



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(JULY 11) (WEEK 28 OF 2023)**

Live streaming at:

<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:

[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held July 11, 2023, 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. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of 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. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

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**AGENDA**

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

1. Approval of the agenda Action

**Consent Agenda**

**Items 2 through 7 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.**

2. Approval of the minutes of the June 27, 2023, meeting
3. Approval of claims
4. Board Administration – Heather Van Sickle  
Approval of Notice of Property Sale Resolution for Parcel #894721409027 (aka 825 17<sup>th</sup> Street) for Tuesday, July 25<sup>th</sup> at 4:35 p.m.
5. County Auditor – Patrick Gill  
Approval of Liquor License Application for Woodbury County Fair, Merville.

6. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Approval of request to deauthorize county position
  - c. Authorization to initiate hiring process
  
7. Planning/Zoning – Daniel Priestley
 

Approval to schedule Aug. 1<sup>st</sup> @ 4:45 p.m., Aug. 8<sup>th</sup> @ 4:45 p.m. and Aug. 15<sup>th</sup> @ 4:45 p.m. for 3 public hearings to consider amending the zoning ordinance to include solar energy systems, private and solar energy systems, utility scale

**End Consent Agenda**

- |                         |  |             |
|-------------------------|--|-------------|
|                         | 8. Board of Supervisors – Jeremy Taylor & Mark Nelson  |             |
|                         | Approval of resolution and Energy Policy and Growth for Woodbury County  | Action      |
|                         | 9. Planning & Zoning – Daniel Priestley  |             |
|                         | a. Receive final report-Zoning Commission recommendation for Zoning Ordinance Amendments to temporary heavy construction services uses (Aggregate crush & screen (temporary); Asphalt mixing (temporary); & Concrete mixing (temporary) from prohibited to conditional in the General Commercial and Highway Commercial Zoning Districts | Action      |
| 4:45 p.m.<br>(Set time) | b. Conduct public hearing on proposed amendment  | Action      |
|                         | c. Approve 1 <sup>st</sup> Reading of the Ordinance as the final   | Action      |
|                         | d. Waive the 2 <sup>nd</sup> & 3 <sup>rd</sup> Readings  | Action      |
|                         | e. Adopt Zoning Ordinance Amendment  | Action      |
|                         | 10. Reports on Committee Meetings  | Information |
|                         | 11. Citizen Concerns   | Information |
|                         | 12. Board Concerns   | Information |

**ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- WED., JULY 12**    **8:05 a.m.**    Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.**    STARComm Board Meeting, The Security Institute, WIT Campus
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- THU., JULY 13**    **12:00 p.m.**    SIMPCO Board of Directors, 1122 Pierce St.
- THU., JULY 20**    **10:00 a.m.**    StarComm, Security Institute, WIT
- 4:00 p.m.**    Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- 4:30 p.m.**    Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JULY 21**    **12:00 p.m.**    Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- MON., JULY 24**    **6:00 p.m.**    Zoning Commission Meeting, First Floor Boardroom
- WED., JULY 26**    **2:30 p.m.**    Rolling Hills Community Services Region Governance Board Meeting
- THU., JULY 27**    **11:00 a.m.**    Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
- WED., AUG. 2**    **10:00 a.m.**    Loess Hills Alliance Protection Meeting, Pisgah, Iowa
- 11:00 a.m.**    Loess Hills Alliance Stewardship
- 1:00 p.m.**    Loess Hills Alliance Executive Meeting
- 4:45 p.m.**    Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- MON., AUG. 7**    **6:00 p.m.**    Board of Adjustment meeting, First Floor Boardroom
- WED., AUG. 9**    **7:30 a.m.**    SIMPCO Executive-Finance Committee Meeting, Hybrid
- 8:05 a.m.**    Woodbury County Information Communication Commission, First Floor Boardroom
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- THU., AUG. 10**    **12:00 p.m.**    SIMPCO Board of Directors, 1122 Pierce St.
- 4:00 p.m.**    Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

**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.*

**JUNE 27, 2023, TWENTY-SIXTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, June 27, 2023, at 4:30 p.m. Board members present were Bittinger II, Nelson, Radig, Taylor, and Ung. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Finance and Budget Director, Joshua Widman, Assistant County Attorney, and Michelle Skaff, Deputy Auditor/Clerk to the Board.

