



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(AUGUST 4, 2020) (WEEK 32 OF 2020)**

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

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

**Live telephonic access at: 712-224-6014**

|  |  |  |  |   |
|--|--|--|--|---|
| Rocky L. De Witt<br>253-0421<br><a href="mailto:rdewitt@woodburycountyiowa.gov">rdewitt@woodburycountyiowa.gov</a> | Marty J. Pottebaum<br>251-1799<br><a href="mailto:mpottebaum@woodburycountyiowa.gov">mpottebaum@woodburycountyiowa.gov</a> | Keith W. Radig<br>560-6542<br><a href="mailto:kradig@woodburycountyiowa.gov">kradig@woodburycountyiowa.gov</a> | Matthew A. Ung<br>490-7852<br><a href="mailto:matthewung@woodburycountyiowa.gov">matthewung@woodburycountyiowa.gov</a> | Justin Wright<br>899-9044<br><a href="mailto:jwright@woodburycountyiowa.gov">jwright@woodburycountyiowa.gov</a> |
|--|--|--|--|---|

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held August 4, 2020 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.

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, your remarks may be limited 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.

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## **AGENDA**

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

- |                           |             |
|---------------------------|-------------|
| 1. Citizen Concerns       | Information |
| 2. Approval of the agenda | Action      |

### **Consent Agenda**

**Items 3 through 8 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.**

3. Approval of the minutes of the July 28, 2020 meeting
4. Approval of claims
5. Receive County Recorder's Report of Fees Collected
6. County Treasurer – Michael Clayton  
Approval of resolution for a tax abatement for J.H.

7. Board Administration – Heather Satterwhite
  - a. Approval of lifting the tax suspension for D.N.
  - b. Approval of lifting the tax suspension for E.M.
  - c. Approval of resolution naming depositories
  
8. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process
  - c. Approval of request to deauthorize county position
  - d. Approval to provide wellness screenings and continued quarterly individual health coaching to eligible Woodbury County employees.
  - e. Approval to provide flu shots to Woodbury County employees.

**End Consent Agenda**

- |  |                      |
|--|----------------------|
| <ol style="list-style-type: none"> <li>9. County Sheriff – Dave Drew<br/>Approval of 2020 Inter-local Agreement between the City of Sioux City, Iowa and Woodbury County, Iowa for the Local Edward Byrne Memorial Justice Assistance Grant Program award</li> </ol>   | Action               |
| <ol style="list-style-type: none"> <li>10. Community &amp; Economic Development – David Gleiser           <ol style="list-style-type: none"> <li>a. Receive the Zoning Commission’s recommendation from their 7/29/20 meeting to approve the final plat</li> <li>b. Approval of the A&amp;B Addition Minor Subdivision plat and authorize the Chairman to sign the resolution</li> </ol> </li> </ol> | <br>Action<br>Action |
| <ol style="list-style-type: none"> <li>11. Reports on Committee Meetings</li> </ol>  | Information          |
| <ol style="list-style-type: none"> <li>12. Citizen Concerns</li> </ol>   | Information          |
| <ol style="list-style-type: none"> <li>13. Board Concerns</li> </ol>   | Information          |

**ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- MON., AUG. 3** 6:00 p.m. Board of Adjustment meeting, First Floor Boardroom
- TUE., AUG. 4** 4:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., AUG. 5** 7:30 a.m. SIMPCO Executive-Finance Committee – Zoom, Meeting
- 9:00 a.m. Loess Hills Alliance Protection Committee Meeting, Pisgah, Iowa
- 10:30 a.m. Loess Hills Alliance Stewardship Meeting
- 12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
- 1:00 p.m. Loess Hills Alliance Executive Meeting, Onawa, Iowa
- THU., AUG. 6** 10:00 a.m. COAD Meeting, The Security Institute
- WED., AUG. 12** 8:05 a.m. Woodbury County Information Communication Commission, First Floor Boardroom
- THU., AUG. 13** 12:00 p.m. SIMPCO Board of Directors, 1122 Pierce St.
- 4:30 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., AUG. 19** 12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 10:00 a.m. Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
- THU., AUG. 20** 4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- MON., AUG. 24** 6:00 p.m. Zoning Commission Meeting, First Floor Boardroom
- TUE., AUG. 25** 2:00 p.m. Decat Board Meeting, Western Hills AEA, Room F
- WED., AUG. 26** 2:30 p.m. Rolling Hills Community Services Region Governance Board Meeting
- TUE., SEP. 1** 4:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., SEP. 2** 9:00 a.m. Loess Hills Alliance Stewardship, Pisgah, Iowa
- 10:30 a.m. Loess Hills Alliance Executive Meeting
- 12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
- 1:00 p.m. Loess Hills Alliance Full Board Meeting
- THU., SEP. 3** 10:00 a.m. COAD Meeting, The Security Institute
- FRI., SEP. 4** 10:00 a.m. Hungry Canyons Alliance Meeting, Atlantic, Iowa
- MON., SEP. 7** 6:00 p.m. Board of Adjustment meeting, First Floor Boardroom

**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.*

**JULY 28, 2020, THIRTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, July 28, 2020 at 3:30 p.m. Board members present were Pottebaum, Radig, De Witt, Ung, and Wright. Staff members present were Karen James, Board Administrative Assistant, Dennis Butler, Budget/Tax Analyst, Melissa Thomas, HR Director, and Patrick Gill, Auditor/Clerk to the Board.

1. Motion by Ung second by Radig to go into closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on a roll-call vote.

Motion by Ung second by De Witt to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on a roll-call vote.

2. Motion by Ung second by De Witt to go into closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on a roll-call vote.

Motion by Ung second by De Witt to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Ung second by De Witt to approve the recommendation of counsel during the previous executive session. Carried 5-0.

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

3. There were no citizen concerns.

4. Motion by Ung second by De Witt to approve the agenda for July 28, 2020, Carried 5-0. Copy Filed.

Motion by Radig second by Ung to approve the following items by consent:

5. To approve minutes of the July 21, 2020 meeting. Copy filed.

6. To approve the claims totaling \$396,413.45. Copy filed.

7. To receive the Sheriff's fiscal year ending June 30, 2020 report. Copy filed.

- 8a. To receive the Auditor's Quarterly Report for April 1, 2020 thru June 30, 2020. Copy filed.

- 8b. To approve the 12-month cigarette permit for HCI Heritage Express Company, 1501 330<sup>th</sup> St., Sloan, IA, effective 07/08/20 through 06/30/21. Copy filed.

- 8c. To approve an application for a 6-month, Class B Wine Permit (Carryout Wine – Includes Native Wine), with Outdoor Service and Sunday sales privileges, for the Scarecrow Farm, Lawton, IA, effective 07/01/20 through 12/31/20. Copy filed.

9. To approve the separation of Todd Ferry, P/T Courthouse Safety & Security Officer, County Sheriff Dept., effective 07-24-20. Resignation.; and the separation of Benjamin Payer, Temporary Engineering Aide, Secondary Roads Dept., effective 07-31-20. End of Temporary Work. Copy filed.

Carried 5-0.

10. Motion by Ung second by Radig to receive the Woodbury County's Certified Annual Financial Report for FY 2019. Carried 5-0. Copy filed.

11. Motion by Ung second by Radig to receive the amendment to remove Tyler Technologies Employee Self Service Time & Attendance. Carried 5-0. Copy filed.

- 12a. Motion by Pottebaum second by Radig to approve Woodbury County Emergency Services to begin the purchasing process to purchase new turnout gear. Carried 3-2, Wright and De Witt were opposed. Copy filed.
- 12b. Motion by Pottebaum second by Radig to approve Woodbury County Emergency Services to begin the purchasing process to purchase a new rescue truck. Carried 4-1; De Witt was opposed. Copy filed.
13. Motion by Ung second by Pottebaum to approve to allocate funds of up to \$15,000.00 for inventory of certain assets per county policy. Carried 5-0. Copy filed.
14. The Board heard reports on committee meetings.
15. There were no citizen concerns.
16. Board concerns were heard.

The Board adjourned the regular meeting until August 4, 2020.

Meeting sign in sheet. Copy filed.

COUNTY RECORDER'S REPORT OF FEES COLLECTED  
(See Chapter 342, Code)

#5

State of IOWA ) SS:  
County of WOODBURY )

To the Board of Supervisors of WOODBURY County:

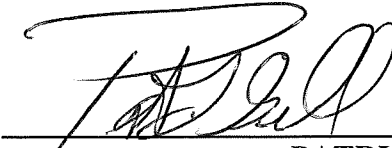
I, DIANE SWOBODA PETERSON, Real Estate/Recorder Deputy of the above-named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the period of 4/01/2020 through 6/30/2020 and the same has been paid to the County Treasurer.

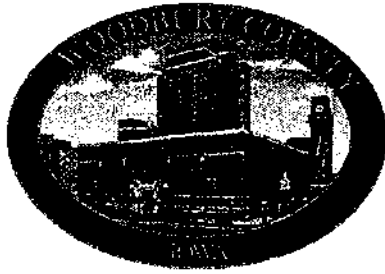
|  | Fees Collected |
|--|----------------|
| R.E. Transfer Tax State-Monthly          | 46,379.72      |
| County Share R.E. Transfer Tax—Quarterly | 22,431.49      |
| Auditor Transfer Fee—Quarterly           | 5,450.00       |
| Records Management Fees—Quarterly        | 4,078.00       |
| Recording of Instruments—Quarterly       | 100,495.00     |
| Elec Tran Fee State Untransferred (June) | 1,548.00       |
| Copy Money-Quarterly                     | 89.00          |
| Vitals Stats State-Monthly               | 10,520.00      |
| Vitals Stats County-Quarterly            | 8,295.56       |
| Accts. Receivable Payment-Quarterly      | 3,099.60       |
| Transfer to Checking Account             | 0              |
| Previous Qtr. Acct. Receivable Balance   | (4,439.00)     |
| Bad Check Adjustment—Quarterly           | 0              |
| Recorder Over/Short--Quarterly           | 54.80          |
| Vitals Over/Short--Quarterly             | 0              |
| Refunds--Quarterly                       | 60.00          |
| Adjustment—Quarterly                     | (70.00)        |
| Total                                    | 197,992.17     |

All of which is respectfully submitted.

  
DIANE SWOBODA PETERSON Real Estate/Recorder Deputy

Subscribed and sworn to before me by DIANE SWOBODA PETERSON, Woodbury County Real Estate/Recorder Deputy this 26<sup>th</sup> day of July, 2020.

  
PATRICK F. GILL County Auditor



**Michael R. Clayton**  
Treasurer of Woodbury County  
Property Tax  
822 Douglas Street Suite 102  
Sioux City, IA 51101  
712-279-6495

July 29, 2020

Dear Board of Supervisors,

Please abate the taxes on the mobile home owned by Jay Eugene Hamm for a 1971 Great Lakes with the vin # of 27835. The mobile home was converted from Solutions to the Tyler system, but was issued a junking certificate on March 25, 2019. The taxes for the payable 2019/2020 tax year were \$138.00. The mobile home was located at 5309 Hwy 75 lot 41 in Evergreen Village.

Thank you for your time and consideration.

A handwritten signature in cursive script that reads "Janet L. Trimpe".

Janet L. Trimpe  
Property Tax Deputy

**WOODBURY COUNTY, IOWA**

**RESOLUTION #**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, Jay Eugene Hamm is the titleholder of a mobile home VIN 27835 located in Woodbury County, Iowa and legally described as follows:

**VIN# 27835 1971 Great Lakes**

**WHEREAS**, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Jay Eugene Hamm.

**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 4th day of August, 2020.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Patrick F. Gill  
Woodbury County Auditor/Recorder

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Matthew Ung, Chairman



**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

TO: Board of Supervisors  
FROM: Karen James, Board Administrative Assistant  
DATE: July 30, 2020  
RE: Resolutions Naming Depositories

Routinely every July a memo is sent to the County Auditor, County Treasurer, County Sheriff and the Director of the Conservation Department asking them if there are any changes on their resolutions for depositories.

