190TH STREET TO 200TH STREET	
FEDERAL AID - PREDETERMINED WAGES ARE NOT IN EFFECT	

The specifications consist of the Standard Specifications for Highway and Bridge Construction, Series 2015 of the Iowa Department of Transportation plus the following Supplemental Specifications, Special Provisions, and addendums: FHWA-1273.06, GS-15004

Contractor, for and in considerations of \$399,363.90 payable as set forth in the specifications constituting a part of this contract, agrees to construct various items of work and/or provide various materials or supplies in accordance with the plans and specifications therefore, and in the locations designated in the Notice to Bidders.

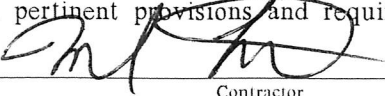
Contractor certifies by signature on this contract, under pain of penalties for false certification, that the Contractor has complied with Iowa Code Section 452A.17(8) as amended, if applicable, and Iowa Code Section 91C.5 (Public Registration Number), if applicable.

In consideration of the foregoing, Contracting authority hereby agrees to pay the Contractor promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

It is further understood and agreed that the above work shall also be commenced or completed in accordance with Page 1B of this Contract and assigned Proposal Notes.

To accomplish the purpose herein expressed, the Contracting authority and Contractor have signed this and one other identical instrument.

For Federal-Aid contracts the Contractor certifies that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the contract.

By  \_\_\_\_\_, \_\_\_\_\_  
Contractor Contractor (if joint venture)

By \_\_\_\_\_  
Contracting Authority Contract Award Date

Iowa DOT Concurrence \_\_\_\_\_  
For Local Agency Contracts Concurrence Date

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

**#14**

Date: 5/11/17 Weekly Agenda Date: 5/23/17

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ed Gilliland

**WORDING FOR AGENDA ITEM:**

Information and Action regarding Permanent Employees who leave prior to completing 6 months of employment.

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

IPERS informed us that they will refund the County IPERS contribution for employees hired to permanent positions who leave employment prior to 6 months employment. We must refund the employee share.

**BACKGROUND:**

IPERS informed us that employees hired to permanent positions who termed employment prior to 6 months should be refunded the money they contributed to IPERS. If we refund the employee's share of IPERS contributions then IPERS will credit back the share of the contribution made by the County on the employee's behalf.

**FINANCIAL IMPACT:**

Net gain of employer's share of IPERS for affected employees.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Please make a motion to have the County refund the IPERS contributions for all employees who are here less than 6 months automatically to benefit the employee and to allow IPERS to credit a refund to our required contribution.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to establish a practice of refunding the employee contributions sent to IPERS for all covered employees who leave the County prior to 6 months employment.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

#15

Date: 5-17-17

Weekly Agenda Date: 5-23-17

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Jeremy Taylor/Dennis Butler

**WORDING FOR AGENDA ITEM:**

Allocation of Gaming Revenues to the Historical Committee for the Celebration of the 100th Anniversary of the Woodbury County Courthouse.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

For several weeks the Historical Committee has met in preparation for the 100th Anniversary of the Woodbury County Courthouse. The estimated costs of the celebration is estimated at \$50,000. It has been proposed that the breakdown of revenue requests is as follows: \$10,000 from the Courthouse Foundation with the approval of the Courthouse Foundation Board, \$20,000 from Gaming Revenues with the approval of the Woodbury County Supervisors and \$20,000 in donations from various sponsors.

This event will take more than a year of planning. The event will occur May 1- May 6, 2018.

**BACKGROUND:**

**FINANCIAL IMPACT:**

There are un-obligated Gaming Revenues available. The request of \$20,000 is requested from the Gaming Revenues.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Allocate \$20,000 from gaming revenues for the event of the 100th Anniversary of the Woodbury County Courthouse from May 1 - May 6, 2018. There will be a separate Trust and Agency fund set up for the monitoring of the \$50,000 from the various contributors.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion by \_\_\_\_\_, Second by \_\_\_\_\_ to allocate \$20,000 from Gaming Revenues for the 100th Anniversary of the Woodbury County Courthouse Event and establish separate Trust and Agency fund for monitoring all expenditures.

First, we are appreciative of the Legislature and their desire to bring equity to member counties of the Region. Generally, equalization of the levy per capita follows not only the service needs of the county but looked at as a whole, there is no fairer way to achieve equity than to have everyone in the regional entity pay the same. Originally, we were under the understanding that this would be a 2-year rather than 4-year plan. Furthermore, it appears that making this 4-years in an incremental way relies on reserves that were built partially on inequitable contributions from yesteryear. With that said, we are appreciative of both the desire for equity and the goal of making incremental steps as all taxpayers desire stability.

The other key that this assumes is a stable budget of \$4,955,425 over the next four years. If that is the case—with increased costs such as inevitable salary increases—then it will take hard decisions and cuts in future years. Part of that will be to limit (if not end) the practice of provider improvement requests that come as one-time requests with little systematic processes to ensure equal and fair distribution. This needs to be in accordance with long-term planning for budget stability given future constraints that we as a Region are faced with.