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

1. Motion by Ung second by Taylor to approve the agenda for June 27, 2023. Carried 4-0. Copy filed.

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

2. To approve minutes of the June 20, 2023 meeting. Copy filed.
3. To approve the claims totaling \$888,193.76. Copy filed.
- 4a. To approved and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Helen DeAnda, 4101 Madison St., Sioux City, parcel #894711184013.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,628  
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

**WHEREAS**, Helen DeAnda, as titleholder of a property located 4101 Madison St., Sioux City, Woodbury County, Iowa, and legally described as follows:

**Parcel #894711184013**

**LEEDS LOTS 9 & 10 BLK 66**

**WHEREAS**, Helen DeAnda of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

**WHEREAS**, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

**SO RESOLVED** this 27th day of June 2023.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 4b. To approve the lifting of tax suspension for Charlene Rush, parcel #894720132010, 2725 Center St., Sioux City. Copy filed.
- 5a. To approve the promotion of Valerie Ping, % Deputy, County Treasurer Dept., effective 06-26-23, \$92,095.66/year (FY24 Wage), 6.25%=\$5,417.39/yr. Promotion from 80% Deputy to 85% Chief Deputy.; the promotion of Patricia Raymond, % Deputy, County Treasurer Dept., effective 06-26-23, \$75,843.49/year (FY24 Wage), 51%=\$25,883.79/yr. Promotion from Clerk II to 70% MV Deputy.; the promotion of Kyle Gates, Assistant to the County Engineer, Secondary Roads Dept., effective 06-26-23, \$3,723.92/bi-weekly (FY24 Wage), 17%=\$553.52/bi-weekly. Promotion from GIS Facilities Manager to Assistant to County Engineer.; and the reclassification of Trevor Brass, Assistant County Attorney, County Attorney Dept., effective 07-10-23, \$3,212.15/bi-weekly, 4.5%=\$140.60/bi-weekly. Per AFSCME Assistant County Attorney Contract agreement, from Step 4 to Step 5. Copy filed.

- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk II, County Treasurer Dept. AFSCME Courthouse: \$18.68/hour (FY 24 Wage). Copy filed.
- 5c. To approve the carryover of 80 hours vacation for K. S. to be used withing the next year. Copy filed.
- 6a. To approve the appointment of Tina Kilpatrick, 102 F St. #3, Sgt. Bluff, to Woodbury Township clerk, previously held by Brittini Benscoter, until the next regular/general election.. Copy filed.
- 6b. To approve the appointment of Ross Baldwin to Anthon City Council, previously held by Mona Kirchgatter, until the next regular/city election. Copy filed.
- 6c. To approve the appointment of Linnea Fletcher, 1718 W 19<sup>th</sup> St., Sioux City, to WIT District #4 Board member, previously held by Bill Lyle, until the next regular/school election. Copy filed.

Carried 4-0.

- 7. Motion by Taylor second by Bittinger to approve Closing Siouxland’s refund request for \$53.68 from General Basic for the county portion of transfer tax paid on deed 2022-11044. Carried 4-0. Copy filed.

Radig joined the meeting.

- 8a. A public hearing was held at 4:35 p.m. for the sale of parcel #894726135002, 3223 11<sup>th</sup> St. The Chairperson called on anyone wishing to be heard.

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

Motion by Ung second by Taylor to approve and authorize the Chairperson to sign a Resolution for the sale of the real estate parcel #894726135002, 3223 11<sup>th</sup> St., to Nickols Noyes & Adam Wilcox, 201 W. Amherst St., Marcus, IA, for \$1,800.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OF SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,629**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

**By Nickolas Noyes and Adam Wilcox** in the sum of **One Thousand Eight Hundred Dollars and 00/100 (\$1,800.00)**-----dollars.

For the following described real estate, To Wit:

**Parcel #894726135002**  
**Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Nineteen (19) Long View Addition to Sioux City, Woodbury County, Iowa (3223 11<sup>th</sup> Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to

previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 27<sup>th</sup> Day of June, 2023.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 8b. A public hearing was held at 4:37 p.m. for the sale of parcel #894726135001, 3223 ½ 11<sup>th</sup> St. The Chairperson called on anyone wishing to be heard.