The Conservation Department is requesting changes this fiscal year.

Please find attached copy of the new resolution for the Conservation Department.

Attachments

**RESOLUTION NAMING DEPOSITORIES # \_\_\_\_\_**

**BE IT RESOLVED** by the Woodbury County Board of Supervisors in Woodbury County, Iowa: That we do hereby designate the following named banks to be depositories of the Woodbury County funds in amounts not to exceed the amount named opposite each of said designated depositories and Dan Heissel, Woodbury County Conservation is hereby authorized to deposit the Woodbury County funds in amounts not to exceed in the aggregate the amounts named for said banks as follows, to wit:

| <b>DEPOSIT</b>            |                       | <b>MAXIMUM DEPOSIT</b>                      | <b>MAXIMUM</b>          |
|---------------------------|-----------------------|---|-------------------------|
| <b>NAME OF DEPOSITORY</b> |                       | <b>LOCATION</b>                             |                         |
|                           |                       | In the effect<br>Prior<br><b>resolution</b> | under the<br>resolution |
| First National Bank       | Correctionville, Iowa | \$15,000                                    | \$75,000                |
| Midstates Bank            | Sergeant Bluff, Iowa  | \$ -----                                    | \$75,000                |

**SO RESOLVED** this 4th day of August, 2020

**WOODBURY COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Matthew Ung, Chairman

\_\_\_\_\_  
Rocky De Witt, Member

\_\_\_\_\_  
Marty Pottebaum, Member

\_\_\_\_\_  
Keith Radig, Member

\_\_\_\_\_  
Justin Wright, Member

\_\_\_\_\_  
Patrick F. Gill  
County Auditor/Recorder

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: August 4, 2020

\* PERSONNEL ACTION CODE:

- A- Appointment
- T - Transfer
- P - Promotion
- D - Demotion
- R-Reclassification
- E- End of Probation
- S - Separation
- O - Other

TO: **WOODBURY COUNTY BOARD OF SUPERVISORS**

| NAME           | DEPARTMENT         | EFFECTIVE DATE | JOB TITLE             | SALARY REQUESTED | % INCREASE            | * | REMARKS  |
|----------------|--------------------|----------------|-----------------------|------------------|-----------------------|---|--|
| Gardner, April | Juvenile Detention | 8-03-20        | Case Manager          | \$58,000/year    | 11%=<br>\$5,904.40/yr | P | Promotion from Youth Worker to Case Manager.                             |
| Uhl, Adam      | Secondary Roads    | 8-18-20        | Motor Grader Operator |                  |                       | S | Resignation.   |
| Milton, Tyler  | County Sheriff     | 8-20-20        | Sheriff Deputy        | \$34.22/hour     | 9.8%=\$3.08/hour      | R | Per CWA Deputy Sheriff Contract agreement, from Senior to Master Deputy. |
|                |                    |                |                       |                  |                       |   |  |
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APPROVED BY BOARD DATE: \_\_\_\_\_

MELISSA THOMAS, HR DIRECTOR: *Melissa Thomas, HR Director*

HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA

DATE: August 4, 2020

AUTHORIZATION TO INITIATE HIRING PROCESS

| DEPARTMENT         | POSITION              | ENTRY LEVEL                                       | APPROVED | DISAPPROVED |
|--------------------|-----------------------|---|----------|-------------|
| Juvenile Detention | Case Manager          | AFSCME<br>Juvenile<br>Detention:<br>\$58,000/year |          |             |
| Juvenile Detention | F/T Youth Worker      | AFSCME<br>Juvenile<br>Detention:<br>\$19.83/hour  |          |             |
| Juvenile Detention | P/T Youth Worker      | AFSCME<br>Juvenile<br>Detention:<br>\$19.83/hour  |          |             |
| Secondary Roads    | Motor Grader Operator | CWA:<br>\$24.31/hour                              |          |             |
|                    |                       |   |          |             |
|                    |                       |   |          |             |
|                    |                       |   |          |             |

\_\_\_\_\_  
Chairman, Board of Supervisors

**From:** Melissa Thomas  
**Sent:** Thursday, July 23, 2020 8:33 AM  
**To:** Lisa Anderson  
**Subject:** FW: personal requests

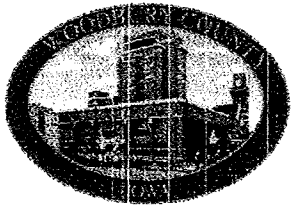
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**From:** Ryan Weber  
**Sent:** Tuesday, July 21, 2020 1:04 PM  
**To:** Melissa Thomas <melissathomas@woodburycountyiowa.gov>  
**Subject:** personal requests

Good afternoon,  
I am requesting the following personal requests:  
April Gardner be promoted to the open Case Manager Position.  
Authorization to hire (1) Full-Time Female.  
Authorization to hire (1) Part-Time Female

Thank you,

**Ryan M. Weber**  
Director  
Woodbury County Juvenile Detention Center  
[rweber@woodburycountyiowa.gov](mailto:rweber@woodburycountyiowa.gov)  
Phone: (712) 279-6622  
Fax: (712) 234-2900



# 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

To: Board of Supervisors  
Human Resources Department

From: Mark Nahra, Woodbury County Engineer

Date: July 27, 2020

Subject: Correctionville District Maintenance Vacancy

With the separation of Adam Uhl from District 3-Correctionville, a motor grader operator vacancy is created in the secondary road department. Mr. Uhl's separation will leave us one employee short of normal staffing level in this district.

**RECOMMENDATION: It is my recommendation that we fill the vacant position at Correctionville.** I would like to post this position in house as soon as possible. This will allow us to be up to full staff before winter.

Thank you for your consideration.

HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA

#8C

DATE: August 4, 2020

**REQUEST TO DEAUTHORIZE COUNTY POSITION(S)**

| DEPARTMENT         | POSITION                  | APPROVED | DISAPPROVED |
|--------------------|---------------------------|----------|-------------|
| Juvenile Detention | Wage Plan<br>Case Manager |          |             |
|                    |                           |          |             |
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Chairman, Board of Supervisors

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

Date: 07/30/2020 Weekly Agenda Date: 08/04/2020

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Melissa Thomas

**WORDING FOR AGENDA ITEM:**

Approval to provide wellness screenings and continued quarterly individual health coaching to eligible Woodbury County employees

**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:**

Wellness Screenings will include 4 different types of tests: Wellness Blood Profile, PSA, TSH and AC1. Also included are health coaching and other educational programs and testing quarterly.

**BACKGROUND:**

Woodbury County has provided these screenings and other health services for eligible employees and spouses since 2014. The program has been successful with employees overall wellness and we continue to make improvements to fit our employees needs and make it more convenient to participate.

**FINANCIAL IMPACT:**

Please see attached schedule, last year approximately 332 participated in the Wellness program.

**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 the wellness screenings and quarterly health coaching.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the employee wellness screenings and quarterly health coaching.



# Woodbury County Employee Wellness Program Components

## AUGUST 2020

The Wellness Blood Profile screening requires a 9-12 hour fast prior to your appointment. Please be well-hydrated for this screening. Water is recommended. You should avoid alcohol 24 hours prior to your appointment.

All participants will receive the following assessments:

- **Blood Pressure:**  
This simple screening is highly recommended as part of any health event.
- **Body Mass Index (BMI):**  
This is the relationship between height and weight that is associated with body fat and health risk.
- **Body Fat (hand held):**  
This monitor uses bioelectric impedance to measure your body fat versus lean body weight.
- **Waist Circumference:**  
Waist circumference is one of the most practical tools to assess abdominal fat for chronic disease risk.
- **MyBioCheck and personal report card (\$7):**  
A biometric health risk assessment application designed for the iPad. The application generates an individual report card for each participant which explains the results and provides simple action steps for improvement. Processing physician form for participants who bring in results (\$20).

## WELLNESS BLOOD PROFILE (ALL PARTICIPANTS)

(\$39 - includes blood pressure, BMI, body fat and waist circumference)

Over 25 blood chemistry components are included in this profile. This includes total cholesterol, HDL, LDL, triglycerides, glucose, a complete blood count (white and red blood cell counts) as well as kidney and liver function components. The results can be used to help identify health problems such as diabetes, heart disease, as well as kidney and liver disease.

This blood profile requires a 9-12 hour fast prior to your appointment. Water is recommended as it helpful to be well-hydrated for this venous blood draw. You are advised to avoid alcohol 24 hours prior to your appointment.

### ● **PSA Screening (men over age 50) (\$28)**

The prostate-specific antigen (PSA) is a protein produced by the cells of prostate gland. The PSA test measures the level of PSA in the blood. A venous blood sample is taken and the amount of PSA is measured in a laboratory. The PSA screening is recommended for males age 50 and older.

### ● **TSH (\$18)**

The Thyroid-Stimulating Hormone (TSH) is a venous blood test that is considered the frontline test to evaluate thyroid hormone levels. Low thyroid hormones can contribute to the "slowing down" of bodily functions. As many as 10% of women have hypothyroidism.

### ● **Hemoglobin A1C (HbA1C) Screening (all participants) (\$25)**

An HbA1C lab test reflects the average amount of sugar in the blood over the past 3 months. It shows how well blood glucose (blood sugar) is controlled. The normal level is less than 6%. Most people with diabetes should have an HbA1C of less than 7%. Higher numbers mean that one's diabetes control is not as good.

### ● **Individual Health Coaching/Body Composition (Inbody), Dermascan, StepTest, Group Educational Sessions, Tracking of points (\$60/hour)**

Health coaching is provided by a certified wellness coach at various locations. Includes goal setting and follow-up. Mileage will be charged at current government rate to outlying areas (Merville, Climbing Hill, Correctionville and other out of town locations as requested). Additionally, drive time will be charged at \$40 per hour for assignments with drive time at or over thirty minutes.

## ADDITIONAL WELLNESS SERVICES INCLUDED IN PRICING LISTED ABOVE:

- Promotion of wellness screening and coaching sessions
- Group Health Report with review and recommendations from MercyOne Siouxland Occupational Health staff
- Physician review of all venous blood draws with recommendations for personal healthcare provider
- Three complimentary 30 minute health presentations by MercyOne professionals
- Advance notice of MercyOne low-cost health screens and health events
- Monthly Mind/Body health articles to share with employees

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

Date: 07/30/2020 Weekly Agenda Date: 08/04/2020

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Melissa Thomas HR Director

**WORDING FOR AGENDA ITEM:**

Approval to provide flu shots to Woodbury County employees

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

This request is to provide Woodbury County employees with a flu shot at no cost to them and at a cost of \$28 per flu shot to family members

**BACKGROUND:**

**FINANCIAL IMPACT:**

Approximately 160 flu shots at \$28.00 each.

**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 providing flu shots at no cost to employees

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve employee flu shots

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

#9

Date: 07.27.2020 Weekly Agenda Date: 08.04.2020

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Sheriff Dave Drew

**WORDING FOR AGENDA ITEM:**

2020 Inter-local Agreement between the City of Sioux City, Iowa and Woodbury County, Iowa for the Local Edward Byrne Memorial Justice Assistance Grant Program award.

**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:**

2020 Inter-local Agreement between the City of Sioux City, Iowa and Woodbury County, Iowa for the Local Edward Byrne Memorial Justice Assistance Grant Program award.

**BACKGROUND:**

The City of Sioux City is submitting the 2020 Local Edward Byrne Memorial Justice Assistance Grant Program application August 19, 2020.

**FINANCIAL IMPACT:**

City of Sioux City, Iowa award \$20,165.00. Woodbury County, Iowa award \$20,165.00.