**WOODBURY COUNTY JUVENILE DETENTION CENTER**

Trosper-Hoyt Bldg.  
822 Douglas St. - 4th Floor  
Sioux City, Iowa 51101

Phone 712-279-6622  
Email: molsen@sioux-city.org  
Fax 712-234-2900

**6:00 a.m.**

**6:00 p.m.**

**May, 2017**

<b>May 1, 2017</b>		<b>13</b>
<b>May 2, 2017</b>	<b>13</b>	<b>14</b>
<b>May 3, 2017</b>	<b>14</b>	<b>14</b>
<b>May 4, 2017</b>	<b>15</b>	<b>15</b>
<b>May 5, 2017</b>	<b>13</b>	<b>13</b>
<b>May 6, 2017</b>	<b>12</b>	<b>12</b>
<b>May 7, 2017</b>	<b>12</b>	<b>12</b>
<b>May 8, 2017</b>	<b>12</b>	

**The Center averaged 13 youths per day during the 6:00 am count and 13 during the 6 pm count for a daily average of 13 youths per day.**

**As of 6 am on May 8, 2017 five or forty two percent were identified as gang members. Two or forty percent were considered hard core members.**

**We are currently detaining three juveniles from the BIA and one from Dakota County.**

**Mark Olsen**



**Director  
WCJDC**

**May 8, 2017**

**WOODBURY COUNTY JUVENILE DETENTION CENTER**

Trosper-Hoyt Bldg.  
822 Douglas St. - 4th Floor  
Sioux City, Iowa 51101

Phone 712-279-6622  
Email: molsen@sioux-city.org  
Fax 712-234-2900

**6:00 a.m.**

**6:00 p.m.**

**May, 2017**

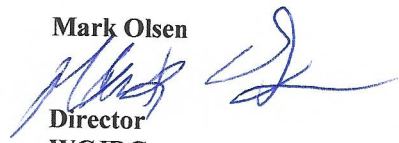
<b>May 8, 2017</b>		<b>12</b>
<b>May 9, 2017</b>	<b>13</b>	<b>13</b>
<b>May 10, 2017</b>	<b>13</b>	<b>13</b>
<b>May 11, 2017</b>	<b>13</b>	<b>11</b>
<b>May 12, 2017</b>	<b>11</b>	<b>12</b>
<b>May 13, 2017</b>	<b>12</b>	<b>12</b>
<b>May 14, 2017</b>	<b>14</b>	<b>14</b>
<b>May 15, 2017</b>	<b>14</b>	

The Center averaged 13 youths per day during the 6:00 am count and 11 during the 6 pm count for a daily average of 12.5 youths per day.

As of 6 am on May 8, 2017 five or thirty six percent were identified as gang members. Two or thirty three were considered hard core members.

We are currently detaining three juveniles from the BIA and one from Dakota County.

**Mark Olsen**



**Director  
WCJDC  
May 15, 2017**



# HUNGRY CANYONS ALLIANCE



## **Pizza Ranch Restaurant in Red Oak**

at south end of Hy-Vee Mall  
on west side of Hwy. 48  
in Red Oak

Executive Committee Meeting  
9:00 – 10:00

Coffee & Rolls  
9:30 – 10:00

**Tour of south-central  
Montgomery County  
10:00 – 12:00**

**Lunch and  
Short Hungry Canyons Meeting  
12:00 – 1:30**

Short Scoring Committee Meeting  
1:30 – 2:00

Questions: Call 712-482-3029 or email [john@goldenhillsrccd.org](mailto:john@goldenhillsrccd.org)

All Hungry Canyons programs and services are offered on a non-discriminatory basis without regards to race, color, national origin, religion, age, marital status, or handicap. If you need accommodation, please notify John Thomas within one week of the meeting date.



## **Summer Quarterly Meeting and Tour June 2, 2017**

featuring

**Grade control and  
streambank stabilization  
projects in south-central  
Montgomery County**



### **Meeting Agenda**

1. Response from Army COE regarding HCA comments on draft statewide stream mitigation method
2. HCA state funding / Other updates

**If you have them, bring a few safety vests with you for yourself and others on the tour.**

Don't wear your nice shoes... it might be muddy.

**Tour and Lunch: \$10.00 (Just tour: \$3.00)**



**Siouxland Human Investment Partnership (SHIP)  
Board Tentative Agenda**

**Meeting Date/Time:**  
**Meeting Place:**

**May 19, 2017 - 12:00 pm**  
**NWAEA Room G**

- |  |                 |
|--|-----------------|
| <b>1. Call to Order</b>                      | Barb Small      |
| <b>2. Action Items</b>                       |                 |
| A. Consensus Agenda                          | Barb Small      |
| B. Dcat Recommendations                      | Erin Binneboese |
| C. ECI Recommendations                       | Matt Ohman      |
| D. Monthly Board Actions                     | Matt Ohman      |
| <b>3. Discussion Item</b>                    |                 |
| a) Director's Report                         | Matt Ohman      |
| b) SHIP Admin Budget                         | Cheryl Engle    |
| c) Monthly Reporting                         | Matt Ohman      |
| <b>4. Future Agenda Items</b>                |                 |
| <b>5. Communications and Other Audiences</b> |                 |
| <b>6. Adjournment</b>                        |                 |