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

Motion by Taylor second by Ung to approve and authorize the Chairperson to sign a Resolution for the sale of the real estate parcel #894726135001, 3223 ½ 11<sup>th</sup> St., to Shawn Hasler, 1123 Cornelia St., Sioux City, IA, for \$423.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OF SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,630**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

**By Shawna Hasler** in the sum of **Four Hundred Twenty-Three Dollars and 00/100 (\$423.00)**-----  
-----dollars.

For the following described real estate, To Wit:

**Parcel #894726135001**  
**Lots Twelve (12), Thirteen (13), and Fourteen (14) in Block Nineteen (19) Long View Addition to Sioux City, Woodbury County, Iowa (3223 ½ 11<sup>th</sup> Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 27<sup>th</sup> Day of June, 2023.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 9. Motion by Radig second by Ung to receive the Woodbury County’s Certified Annual Financial Report FY 2022. Carried 5-0. Copy filed.

- 10. Safety Information was presented by Tracie Gibler of Navigator C02. Copy filed.
- 11. Motion by Radig second by Ung to approve the contract with Sioux City Community Schools to provide daily meals to Juvenile Detention. Carried 5-0. Copy filed.
- 12a. Motion by Ung second by Bittinger to receive the final staff report and the Zoning Commission’s recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a Minor Subdivision to Woodbury County, Iowa. Carried 5-0. Copy filed.
- 12b. Motion by Ung second by to Radig approve and authorize the Chairperson to sign a Resolution accepting and approving the final plat of Homestead 1867 Addition, Second Filing, a Minor Subdivision to Woodbury County. Carried 5-0.

**BOARD OF SUPERVISORS  
RESOLUTION #13,631  
ACCEPTING AND APPROVING HOMESTEAD 1867, SECOND FILING  
A MINOR SUBDIVISION  
WOODBURY COUNTY, IOWA**

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 22<sup>ND</sup> DAY OF MAY, 2023, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS HOMESTEAD 1867 ADDITION, SECOND FILING, 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 HOMESTEAD 1867 ADDITION, SECOND FILING, 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 27<sup>TH</sup> DAY OF JUNE, 2023.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13. Motion by Radig second by Ung to approve the Fiber Optic Connectivity FiberComm Proposal – Highway 75 city fiber infrastructure/28<sup>th</sup> Street connection not to exceed \$3,880.00. Carried 5-0. Copy filed.
- 14a. Motion by Ung second by Bittinger to receive for signatures a Resolution appropriation for FY 2024. Carried 5-0.

**WOODBURY COUNTY, IOWA  
APPROPRIATION RESOLUTION  
FOR FISCAL YEAR 2024  
RESOLUTION #13,632**

**Whereas**, it is desired to make appropriations for each Service Area and Program Activity of County Government for the Fiscal Year 2024, beginning July 1, 2023, and

**Now**, therefore, be it resolved by the Woodbury County Board of Supervisors that the amounts detailed by Service Area on the Adopted FY 2024 Woodbury County Budget Summary Form 638-R constitute the authorization to make expenditures from the County's funds beginning July 1, 2023 and continuing until June 30, 2024, and

**Futhermore**, this Appropriation Resolution extends the spending authority of each County Program Activity to the amount appropriated to it as follows:

Fund/Dept Division	Amount	Fund/Dept Division	Amount	Fund/Dept Division	Amount	Fund/Dept Division	Amount
0001-0030	715,000	0001-1000	1,825,973	0001-1002	51,939	0001-1010	606,436
0001-1013	22,503	0001-1040	956,916	0001-1050	10,837,595	0001-1060	1,718,360
0001-1061	121,698	0001-1100	2,424,469	0001-1102	143,136	0001-1104	235,883
0001-1105	99,047	0001-1110	246,000	0001-1540	728,106	0001-1610	623,546
0001-3040	2,351,315	0001-3100	108,000	0001-3101	26,950	0001-3110	75,000
0001-3200	273,444	0001-3201	10,000	0001-3210	40,000	0001-6100	673,441
0001-6110	1,302,213	0001-6120	369,162	0001-6123	57,850	0001-8100	1,334,678
0001-8110	812,564	0001-9000	434,597	0001-9001	419,462	0001-9010	440,599
0001-9020	620,431	0001-9030	434,085	0001-9031	15,225	0001-9032	4,000
0001-9033	71,000	0001-9101	718,819	0001-9102	951,127	0001-9103	521,510
0001-9104	2,500	0001-9105	17,638	0001-9106	10,000	0001-9108	622,208
0001-9109	12,601	0001-9110	1,471,300	0001-9113	1,191,421	0002-1200	688,308
0002-1210	150,357	0002-1231	95,232	0002-1400	30,750	0002-1430	431,252
0002-1500	64,500	0002-1520	983,753	0002-1620	345,000	0002-3300	2,026,224
0002-3301	93,652	0002-3310	100,000	0002-8000	399,122	0002-8001	93,565
0002-8010	89,255	0002-8013	50,515	0002-9200	1,000,000	0003-9000	46,708
0006-9040	354,931	0008-1050	165,003	0009-1050	500,000	0011-0030	235,000
0011-1000	1,193,595	0011-6000	39,000	0011-6010	112,526	0011-6020	220,036
0011-6200	9,527	0011-6320	181,604	0011-8020	5,000	0020-0200	1,025,000
0020-7000	12,500	0020-7001	3,000	0020-7010	1,082,847	0020-7011	16,500
0020-7012	14,000	0020-7013	91,000	0020-7014	65,000	0020-7100	100,000
0020-7101	190,000	0020-7110	30,000	0020-7111	4,242,507	0020-7112	22,000
0020-7113	1,075,000	0020-7120	0	0020-7130	295,000	0020-7200	1,360,000
0020-7210	465,000	0020-7211	1,470,000	0020-7212	108,000	0020-7220	8,000
0020-7221	2,000	0020-7222	135,000	0020-7230	5,500	0020-7231	130,000
0020-7232	20,000	0023-6100	50,000	0024-8111	220,000	0025-0200	8,000,000
0029-1201	332,186	0031-9001	225,465	0040-0801	70,000	0040-0802	40,000
0057-6100	5,000	0057-6121	3,500	0057-6122	87,248	0059-1200	5,000
0061-6400	273,520	0067-6100	204,000	0074-1100	165,000	0078-1060	60,000
0080-1060	1,000	0081-1060	8,500	0083-1100	145,000	1500-1200	560,000
1500-6110	776,000	1500-9010	6,000	1500-9101	20,000	1500-9103	185,000
1500-9104	60,000	1500-9110	587,000	2000-0100	2,822,451	2000-0110	483,611
2000-0120	4,014,888						

Accordingly, until such time as a Service Area is identified as progressing to a spending level challenging its appropriation, a budget amendment per 331.435 will not be implemented,

However, should a Program Activity approach a spending level challenging its appropriation level, and the Service Area continues balanced, the Board of Supervisors will be requested to increase the Program's spending authority by resolving to permit such, and,

Additionally, the Board of Supervisors may be requested to decrease a Program's appropriation by 10% or \$5,000, whichever is greater, to appropriate a like amount to a Program Activity requesting same: 331.434 sub 6 will govern actions in this regard.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County on June 27,



2023.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 14b. Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from General Supplemental to General Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,633**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Supplemental to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the General Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Supplemental Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 7,343,736

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS  
Copy filed.

- Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Conservation Reserve to General Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,634**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from Conservation Reserve Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Conservation Reserve Fund revenues to the General Basic Fund to reimburse the Browns Lake Project.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Conservation Reserve Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 136200.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Gaming Revenue to General Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,635**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming Revenue Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming Revenues to the General Basic Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenue Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 235,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Local Option Sales Tax to General Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,636**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the General Basic Fund for funding of Conservation Nature Center and a new position,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows: The total maximum transfers from the Local Option Sales Tax Fund to the General Basic

Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 440,343.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Local Option Sales Tax to Rural Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,637**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Rural Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax Fund revenues to the Rural Basic Fund for the funding of the Economic/Community Development department, Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows: The total maximum transfers from the Local Option Sales Tax Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 170,051

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup> 2023

WOODBURY COUNTY BOARD OF SUPERVIORS  
Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Local Option Sales Tax to Rural Basic for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,638**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Rural Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the Rural Basic Fund for the funding of Soil Conservation,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of\$ 39,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS  
Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Rural Basic Services to Secondary Roads for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,639**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the Secondary Roads Fund to pay their share of the expenses of the Secondary Roads Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 1,732,500.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Tax Increment to Debt Service for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,640**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Tax Increment Fund to the Debt Service Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Tax Increment Fund revenues to the Debt Service Fund to pay FY 2024 principal and interest for the 2017 Tax Increment G.O..