**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 and sign the Inter-local Agreement between the City of Sioux City, Iowa and Woodbury County, Iowa in order to complete the application process.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve and sign the Inter-local Agreement between the City of Sioux City, Iowa and Woodbury County, Iowa.

**GMS APPLICATION NUMBER 2020-H7818-IA-DJ**

**THE STATE OF IOWA**

**KNOW ALL BY THESE PRESENT**

**COUNTY OF WOODBURY**

**INTERLOCAL AGREEMENT**

**BETWEEN THE COUNTY OF WOODBURY, IOWA AND THE CITY OF SIOUX CITY, IOWA;**

**2020 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this 3rd day of August, 2020 by and between The COUNTY of Woodbury, acting by and through its governing body, the Board of Supervisors, hereinafter referred to as COUNTY, and the CITY of Sioux City, acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of Woodbury County, State of Iowa, witnesseth:

**WHEREAS**, this Agreement is made under the authority of Iowa Code; and

**WHEREAS**, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

**WHEREAS**, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

**WHEREAS**, the CITY agrees to provide the COUNTY JAG award for the Justice Assistance Grant Program; and

**WHEREAS**, the CITY and COUNTY believe it to be in their best interests to reallocate the JAG funds.

**NOW THEREFORE, the COUNTY and CITY agree as follows:**

**Section 1.**

CITY agrees to pay COUNTY 50% of funds received under the federal award for a total of **\$20,165.00** in JAG funds.

**Section 2.**

CITY agrees to use \$20,165.00 for eligible activities under the JAG program until 09.30.2023.

COUNTY agrees to use \$20,165.00 for eligible activities under the JAG program until 09.30.2023.

**GMS APPLICATION NUMBER 2020-H7818-IA-DJ**

**Section 3.**

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Iowa Tort Claims Act

**Section 4.**

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Iowa Tort Claims Act

**Section 5.**

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

**Section 6.**

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement

**Section 7.**

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

COUNTY OF Woodbury County

CITY OF Sioux City

\_\_\_\_\_  
Chairman, Woodbury County, IA.

\_\_\_\_\_  
Mayor, City of Sioux City, IA.

Board of Supervisors

**ATTEST**

\_\_\_\_\_  
Woodbury County Auditor

\_\_\_\_\_  
City Clerk

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

Date: 7/30/20 Weekly Agenda Date: 8/4/20

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** David Gleiser, CED Director

**WORDING FOR AGENDA ITEM:**

Approval of Final Plat for the A&B Addition Minor Subdivision

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Zoning Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

Jeffrey L Brouillette & Leah B. Brouillette, owners of Parcel #874733252004 and #874733251020, located in the Liberty Township (101 Halls Beach, Salix) proposes a 1-lot, 1.08 acre subdivision for the purpose of reconfiguring the lots amongst 2 property owners/family members. The project area has been removed from the Special Flood Hazard Area in LOMA Case #15-07-2262A. Both parcels are located in the Suburban Residential (SR) Zoning District. 32 property owners within 1,000' were notified by letter about the 7/27/20 zoning commission public hearing. The few comments received were general inquiries. All relevant stakeholders were also notified and no major issues or concerns were identified. This property is located within 2-miles from an incorporated area (City of Salix) and requires extraterritorial review. The Salix City Council approved the plat on 7/8/20 (Resolution #2020-15). On 7/29/20 the Zoning Commission voted to recommend approval of this Minor Subdivision.

**FINANCIAL IMPACT:**

0

**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:**

Receive the Zoning Commission's recommendation from their 7/29/20 meeting to approve the final plat.  
Subject to public testimony received (if any), approve the plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to receive the Zoning Commission's recommendation from their 7/29/20 meeting to approve the final plat.  
Motion to approve the A&B Addition Minor Subdivision plat and authorize the Chairman to sign the resolution.

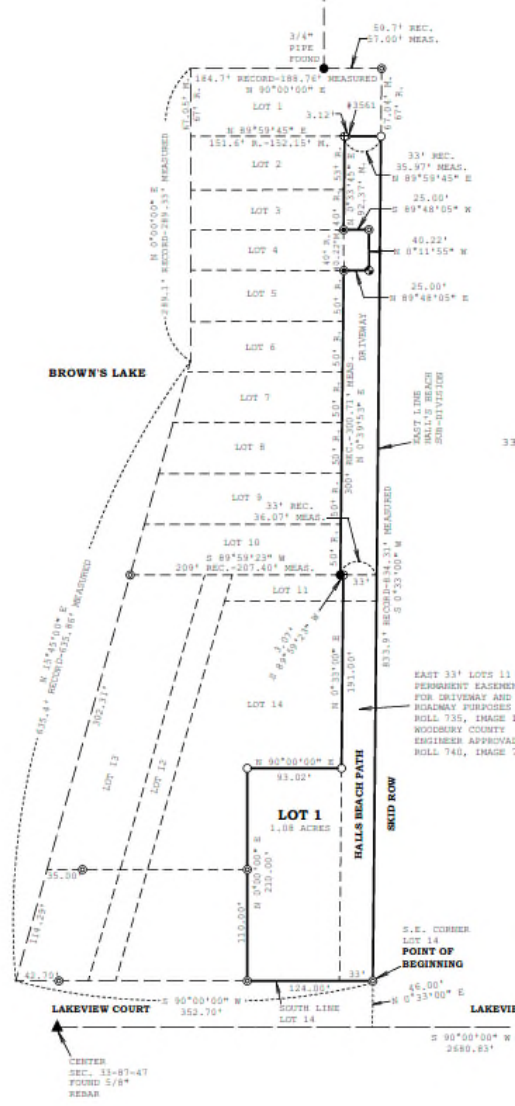


**WOODBURY COUNTY  
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

David Gleiser · Director · dgleiser@woodburycountyia.gov  
 Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyia.gov  
 Dawn Norton · Sr. Clerk · dnorton@woodburycountyia.gov  
 Telephone (712) 279-6609 Fax (712) 279-6530

**A & B ADDITION  
MINOR SUBDIVISION PROPOSAL  
Parcels #874733252004 & 874733251020**



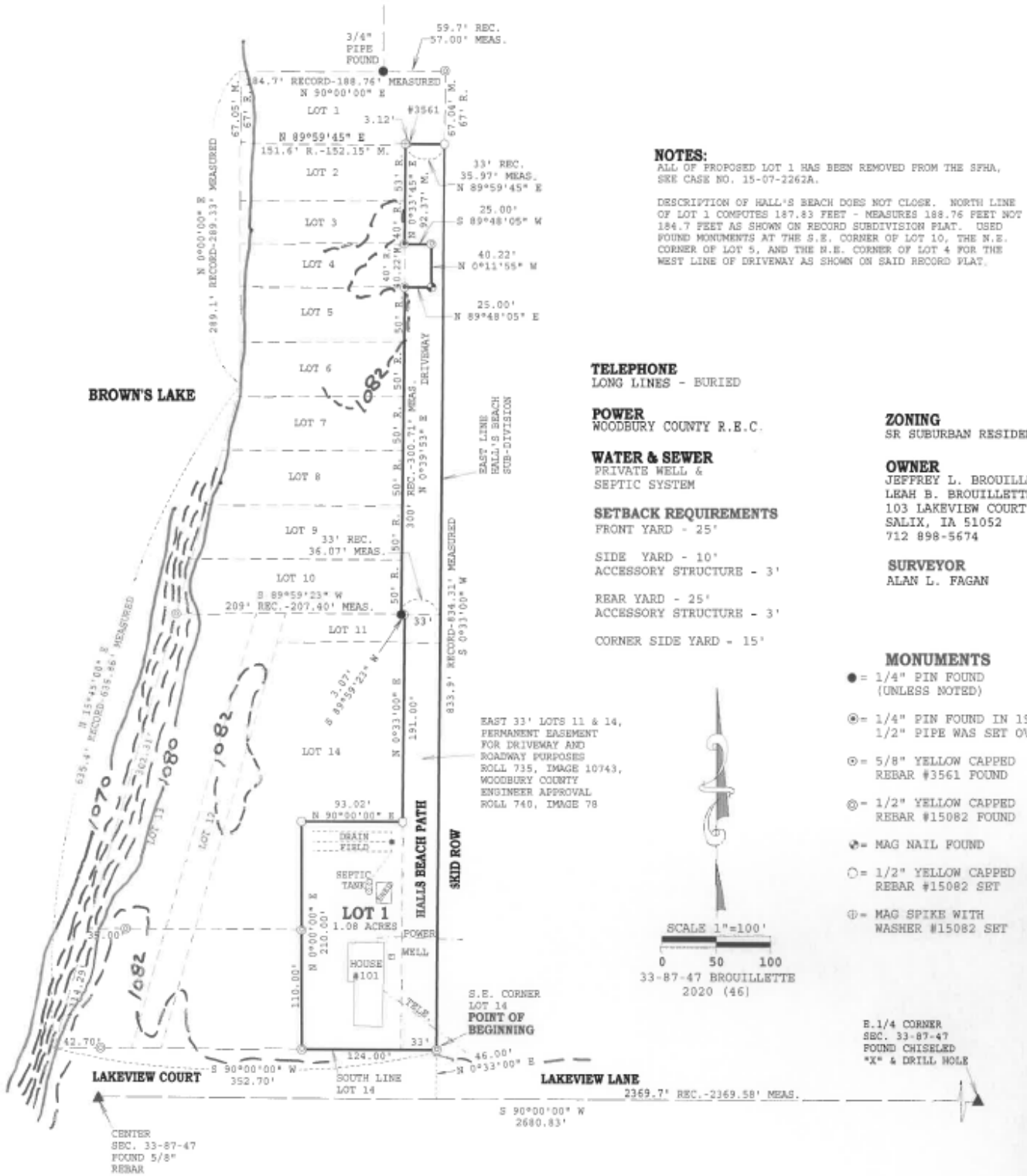
|                       |   |
|-----------------------|---|
| Parcel ID             | 874733251020  |
| Alternate ID          | 764566  |
| Property Address      | N/A   |
| Sec/Twp/Rng           | 33-87-47  |
| Brief Tax Description | LIBERTY TOWNSHIP HALLS BEACH SUB DIV OF PT GOVT LOT 2 IN 33-87-47 LOT 11 & 33' DRIVEWAY (EX PT BEG AT SE COR OF LOT 4 THNC 40.22', THNC E 25', THNC S 40.22', THNC W 25' TO POB) 33-87-47 |
| Parcel ID             | 874733252004  |
| Alternate ID          | 764611  |
| Property Address      | 101 HALLS BEACH PATH<br>SALIX IA 51052  |
| Sec/Twp/Rng           | 33-87-47  |
| Brief Tax Description | HALLS BEACH SUB DIV OF PT GOVT LOT 2. LOTS 12, 13 & 14 (EX PT COM AT SE COR OF LOT 14 THNC W 124 FT TO POB; THNC W 228.79 FT, THNC NE 114.29 FT, THNC E 197.68 FT, THNC S 110 FT TO POB)  |

(Note: Not to be used on legal documents)



**FACTS OF THE CASE**

Jeffrey L Brouillette & Leah B. Brouillette, owners of Parcels #874733252004 and #874733251020, in T87N, R47W (Liberty Township), Section 33 in the Hall's Beach Addition as parts of Lot 11, 14, and the driveway abutting Lots 2 to 10, addressed at 101 Halls Beach, Salix, IA 51052 requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed A & B Addition Final Plat, a one (1) lot minor subdivision proposal encompassing 1.08 acres. The proposed Lot 1 has been removed from the Special Flood Hazard Area in LOMA Case #15-07-2262A. Both parcels are located in the Suburban Residential (SR) Zoning District.



**NOTES:**  
 ALL OF PROPOSED LOT 1 HAS BEEN REMOVED FROM THE SFHA, SEE CASE NO. 15-07-2262A.  
 DESCRIPTION OF HALL'S BEACH DOES NOT CLOSE. NORTH LINE OF LOT 1 COMPUTES 187.83 FEET - MEASURES 188.76 FEET NOT 184.7 FEET AS SHOWN ON RECORD SUBDIVISION PLAT. USED FOUND MONUMENTS AT THE S.E. CORNER OF LOT 10, THE N.E. CORNER OF LOT 5, AND THE N.E. CORNER OF LOT 4 FOR THE WEST LINE OF DRIVEWAY AS SHOWN ON SAID RECORD PLAT.

**TELEPHONE**  
 LONG LINES - BURIED

**POWER**  
 WOODBURY COUNTY R.E.C.

**WATER & SEWER**  
 PRIVATE WELL & SEPTIC SYSTEM

**SETBACK REQUIREMENTS**  
 FRONT YARD - 25'

SIDE YARD - 10'  
 ACCESSORY STRUCTURE - 3'

REAR YARD - 25'  
 ACCESSORY STRUCTURE - 3'

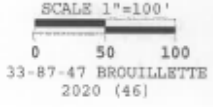
CORNER SIDE YARD - 15'

**ZONING**  
 SR SUBURBAN RESIDENTIAL

**OWNER**  
 JEFFREY L. BROUILLETTE  
 LEAH B. BROUILLETTE  
 103 LAKEVIEW COURT  
 SALIX, IA 51052  
 712 898-5674

**SURVEYOR**  
 ALAN L. FAGAN

- MONUMENTS**
- = 1/4" PIN FOUND (UNLESS NOTED)
  - ⊙ = 1/4" PIN FOUND IN 1977, 1/2" PIPE WAS SET OVER
  - ⊖ = 5/8" YELLOW CAPPED REBAR #3561 FOUND
  - ⊗ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
  - ⊕ = MAG NAIL FOUND
  - = 1/2" YELLOW CAPPED REBAR #15082 SET
  - ⊖ = MAG SPIKE WITH WASHER #15082 SET



\*REVISED DRAWING SHOWS\*  
 NEW SEPTIC SYSTEM

**EXTRATERRITORIAL REVIEW**

This property is less than two (2) miles from the incorporated area of Salix and requires extraterritorial review under Iowa Code, Section 359.9. On July 8, 2020, the City of Salix City Council approved the following Resolution #2020-15:

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA.

NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIX, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED 7/8/20

*Tim Skidmore*  
 \_\_\_\_\_  
 TIM SKIDMORE  
 MAYOR

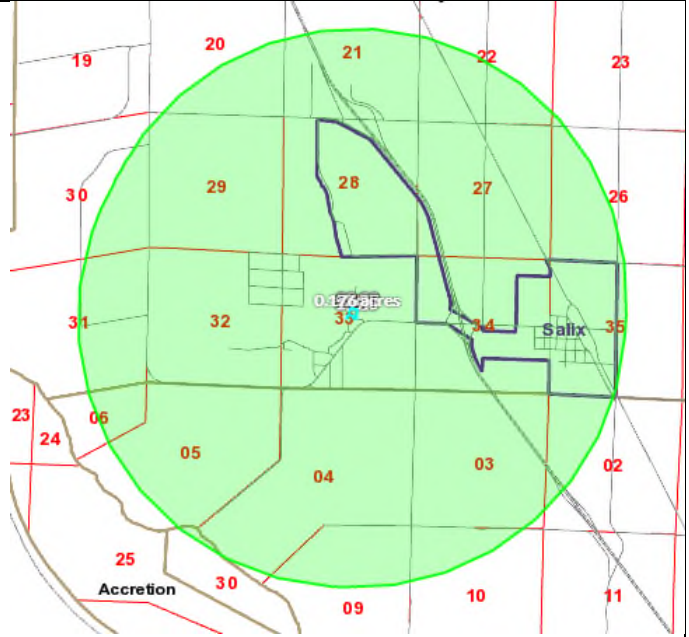
APPROVED 7/8/20

*Kathy Brouillette*  
 \_\_\_\_\_  
 ATTEST: KATHY BROUILLETTE  
 CITY CLERK

STATE OF IOWA :  
 : SS  
 COUNTY OF WOODBURY :

I, KATHY BROUILLETTE, CLERK OF THE CITY OF SALIX, WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 8<sup>TH</sup> DAY OF JULY, 2020 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 7-9-20  
*Tim Skidmore*



**LEGAL NOTIFICATION**

Published in the Sioux City Journal Legals Section on July 13, 2020

Item One (1)  
**PROPOSED MINOR SUBDIVISION:** To be known as A & B Addition – a minor subdivision in a 1.08 acre portion of Parcels #874733252004 and #874733251020, in T87N, R47W (Liberty Township), Section 33 in the Hall's Beach Addition as parts of Lot 11, 14, and the driveway abutting Lots 2 to 10. The parent parcel is located about 0.45 miles west of Salix. Applicant(s): Jeffrey L. Brouillette & Leah B. Brouillette, Property Address, 101 Halls Beach Path, Salix, IA 51052.  
 Published in the Sioux City Journal July 13, 2020. LGL#32996

**PROPERTY OWNER NOTICE – 1000 FT**



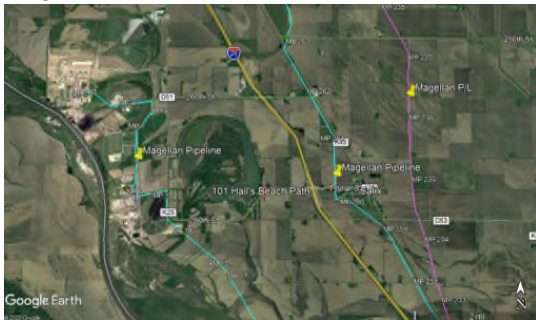
The 32 property owners within 1,000'; and listed within the certified abstractor's affidavit; were notified by a July 9, 2020 letter about the July 27, 2020 public hearing.

As of July 29, 2020, the Community & Economic Development office has received comments from property owner owning property within 1,000'. The names of the property owners and comments are listed below.

When more comments are received after the printing of this packet, they will be referenced at the meeting.

| PROPERTY OWNER  | ADDRESS  | COMMENTS   |
|---|--|--|
| JEFFREY BROUILLETTE & LEAH BROUILLETTE                      | 103 Lakeview Court Salix, IA 51052-8103        | No comments.   |
| ABBY LEE SCOTT  | 105 Halls Beach Path Salix, IA 51052           | No comments.   |
| RANDY LEROY MCDERMOTT                                       | 107 Halls Beach Path Salix, IA 51052-8103      | No comments.   |
| KENNETH MILLER & MARY KAY MILLER                            | 109 Halls Beach Path Salix, IA 51052-8103      | No comments.   |
| TIMOTHY MARTIN OWEN   | 111 Halls Beach Path Salix, IA 51052-8103      | No comments.   |
| MARY MASSEY & MICHAEL MASSEY                                | 115 Halls Beach Path Salix, IA 51052           | No comments.   |
| GERALD NEWMAN & CAROLYN NEWMAN                              | 115 SE Harbor View Dr. Port St. Luice FL 34983 | No comments.   |
| RICHARD MIILLE & GAYLE MIILLE                               | 5213 Stone Ave. Sioux City IA 51106            | General inquiry about the project. – Gayle Miille, 7/13/20.  |
| JON OTTO & KAREN OTTO                                       | 4411 Morningside Ave. Sioux City IA 51106-2951 | No comments.   |
| TRUSTEE OF THE REVOCABLE LIVING TRUST OF RICHARD M. GALLAND | 1483 275th St. Salix, IA 51052-8063            | No comments.   |
| TRUSTEE OF THE REVOCABLE TRUST OF KATHY A. SKIDMORE         | 211 Skid Row St. Salix, IA 51052-8112          | Concerned about impact on area home values. Inquiry about the decision-making process including the Zoning Commission to Board of Supervisors. – Kathy Skidmore, 7-23-20. & 7-24-20. |
| STEVE OHL & SONYA OHL                                       | 201 Skid Row St. Salix, IA 51052-8112          | No comments.   |
| GERALD REISTROFFER & RITA RESITOFFER                        | 800 S. Helen St. Sioux City IA 51106           | No comments.   |
| TRUSTEES OF THE GRIEBEL FAMILY REVOCABLE TRUST              | 4876 Bradford Lane Sioux City IA 51106         | No comments.   |
| DAN BARNES & W. RENEE BARNES                                | 207 Skid Row St. Salix, IA 51052-8112          | No comments.   |
| MAURICE WILT & BARBARA WILT                                 | 208 Skid Row St. Salix, IA 51052-8113          | No comments.   |
| BRAD SIMPSON & RHONDA SIMPSON                               | 18858 Hwy E 24 Whiting IA 51063                | No comments.   |
| KEVIN BRAUN & DEBORAH BRAUN                                 | 108 Burdick St. Salix, IA 51052                | No comments.   |
| GARY CAMERON  | 120 Lakeview Lane Salix, IA 51052              | No comments.   |
| DONALD MOHNING & SUSAN MOHNING                              | 1 Lakeview Lane Salix, IA 51052                | No comments.   |
| JAMES MENDENHALL & HEATHER MENDENHALL                       | 18 Lakeview Lane Salix, IA 51052               | No comments.   |
| DENNY JONES & NIKI JO JONES                                 | 2 Lakeview Lane Salix, IA 51052-8106           | No comments.   |
| AARON GEHLING & EMILEE GEHLING                              | 4 Lakeview Lane Salix, IA 51052                | No comments.   |
| PATRICIA CORTNER  | 5 Lakeview Lane Salix, IA 51052                | No comments.   |
| ROBERT BROUILLETTE & JANE BROUILLETTE                       | 1728 280th St Salix, IA 51052                  | No comments.   |
| MARY ELLEN HABBen   | 7 Lakeview Lane Salix, IA 51052-8106           | No comments.   |
| WADE BROWN & SALLY BROWN                                    | 8 Lakeview Lane Salix, IA 51052-8106           | No comments.   |
| RICHARD BRAUN & DEANNA BRAUN                                | 23 Lakeview Lane Salix, IA 51052-8106          | Inquiry about how this proposal would impact property taxes. 7-24-20.  |
| TRACY NELSON & JULIE NELSON                                 | 24 Lakeview Lane Salix, IA 51052-8106          | No comments.   |
| JEFFREY FYLSTRA   | 25 Lakeview lane Salix, IA 51052-8106          | No comments.   |
| LAKEVIEW LANE, INC.   | 7 Lakeview Lane Salix, IA 51052                | No comments.   |
| SCOTT CLEVELAND   | 3 Lakeview Lane Salix, IA 51052-8109           | No comments.   |

| STAKEHOLDER COMMENTS                              |  |
|---|--|
| CENTURYLINK:                                      | No comments.   |
| FIBERCOMM:  | No comments.   |
| IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):      | No comments.   |
| LONGLINES:  | No comments.   |
| MAGELLAN PIPELINE:                                | Magellan has two pipelines in this vicinity which are on 1.15 miles East of the S/D (on the East side of HWY 29) and, 1.55 miles West of the S/D (on the West side of McNeil Road). Due to the distant proximity of our facilities to the subject subdivision, Magellan has no concerns with the location. We hereby approve of the proposal with no further comments. Please see the attached Google Earth screen-shot. |
| MIDAMERICAN ENERGY COMPANY (Electrical Division): | I have reviewed the attached subdivision proposal for “MEC” electric – we have no conflicts. – Casey Meinen, 7/2/20  |
| MIDAMERICAN ENERGY COMPANY (Gas Division):        | I’ve reviewed this for MEC “Gas” department. There are no conflicts for us. – Tyler Ahlquest, 7/2/20.  |
| NATURAL RESOURCES CONSERVATION SERVICES (NRCS)    | No comments.   |



|   |  |
|---|--|
| <b>NORTHERN NATURAL GAS:</b>  | Northern Natural Gas company has no easements on this parcel. – Tom Hudson, 7/2/20                     |
| <b>NORTHWEST IOWA POWER COOPERATIVE (NIPCO):</b>                      | We have lines or structures in this area. We have no objections this proposal. – Jeff Zettel, 7/17/20. |
| <b>NUSTAR PIPELINE:</b>   | From Nustar, all ok. we are affected. – Domingo Torres, 7/2/20   |
| <b>SIOUXLAND DISTRICT HEALTH DEPARTMENT:</b>                          | <b>SEE COMMENTS BELOW</b>  |
| <b>WIATEL:</b>  | No comments.   |
| <b>WOODBURY COUNTY ASSESSOR:</b>                                      | No comments.   |
| <b>WOODBURY COUNTY CONSERVATION:</b>                                  | No comments.   |
| <b>WOODBURY COUNTY EMERGENCY SERVICES:</b>                            | No comments.   |
| <b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>                          | I don't have any concerns. – Rebecca Socknat, 7/2/20   |
| <b>WOODBURY COUNTY ENGINEER:</b>                                      | <b>SEE REVIEW MEMO BELOW</b>   |
| <b>WOODBURY COUNTY RECORDER:</b>                                      | No comments.   |
| <b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>              | No comments.   |
| <b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):</b> | The WCSWCD has no comments regarding this proposal. – Neil Stockfleth 7/22/20.                         |
| <b>WOODBURY COUNTY TREASURER:</b>                                     | The taxes are current for both parcels. – Kim Koepke, 7/17/20.   |