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Tax Increment Fund to the Debt Service Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 791,250.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Secondary Road to Debt Service for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,641**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Secondary

Road Fund to the Debt Service Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Secondary Road revenues to the Debt Service Fund to pay FY 2024 principal and interest for the FY 2022 Secondary Gravel Project,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Secondary Road Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 300,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Rural Basic Services to County Library for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS**

**RESOLUTION #13,642**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the County Library Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the County Library Fund to pay the their share of the expenses of the County Library.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the County Library Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 186,114.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from Rural Basic to Emergency Paramedic Services for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS**

**RESOLUTION #13,643**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Fund to the Emergency Paramedic Services Fund during the Fiscal Year 2023-24 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Rural Basic revenues to the Emergency Paramedic Services Fund to pay half of the paramedics salaries and benefits.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Fund to the Emergency Paramedic Services Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 166,093.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

Motion by Radig second by Ung to receive for signatures a Resolution for Inter-Fund Operations Transfers from General Basic to Emergency Paramedic Services for FY 2024. Carried 5-0.

**RESOLUTION OF INTER-FUND OPERATION TRANSFERS  
RESOLUTION #13,644**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Fund to the Emergency Paramedic Services Fund during the Fiscal Year 2023-24 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move General Basic revenues to the Emergency Paramedic Services Fund to pay half of the paramedics salaries and benefits.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Fund to the Emergency Paramedic Services Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of\$ 166,093.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27<sup>th</sup>, 2023

WOODBURY COUNTY BOARD OF SUPERVIORS

Copy filed.

- 15. The board reported on committee meetings.
- 16. Deborah Main, 1026 Charles Ave., and Doyle Turner, Merville, addressed the board regarding pipelines concerns.
- 17. Board concerns were heard.

The Board adjourned the regular meeting until July 11, 2023.

Meeting sign in sheet. Copy filed.

**RESOLUTION #**  
**NOTICE OF PROPERTY SALE**

**Parcel #894721409027**

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

**The East one-half (E ½) of Lot Eight (8) and all of Lot Nine (9), Block One (1), Lawn Ridge Addition to Sioux City in the County of Woodbury and State of Iowa (825 17<sup>th</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **25<sup>th</sup> Day of July, 2023 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **25<sup>th</sup> Day of July, 2023**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$544.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 11<sup>th</sup> Day of July, 2023.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Angela Godfrey Date: 3/8/22  
Address: 2933 Jones St. Phone: (712) 971-7037

Address or approximate address/location of property interested in:  
825 17<sup>th</sup> St.

GIS PIN # 894721409027

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

Legal Description:  
The East one half (E 1/2) of Lot Eight (8)  
and all of Lot Nine (9), Block One (1)  
Lawn Ridge Addition to Sioux City, Woodbury  
County, Iowa