## MARK NAHRA, PE – WOODBURY COUNTY ENGINEER – SECONDARY ROADS



### 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

To: Dan Priestley, Woodbury County Zoning Coordinator  
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nahra, County Engineer

Date: July 6, 2020

Subject: A & B Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced conditional use permit application forwarded with your memo dated July 1, 2020.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Existing driveways and road easement shown on the plat are acceptable with adequate sight distance. There should be no other driveways needed for this subdivision, nor would any be sited under county driveway regulations.
- The proposed lot 1 is only 1.08 acre. Knowing the problems in the area with well and septic systems, is there adequate space for the septic system for the new lot? I see a note about a septic tank just outside the lot boundary. Shouldn't this be part of the new divided lot 1? I question why the septic tank, if it is there to serve lot 1, is not included in the subdivided lot.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

## STAFF ANALYSIS & RECOMMENDATION

On July 13, 2020, Ivy Bremer, Environmental Specialist with the Siouxland District Health Department provided feedback about location of the septic system as referenced in County Engineer Nahra's memo. Her feedback is as follows:

**From:** Ivy Bremer  
**Sent:** Monday, July 13, 2020 10:04 AM  
**To:** Daniel Priestley  
**Subject:** RE: Septic System on Separate Parcel  
**Attachments:** 101 Halls Beach Path.jpg; 101 Halls Beach Path.pdf; SDHD FILLABLE Septic Application 2020.pdf

Hi Dan,

I have reviewed the following parcel. I see that there is an easement in place since the on-site septic will no longer be on the property. Please be aware that if this property changes ownership, a Time of Transfer Inspection will be required prior to the deed being transferred. (May meet exemption for linear line of consanguinity) If a Time of Transfer Inspection is required, the septic does not have to meet current code; however, it needs to be determined that the system is functioning as it is designed to.

We attempted to obtain any previous record of permit for the well or septic but were unsuccessful. If the septic system fails, prior to any installation of an on-site septic system an application to install and a site evaluation are required to determine the type of soils present, restrictive layers, e.g. water table, as well as any other required setbacks.

Based on information from you and the USDA Web Soil Survey there are some concerns as to the type of on-site septic system that would be allowed in this area. First, due to the clay soils and potential issues due to a water table at approximately 0-12 inches, the property owners may not be able to install a soil-based system. Soil based systems require oxygen for the bacteria to properly treat the effluent. If the soils are continually saturated by the water table, this limits treatment. Secondly, there are minimum setbacks that need to be met for both well and septic installations. Due to the size of the property, it appears that a septic will be difficult to install due to the 100' setback of the well. (map attached) In these situations, the homeowner may be required to install an alternative system. These types of systems use media to filter and treat the effluent before discharging to the surface or ditch; however, these systems can cost anywhere from \$18,000-\$22,000. I cannot guarantee price, I just know they can be very expensive and an unexpected cost to homeowners.

Lastly, I am unable to determine which type would be required without completing an on-site evaluation but please be aware that it is likely given the area and setback concerns.

Thanks and please call with any other questions.

Ivy Bremer  
Environmental Specialist  
Siouxland District Health Department  
1014 Nebraska St Sioux City IA 51105  
Ph: 712-279-6119 | Fax: 712-255-2604  
[ibremer@siouxlanddistricthealth.org](mailto:ibremer@siouxlanddistricthealth.org)  
Visit us at: [www.siouxlanddistricthealth.org](http://www.siouxlanddistricthealth.org)

Ironically that same morning on July 13, after receiving the above statement from Ms. Bremer, staff received a call from the land surveyor Alan Fagan who indicated that the existing septic system failed.

Following that conversation, the property owner contacted staff and briefed them about the situation. Staff then contacted Ivy Bremer who looked into the matter with her colleague Paige Nelson. On July 21, Ivy Bremer confirmed in a phone conversation with Dan Priestley that the property owners have been permitted to install an on-site septic system, thus placing the septic assets on the proposed Lot 1, thereby removing the original concerns of an off-site system. In essence, Lot 1 will be able to facilitate both the well and septic system, thus meeting Siouxland District Health's requirements. The septic permit and site plan are available beginning on the next page.

Based on this information, staff recommends that the Zoning Commission recommend approval of this one (1) lot minor subdivision proposal to the Board of Supervisors.

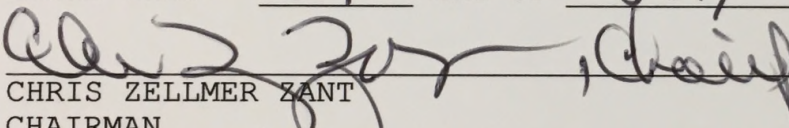
## ZONING COMMISSION RECOMMENDATION RESOLUTION

The public hearing for this minor subdivision proposal was conducted on Monday, July 27 at 6:00 PM via teleconference. At a special public meeting conducted on Wednesday, July 29 at 9:00 AM via teleconference, the Zoning Commission voted 3-0 to recommend approval of the A & B Addition Minor Subdivision Final Plat to the Board of Supervisors.

### RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29<sup>th</sup> DAY OF July, 2020 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

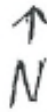
DATED THIS 29<sup>th</sup> DAY OF July, 2020.

  
 \_\_\_\_\_  
 CHRIS ZELLMER ZANT  
 CHAIRMAN  
 WOODBURY COUNTY ZONING COMMISSION OF  
 WOODBURY COUNTY, IOWA

## SEPTIC SYSTEM APPLICATION

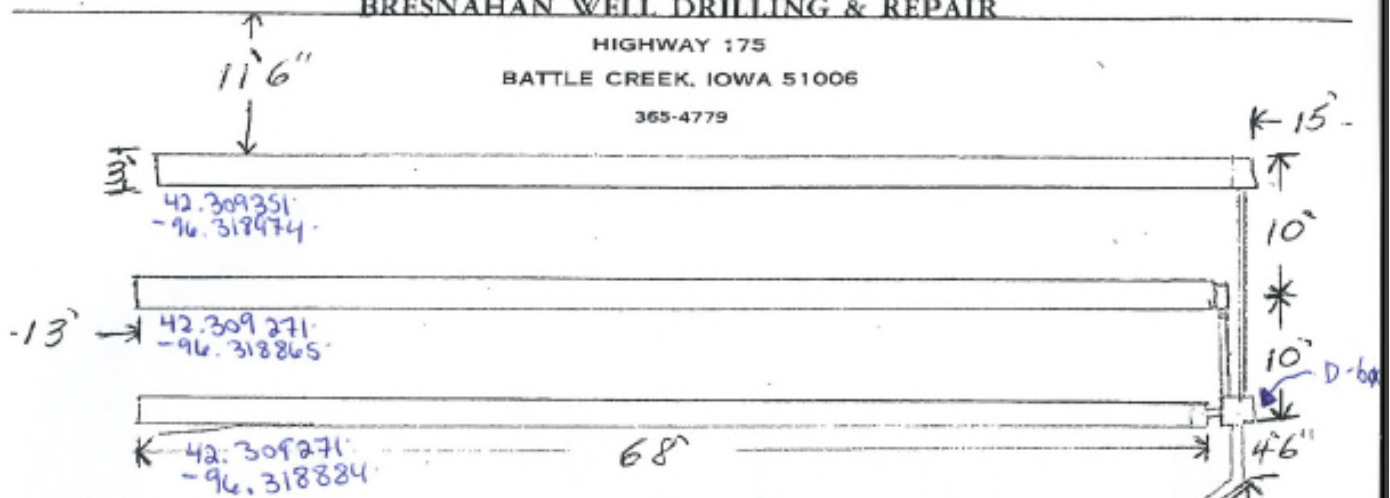
### Application for Permit to Install, Rebuild or Modify a Private Sewage Treatment System

|   |  |   |  |
|---|--|---|--|
| Name of Owner: <u>A/E Real Estate</u><br>Present Address: <u>101 Halls Beach Pkth Sallis IA</u><br>Installer: <u>Bresnahan Well Drilling</u><br>Email: <u>lqkeport.hvac@gmail.com</u>   | Phone No. <u>712-635-2063</u><br>Mailing Address: <u>1647 300<sup>th</sup> St Seldon</u><br>Date: <u>7/14/20</u> | Legal Description of Installation Site:<br>Township <u>87</u> Range <u>47</u> Section <u>33</u><br>City address, if appropriate, or specific location if rural _____<br>Lot Size _____ Dwelling Exists _____ New Construction _____<br>If new construction site, give identifying markers _____ | Water supply:<br>Public _____ Private <input checked="" type="checkbox"/><br>Distance of any well within 150 feet of installation site<br><u>exactly 100</u> |
| Type of structure to be served by system:<br>1) Single Residence - Number of Bedrooms <u>2</u><br>2) Duplex or more - Number of Bedrooms _____<br>3) Other: _____   |  |   |  |
| Draw a diagram on reverse side of application sheet showing the following and the distances from each: (1) Lot lines, (2) Existing structures or proposed structure, (3) Driveways or proposed driveways, (4) Proposed tank location, (5) Proposed absorption field location, (6) All wells and septic tank system absorption fields within 150 feet of installation site.  |  |   |  |
| I certify that, to the best of my knowledge, the preceding attached information is correct, that all proposed work will be completed in accordance with Chapter 69 of the Iowa Administrative code 567 before the system is placed in operation, and the adequate maintenance procedures will be followed during the life of the system.  |  |   |  |
| Signature of Owner: <u>[Signature]</u> Date <u>7/14/20</u>  |  | Signature of Contractor: <u>Ron Breanahan</u> Date <u>7/14/20</u>   |  |
| An inspection must be conducted by Siouxland District Health Department prior to covering any part of the system. Contact SDHD at least 24 hours in advance to schedule a final inspection. <b>DO NOT BACKFILL WITHOUT FINAL INSPECTION.</b> The Siouxland District Health Department, by issuance of this permit and performance of related inspections, does not warrant the performance of this waste water disposal system, nor that it be free from defects. |  |   |  |
| Size of Tank <u>150</u> Gallons Lineal feet of Absorption Field <u>201</u> Trench Width <u>36"</u><br>Alternative System: _____   |  | FOR OFFICE USE ONLY   |  |
| Permit No. <u>20-2044</u> Date Issued <u>7-21-2020</u>  |  | Approved: <u>Paige Nelson</u><br>Siouxland District Health Department   |  |
| Submit this application to:<br>Siouxland District Health Department<br>1014 Nebraska Street<br>Sioux City, Iowa 51105<br>(712) 279-6119   |  | <b>Fee:</b><br><b>\$200.00</b><br>Non-Refundable  |  |



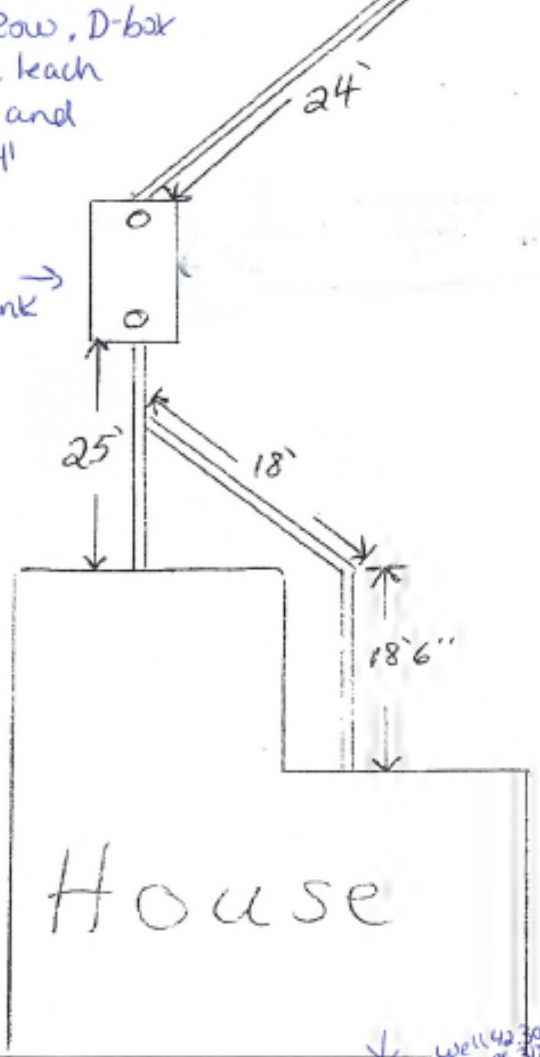
**BRESNAHAN WELL DRILLING & REPAIR**

HIGHWAY 175  
BATTLE CREEK, IOWA 51006  
365-4779



Distribution box is 55' from center of Skid Row, D-box coordinates are 42.309245, -96.318654. The leach field is 11'6" off the North property line and 13' off the West property line. There is 204' of total leach field. The well is 66' from the tank and exactly 100' from the first lateral. The leach field is approximately 163' from the neighbor's well. Cleanout is in house.

1.56 gal → plastic tank



Brown Lake

House

attn: Paige  
101 Halls Beach Path

Well 42.309011  
-96.318654

# PARCEL REPORT - 874733252004

## Summary

**Parcel ID** 874733252004  
**Alternate ID** 764611  
**Property** 101 HALLS BEACH PATH  
**Address** SALIX IA 51052  
**Sec/Twp/Rng** 33-87-47  
**Brief** HALLS BEACH SUB DIV OF PT GOV LOT 2, LOTS 12,13 & 14(EX PT COM AT SE COR OF LOT 14 THNC W 124 FT TO POB; THNC W 228.79 FT, THNC NE 114.29 FT, THNC E 197.68 FT, THNC S 110 FT TO POB  
**Tax Description** (Note: Not to be used on legal documents)  
[745-9251 \(2/29/2016\)](#)  
**Deed**  
**Book/Page**  
**Gross Acres** 2.53  
**Net Acres** 2.53  
**Adjusted CSR** 0  
**Pts**  
**Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**District** N/A  
**School District** WESTWOOD COMM  
**Neighborhood** N/A  
**Main Area** N/A  
**Square Feet**



## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

## Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

## Owner

**Deed Holder**  
[Brouillette Jeffrey L & Leah B](#)  
[103 Lakeview CT](#)  
 Salix IA 51052-8103

## Photos



## Land

**Lot Area** 2.53 Acres; 110,207 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** N/A  
**Year Built** 1930  
**Condition** Above Normal  
**Roof** Asp / Hip  
**Flooring**  
**Foundation** C Blk  
**Exterior Material** WD/HD/BD  
**Interior Material** Drwl / Panel  
**Brick or Stone Veneer**  
**Total Gross Living Area** 1,206 SF  
**Attic Type** None;  
**Number of Rooms** 6 above; 0 below  
**Number of Bedrooms** 2 above; 0 below  
**Basement Area Type** None  
**Basement Area** 0  
**Basement Finished Area**  
**Plumbing** 1 Base Plumbing (Full ; 1 Half Bath; 1 Sink;  
**Appliances** 1 Dishwasher; 1 Barbeque;  
**Central Air** No  
**Heat** Yes  
**Fireplaces**  
**Porches** 15 Frame Enclosed (168 SF); 15 Frame Enclosed (140 SF); 15 Frame Enclosed (98 SF);  
**Decks** Concrete Patio-Med (1,025 SF);  
**Additions** 1 Story Frame (270 SF);  
**Garages** 512 SF (1.6F W x 32F L) - Det Frame (Built 2018);  
**Main Area Square Feet** 936

## Sketches



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

## Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------|-------------|-------|--------|------------|----------------|
| 0      | Shed |             | 18    | 14     | 1970       | 1              |

## Sales

| Date      | Seller                    | Buyer                                      | Recording | Sale Condition - NUTC  | Type | Multi Parcel | Amount       |
|-----------|---------------------------|--|-----------|--|------|--------------|--------------|
| 6/23/2003 | BEAUCHENE L E & BETTY LOU | BROUILLETTE JEFFREY L & LEAH B BROUILLETTE | 607/1313  | SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION | Deed |              | \$190,000.00 |

## Permits

| Permit # | Date       | Description  | Amount  |
|----------|------------|--------------|---------|
| 6528     | 03/09/2020 | Garage       | 22,000  |
| 6370     | 09/24/2018 | Utility Shed | 5,450   |
| 6038     | 02/29/2016 | New Dwlg     | 220,000 |

## Valuation

|                           | 2020        | 2019        | 2018        | 2017        |
|---------------------------|-------------|-------------|-------------|-------------|
| Classification            | Residential | Residential | Residential | Residential |
| + Assessed Land Value     | \$128,860   | \$128,860   | \$128,860   | \$128,860   |
| + Assessed Building Value | \$0         | \$0         | \$0         | \$0         |
| + Assessed Dwelling Value | \$94,360    | \$472,080   | \$461,810   | \$272,760   |
| = Gross Assessed Value    | \$223,220   | \$600,940   | \$590,670   | \$401,620   |
| - Exempt Value            | \$0         | \$0         | \$0         | \$0         |
| = Net Assessed Value      | \$223,220   | \$600,940   | \$590,670   | \$401,620   |



# PARCEL REPORT - 874733251020

## Summary

Parcel ID 874733251020  
Alternate ID 764566  
Property N/A  
Address  
Sec/Twp/Rng 33-87-47  
Brief LIBERTY TOWNSHIP HALLS BEACH SUB DIV OF PT GOVT LOT 2 IN 33-87-47 LOT 11 & 33' DRIVEWAY(EX PT BEG AT SE COR OF LOT 4 THNC N  
Tax Description 40.22;THNC E 25;THNC S 40.22;THNC W 25'TO POB) 33-87-47  
(Note: Not to be used on legal documents)  
[607-1313/6/23/2003](#)  
Deed  
Book/Page  
Gross Acres 0.17  
Net Acres 0.17  
Adjusted CSR 0  
Pts  
Class R - Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
District N/A  
School District WESTWOOD COMM  
Neighborhood N/A  
Main Area N/A  
Square Feet

## Owner

| Deed Holder  | Contract Holder | Mailing Address |
|--|-----------------|-----------------|
| <a href="#">Brouillette Jeffrey L &amp; Leah B</a><br><a href="#">103 Lakeview CT</a><br>Salix IA 51052-8103 |                 |                 |

## Land

Lot Area 0.17 Acres ; 7,405 SF

## Sales

| Date      | Seller                    | Buyer                                      | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|---------------------------|--|-----------|-----------------------|------|--------------|--------|
| 6/23/2003 | BEAUCHENE L E & BETTY LOU | BROUILLETTE JEFFREY L & LEAH B BROUILLETTE | 607/1313  | NO CONSIDERATION      | Deed |              | \$0.00 |

[Show](#) There are other parcels involved in one or more of the above sales:

## Valuation

|                           | 2020        | 2019        | 2018        | 2017        |
|---------------------------|-------------|-------------|-------------|-------------|
| Classification            | Residential | Residential | Residential | Residential |
| + Assessed Land Value     | \$380       | \$380       | \$380       | \$380       |
| + Assessed Building Value | \$0         | \$0         | \$0         | \$0         |
| + Assessed Dwelling Value | \$0         | \$0         | \$0         | \$0         |
| = Gross Assessed Value    | \$380       | \$380       | \$380       | \$380       |
| - Exempt Value            | \$0         | \$0         | \$0         | \$0         |
| = Net Assessed Value      | \$380       | \$380       | \$380       | \$380       |

## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

## Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Valuation History (Sioux City), Sioux City Tax Credit Applications, Photos, Sketches.

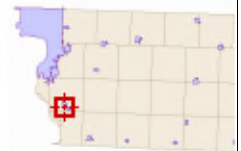
TOPOGRAPHY



# SOIL REPORT



## Overview



## Legend

- Roads
- Soils**
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

|                              |  |                     |        |                      |                                |
|------------------------------|--|---------------------|--------|----------------------|--------------------------------|
| <b>Parcel ID</b>             | 874733252004   | <b>Alternate ID</b> | 764611 | <b>Owner Address</b> | BROUILLETTE JEFFREY L & LEAH B |
| <b>Sec/Twp/Rng</b>           | 33-87-47   | <b>Class</b>        | R      |                      | 103 LAKEVIEW CT                |
| <b>Property Address</b>      | 101 HALLS BEACH PATH   | <b>Acreeage</b>     | 2.53   |                      | SALIX IA 51052-8103            |
|                              | SALIX  |                     |        |                      |                                |
| <b>District</b>              | 0043   |                     |        |                      |                                |
| <b>Brief Tax Description</b> | HALLS BEACH SUB DIV OF PT GOV LOT 2. LOTS 12,13 & 14(EX PT COM AT SE COR OF LOT 14 THNC W 124 FT TO POB; THNC W 228.79 FT, THNC NE 114.29 FT, THNC E 197.68 FT, THNC S 110 FT TO POB |                     |        |                      |                                |
|                              | <i>(Note: Not to be used on legal documents)</i>   |                     |        |                      |                                |



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)**

| COMMUNITY AND MAP PANEL INFORMATION |   | LEGAL PROPERTY DESCRIPTION   |
|-------------------------------------|---|--|
| COMMUNITY                           | WOODBURY COUNTY, IOWA<br>(Unincorporated Areas) | Lots 11 through 14 and Driveway easement, Hall's Beach Subdivision, as described in the Warranty Deed - Joint Tenancy recorded as Document No. 3534, in Roll 607, Image 1313, in the Office of the Recorder, Woodbury County, Iowa |
|                                     | COMMUNITY NO.: 190536                           |  |
| AFFECTED MAP PANEL                  | NUMBER: 19193C0400D<br>DATE: 9/29/2011          |  |

|                                 |  |
|---------------------------------|--|
| FLOODING SOURCE: LOCAL FLOODING | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.309, -96.319<br>SOURCE OF LAT & LONG: GOOGLE EARTH PRO<br>DATUM: NAD 83 |
|---------------------------------|--|

**DETERMINATION**

| LOT          | BLOCK/SECTION | SUBDIVISION  | STREET               | OUTCOME<br>WHAT IS<br>REMOVED FROM<br>THE SFHA | FLOOD<br>ZONE   | 1% ANNUAL<br>CHANCE<br>FLOOD<br>ELEVATION<br>(NAVD 88) | LOWEST<br>ADJACENT<br>GRADE<br>ELEVATION<br>(NAVD 88) | LOWEST<br>LOT<br>ELEVATION<br>(NAVD 88) |
|--------------|---------------|--------------|----------------------|--|-----------------|--|---|---|
| Drive<br>Way | -             | Hall's Beach | 101 Halls Beach Path | Property                                       | X<br>(unshaded) | --   | --  | 1081.4 feet                             |

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)  
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)


#### DETERMINATION TABLE (CONTINUED)

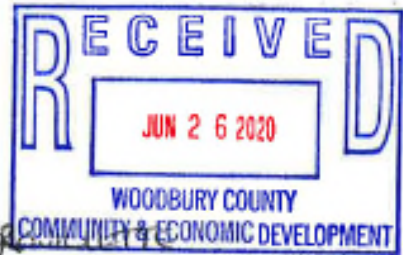
| LOT | BLOCK/<br>SECTION | SUBDIVISION  | STREET                  | OUTCOME<br>WHAT IS<br>REMOVED FROM<br>THE SFHA | FLOOD<br>ZONE   | 1% ANNUAL<br>CHANCE<br>FLOOD<br>ELEVATION<br>(NAVD 88) | LOWEST<br>ADJACENT<br>GRADE<br>ELEVATION<br>(NAVD 88) | LOWEST<br>LOT<br>ELEVATION<br>(NAVD 88) |
|-----|-------------------|--------------|-------------------------|--|-----------------|--|---|---|
| 11  | --                | Hall's Beach | 101 Halls Beach<br>Path | Property                                       | X<br>(unshaded) | --   | --  | 1081.0 feet                             |
| 12  | --                | Hall's Beach | 101 Halls Beach<br>Path | Property                                       | X<br>(unshaded) | --   | --  | 1080.0 feet                             |
| 13  | --                | Hall's Beach | 101 Halls Beach<br>Path | Property                                       | X<br>(unshaded) | --   | --  | 1073.8 feet                             |
| 14  | --                | Hall's Beach | 101 Halls Beach<br>Path | Property                                       | X<br>(unshaded) | --   | --  | 1081.9 feet                             |

#### ZONE A (This Additional Consideration applies to the preceding 5 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

  
 Luis Rodriguez, P.E., Chief  
 Engineering Management Branch  
 Federal Insurance and Mitigation Administration



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: JEFFREY L. BROWILLETTE / LEAH B. BROWILLETTE  
Name of Owner

Mailing Address: 103 LAKEVIEW CT. SALIX, IA 51052  
Street City or Town State and Zip + 4

Property Address: 101 HALLS BEACH PATH SALIX, IA 51052  
Street City or Town State and Zip + 4

Ph/Cell #: JEFF 712 898-5674 E-mail Address: \_\_\_\_\_

To subdivide land located in the N 1/2 Quarter of Section 33-07-47

Civil Township LIBERTY GIS Parcel # 874733251020 / 874733252004

Name of Subdivision: A / B ADDITION

Subdivision Area in Acres 1.08 ACRES Number of Lots 1

**Attachments:**

1. Ten (10) copies of grading plans; if required.
2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN L. FAGAN Ph/Cell: 712 539-1471

Attorney: DALE B. SMITH Ph/Cell: 712 428-3822

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: [Signature] 6/25/20  
ALAN L. FAGAN FOR BROWILLETES  
Zoning Director: \_\_\_\_\_

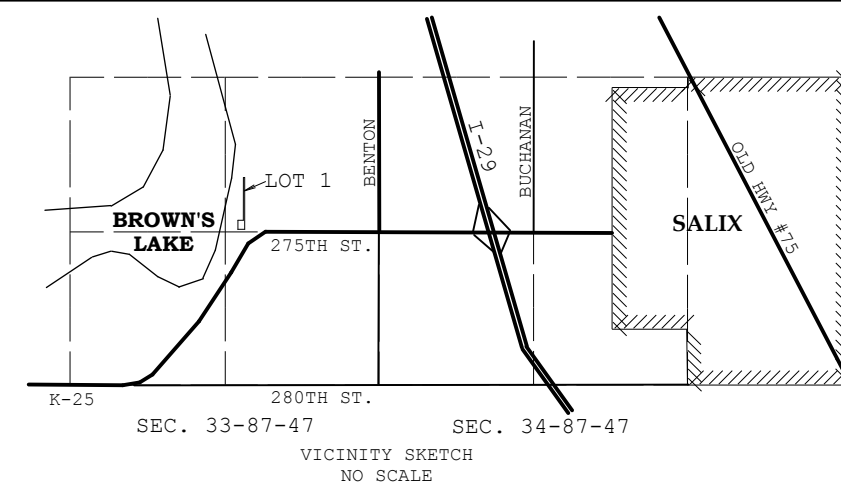
**For Office Use Only:**

Zoning District SR Flood District X Date 6-26-20 No. 6575

Application Fee 4 Lots or less (\$200) \$200 CR #12368

5 Lots or more (\$250 plus \$5 per lot) \_\_\_\_\_

FINAL PLAT  
A MINOR SUBDIVISION PLAT  
OF  
A & B ADDITION  
WOODBURY COUNTY, IOWA



**OWNER**  
JEFFREY L. BROUILLETTE  
LEAH B. BROUILLETTE  
103 LAKEVIEW COURT  
SALIX, IA 51052  
712 898-5674

**SURVEYOR**  
ALAN L. FAGAN

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:

**SETBACK REQUIREMENTS**  
FRONT YARD - 25'  
SIDE YARD - 10'  
ACCESSORY STRUCTURE - 3'  
REAR YARD - 25'  
ACCESSORY STRUCTURE - 3'  
CORNER SIDE YARD - 15'

JEFFREY L. BROUILLETTE and LEAH B. BROUILLETTE, HUSBAND AND WIFE, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS A & B ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

**BOARD OF SUPERVISORS' RESOLUTION**  
**RESOLUTION NO.**

RESOLUTION ACCEPTING AND APPROVING A & B ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS A & B ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2020.

MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: PATRICK F. GILL  
SECRETARY

DALE B. SMITH  
ATTORNEY AT LAW  
423 Evans Street Telephone 712/428-3822  
FAX 712/428-3329  
SLOAN, IOWA 51055

June 22, 2020

Mr. and Mrs. Jeffrey L. Brouillette  
103 Lakeview Court  
Salix, Iowa 51052

Dear Mr. and Mrs. Brouillette:  
I have examined title to the following described real property:  
see Exhibit "A"

as disclosed by an abstract in one part from the filing of the Original Entry, to-wit: October 25, 1855, last continued by Engleson Abstract Company, Sioux City, Iowa, under date of June 15, 2020 at 5:00 P.M., containing entries 1 to 105, inclusive as #302724.

**TITLE**

I find title in fee simple and free from material objections to be in Jeffrey L. Brouillette and Leah B. Brouillette, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, pursuant to the Warranty Deed dated June 23, 2003 and filed August 12, 2003 in Roll 607, Image 1133 as shown in Entry #94 of the abstract.

**EXCEPTIONS**

- Entry #105 shows the real estate taxes for 2018/19 payable in two installments on GIS #87433252004 and #874733251020 in the amount of \$7,586.00 as paid in full.
- Entry #104 shows Resolution #10,456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2008 in Roll 699, Image 7313 which creates new subdivision ordinances in unincorporated areas of Woodbury County. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
- Entry #103 shows new Zoning Regulations for unincorporated areas of Woodbury County adopted by Woodbury County Board of Supervisors in Resolution #10,455 which was filed August 29, 2008 in Roll 699, Image 7213. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
- Entry #102 shows Resolution #9460 adopted by the Woodbury County Board of Supervisors and filed December 12, 2000 in Roll 475, Image 935 in the office of Woodbury County Recorder to require Corn Suitability Rating of farmland to be considered to approve or deny the establishment of a new sub-division.
- Entry #101 shows a Notice of filing of Soil and Water Conservation Plan filed July 29, 1992 in Roll 266, Image 2343 which is available for inspection in the district office at 4301 Sergeant Road, Suite 206, Sioux City, Iowa.
- Entry #100 shows Resolutions #6332 and #6333 adopted by the Woodbury County Board of Supervisors on May 12, 1977 and filed on Roll 62, Images 2118 to 2121 which regulates the use, issuance of new building permits, new construction or substantial improvements to land designated as Flood Hazard Areas. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
- Entry #99 shows Zoning Regulations adopted by Woodbury County Board of Supervisors dated Jan. 11, 1971 and filed March 5, 1971 in Book 1263, pages 9 to 78 to regulate use and occupancy of land in unincorporated areas of Woodbury County, Iowa.
- Entry #97 shows a Plat of Survey for Lots 11, 12, 13 and 14 in Halls Beach dated Feb. 23, 2016 and filed Feb. 24, 2016 in Roll 745, Image 8540.
- Entry #95 shows an Easement Agreement dated December 11, 2013 and filed June 19, 2014 in Roll 735, Image 10743-10752 between all of the owners of Lots in Halls Beach to establish a driveway access easement over the East 33 feet of Halls Beach for the benefit of all owners of property in Halls Beach, and to abandon a previous easement over Lots 11, 12, 13 and 14 for access. This relocation of the Easement is subject to the approval of the Woodbury County Engineer, which is dated February 11, 2015 and filed March 19, 2015 in Roll 740, Image 78-79 as Entry #96 of the abstract.
- Entry #92 shows the Plat of Brown's Lake filed July 20, 1983 in Plat Envelope #504.
- Entry #80 shows a Decree and Judgment from Equity No. 81329 in the District Court for Iowa, in and for Woodbury County dated July 18, 1958 a permanent easement over the East 33 feet of Hall's Beach, a Sub-division of part of Government Lot 2 in Section 33, Township 87, Range 47, in the County of Woodbury and State of Iowa for ingress and egress as a driveway and roadway which abuts Lot 1 to 10.
- Entry #60 shows the Plat of Hall's Beach, a Sub-division of a part of Gov. Lot 2 in Section 33-Twp. 87 N.- R. 47 W. of the 5th P.M., Woodbury County, Iowa. A copy is attached hereto.
- Entry #1 shows the Original Entry from the United States dated October 25, 1855 from the Abstract of Original Entries at Page 145.

**CAUTION**

The following cannot be determined by examination of the abstract, and

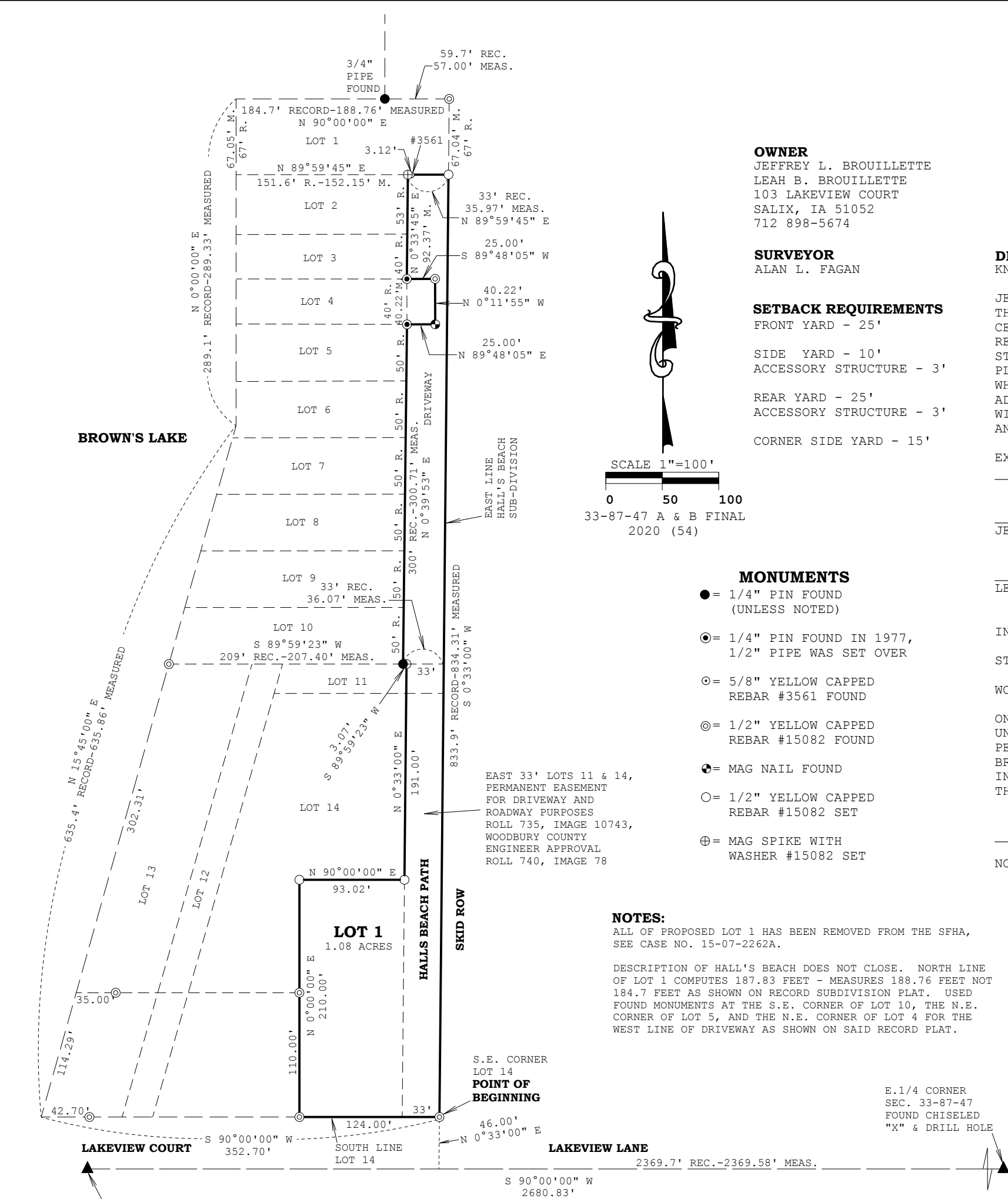
- You should be satisfied there are no unpaid claims for labor or materials furnished in connection with improvements located upon said premises within the last ninety days.
  - You are required to take notice of the rights or claims of parties in possession of said premises.
  - You should satisfy yourself as to the location of the boundaries of said property and that any improvements located upon said premises lie within the boundaries thereof.
  - You should determine what, if any, restrictions to building requirements, occupancy or usage may be contained in applicable zoning or building codes or other city or county regulations.
  - You should determine what, if any, easements and usages there may be of the subject property by others which are not a matter of public record.
  - You should contact the City Clerk, Township Clerk or Board of Supervisors to determine whether a resolution of necessity for special assessments has been adopted which may be a lien on the property, even though it has not yet been certified by the County Auditor to the County Treasurer.
  - You should note that Federal Bankruptcy laws provide that a sale of land occurring within one year of the filing of a petition in bankruptcy may be set aside if the consideration is determined to be inadequate by the Bankruptcy Court. This potential problem cannot be determined by an examination of this abstract, and this opinion does not attempt to cover this potential problem.
  - You should satisfy yourself that there are no solid waste disposal sites, hazardous waste storage sites, or underground storage tanks on the property. You should also satisfy yourself that the property has not been previously contaminated by any type of hazardous substance or material. Accepting ownership of property with a solid waste disposal site, hazardous waste storage site, underground storage tank, or which is contaminated may result in strict governmental regulatory requirements being imposed upon you and a very substantial cleanup expense being imposed upon you.
- Respectfully submitted,

Dale B. Smith

Exhibit "A"

PART OF LOT 11, PART OF LOT 14, AND PART OF THE DRIVEWAY ABUTTING LOTS 2 TO 10 INCLUSIVE, ALL IN HALL'S BEACH, A SUB-DIVISION OF A PART OF GOVERNMENT LOT 2 IN SECTION 33, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 14; THENCE S.90°00'00"W. ALONG THE SOUTH LINE OF SAID LOT 14 FOR 124.00 FEET; THENCE N.0°00'00"E. FOR 210.00 FEET; THENCE N.90°00'00"E. FOR 93.02 FEET; THENCE N.0°33'00"E. FOR 191.00 FEET; THENCE S.89°59'23"W. FOR 3.07 FEET TO THE S.E. CORNER OF LOT 10 IN SAID HALL'S BEACH; THENCE N.0°39'53"E. ALONG THE EAST LINE OF LOTS 10 TO 5 IN SAID HALL'S BEACH FOR 300.71 FEET TO THE N.E. CORNER OF SAID LOT 5; THENCE N.89°48'05"E. FOR 25.00 FEET; THENCE N.0°11'55"W. FOR 40.22 FEET; THENCE S.89°48'05"W. FOR 25.00 FEET TO THE N.E. CORNER OF LOT 4 IN SAID HALL'S BEACH; THENCE N.0°33'45"E. ALONG THE EAST LINE OF LOTS 3 AND 2 IN SAID HALL'S BEACH FOR 92.37 FEET TO THE N.E. CORNER OF SAID LOT 2 AND THE SOUTH LINE OF LOT 1 IN SAID HALL'S BEACH; THENCE N.89°59'45"E. ALONG THE SOUTH LINE OF SAID LOT 1 FOR 35.97 FEET TO THE S.E. CORNER OF SAID LOT 1; THENCE S.0°33'00"W. ALONG THE EAST LINE OF SAID HALL'S BEACH FOR 834.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.08 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE SOUTH LINE OF SAID LOT 14 IS ASSUMED TO BEAR S.90°00'00"W.



**MONUMENTS**

- = 1/4" PIN FOUND (UNLESS NOTED)
- ⊙ = 1/4" PIN FOUND IN 1977, 1/2" PIPE WAS SET OVER
- ⊙ = 5/8" YELLOW CAPPED REBAR #3561 FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = MAG NAIL FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊕ = MAG SPIKE WITH WASHER #15082 SET

**NOTES:**

ALL OF PROPOSED LOT 1 HAS BEEN REMOVED FROM THE SFHA, SEE CASE NO. 15-07-2262A.

DESCRIPTION OF HALL'S BEACH DOES NOT CLOSE. NORTH LINE OF LOT 1 COMPUTES 187.93 FEET - MEASURES 188.76 FEET NOT 184.7 FEET AS SHOWN ON RECORD SUBDIVISION PLAT. USED FOUND MONUMENTS AT THE S.E. CORNER OF LOT 10, THE N.E. CORNER OF LOT 5, AND THE N.E. CORNER OF LOT 4 FOR THE WEST LINE OF DRIVEWAY AS SHOWN ON SAID RECORD PLAT.

EAST 33' LOTS 11 & 14, PERMANENT EASEMENT FOR DRIVEWAY AND ROADWAY PURPOSES ROLL 735, IMAGE 10743, WOODBURY COUNTY ENGINEER APPROVAL ROLL 740, IMAGE 78

S.E. CORNER LOT 14 POINT OF BEGINNING

E. 1/4 CORNER SEC. 33-87-47 FOUND CHISELED "X" & DRILL HOLE

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA**

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVICE THE PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHRIS ZELLMER ZANT  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF A & B ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2020.

PATRICK F. GILL  
WOODBURY COUNTY AUDITOR  
BY: DIANE SWOBODA PETERSON, DEPUTY

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**

STATE OF IOWA : SS  
COUNTY OF WOODBURY:

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. RECORDED IN PLAT ENVELOPE \_\_\_\_\_

INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_

PATRICK F. GILL  
AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

**COUNTY ENGINEER'S CERTIFICATE**

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.  
COUNTY ENGINEER  
WOODBURY COUNTY, IOWA

**CERTIFICATE OF COUNTY ASSESSOR**

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

JULIE CONOLLY  
WOODBURY COUNTY ASSESSOR

**SURVEYOR'S DESCRIPTION:**

PART OF LOT 11, PART OF LOT 14, AND PART OF THE DRIVEWAY ABUTTING LOTS 2 TO 10 INCLUSIVE, ALL IN HALL'S BEACH, A SUB-DIVISION OF A PART OF GOVERNMENT LOT 2 IN SECTION 33, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 14; THENCE S.90°00'00"W. ALONG THE SOUTH LINE OF SAID LOT 14 FOR 124.00 FEET; THENCE N.0°00'00"E. FOR 210.00 FEET; THENCE N.90°00'00"E. FOR 93.02 FEET; THENCE N.0°33'00"E. FOR 191.00 FEET; THENCE S.89°59'23"W. FOR 3.07 FEET TO THE S.E. CORNER OF LOT 10 IN SAID HALL'S BEACH; THENCE N.0°39'53"E. ALONG THE EAST LINE OF LOTS 10 TO 5 IN SAID HALL'S BEACH FOR 300.71 FEET TO THE N.E. CORNER OF SAID LOT 5; THENCE N.89°48'05"E. FOR 25.00 FEET; THENCE N.0°11'55"W. FOR 40.22 FEET; THENCE S.89°48'05"W. FOR 25.00 FEET TO THE N.E. CORNER OF LOT 4 IN SAID HALL'S BEACH; THENCE N.0°33'45"E. ALONG THE EAST LINE OF LOTS 3 AND 2 IN SAID HALL'S BEACH FOR 92.37 FEET TO THE N.E. CORNER OF SAID LOT 2 AND THE SOUTH LINE OF LOT 1 IN SAID HALL'S BEACH; THENCE N.89°59'45"E. ALONG THE SOUTH LINE OF SAID LOT 1 FOR 35.97 FEET TO THE S.E. CORNER OF SAID LOT 1; THENCE S.0°33'00"W. ALONG THE EAST LINE OF SAID HALL'S BEACH FOR 834.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.08 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE SOUTH LINE OF SAID LOT 14 IS ASSUMED TO BEAR S.90°00'00"W.

**SURVEYOR'S CERTIFICATE**

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF A & B ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA \_\_\_\_\_, 2020.

ALAN L. FAGAN  
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2021



**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**

I, MIKE CLAYTON, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_

MIKE CLAYTON  
TREASURER,  
WOODBURY COUNTY, IOWA

**INDEX LEGEND**

SURVEYOR: ALAN L. FAGAN 712 539-1471

MAIL TO: AL FAGAN LAND SURVEYING, P.C.  
P.O. BOX 858 - MERRILL, IA 51038

COUNTY: WOODBURY

SECTION(S): 33 T. 87 N., R. 47 W.

ALIQUOT PART: PART OF GOVERNMENT LOT 2

CITY:

SUBDIVISION: HALL'S BEACH

BLOCK(S):

LOT(S): PART OF LOTS 11, 14 AND PART OF DRIVEWAY

PROPRIETOR(S): JEFFREY L. BROUILLETTE AND LEAH B. BROUILLETTE, HUSBAND AND WIFE

REQUESTED BY: JEFFREY L. BROUILLETTE

AL FAGAN  
LAND SURVEYING, P.C.  
P.O. BOX 858  
MERRILL, IA 51038  
712 539-1471