Tax Sale #/Date: # 17 4/18/2018 Parcel # 297870

Tax Deeded to Woodbury County on: 4/16/23

Current Assessed Value: Land \$7,600 Building 0 Total \$7,600

Approximate Delinquent Real Estate Taxes: \$8,100

Approximate Delinquent Special Assessment Taxes: \$4,285

\*Cost of Services: \$124

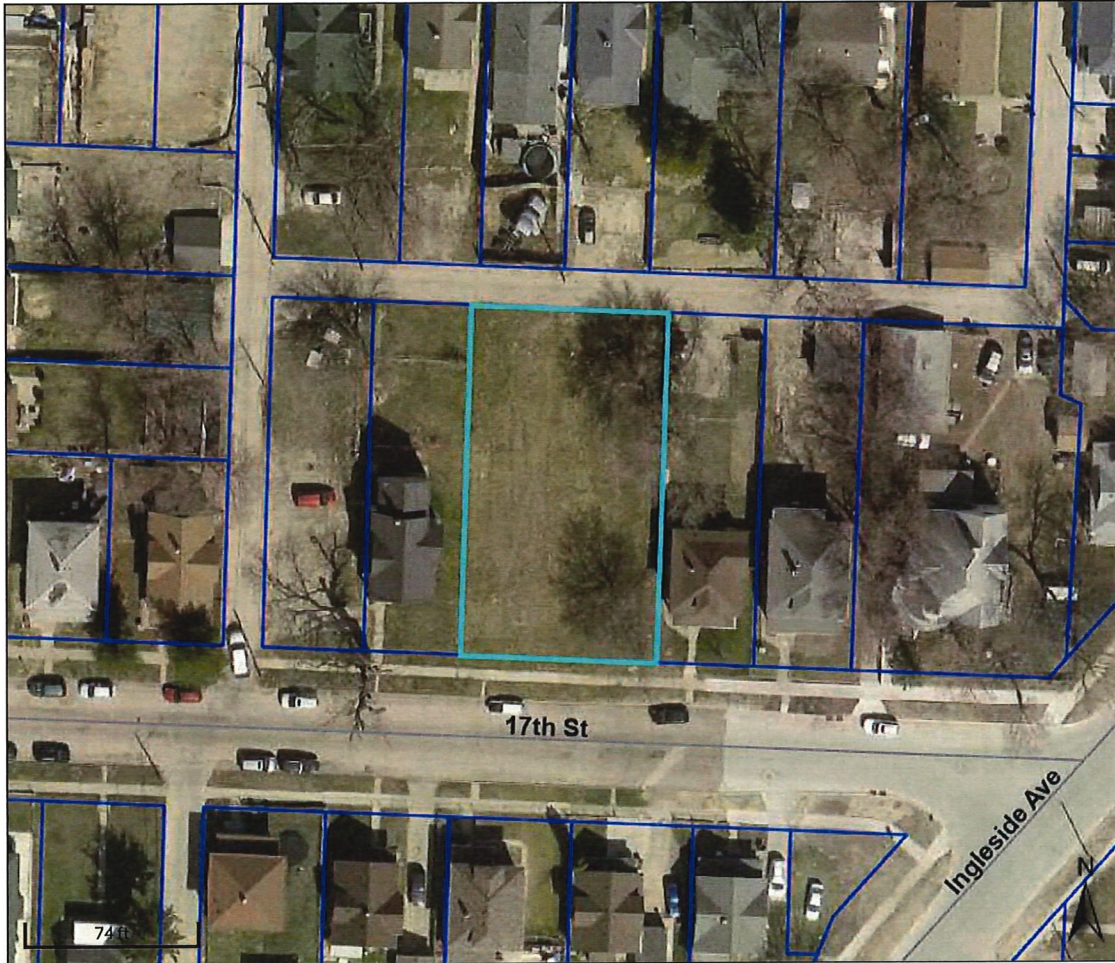
Inspection to: Keith Radig Date: 3/8/22

Minimum Bid Set by Supervisor: \$420.00 plus Cos: \$124 Total: \$544

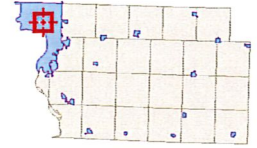
Date and Time Set for Auction: Tuesday, July 28<sup>th</sup> @ 4:35 p.m.

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





Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894721409027	Alternate ID	297870	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	825 17TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LAWN RIDGE E 1/2 LOT 8 & LOT 9 BLK 1				
	<b>(Note: Not to be used on legal documents)</b>				

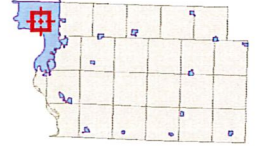
Date created: 7/5/2023  
 Last Data Uploaded: 7/4/2023 8:01:52 PM



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894721409027	Alternate ID	297870	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	825 17TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LAWN RIDGE E 1/2 LOT 8 & LOT 9 BLK 1				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 7/5/2023  
 Last Data Uploaded: 7/4/2023 8:01:52 PM

Developed by Schneider  
 GEOSPATIAL

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

Date: 6/27/23 Weekly Agenda Date: 7/11/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** County Auditor - Pat Gill

**WORDING FOR AGENDA ITEM:**

Consideration and approval for liquor license for Woodbury County Fair, Merville, Iowa

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

n/a

**BACKGROUND:**

n/a

**FINANCIAL IMPACT:**

Unknown at this time

**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 Motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve an application for a 14-Day, Class C Retail Liquor License, with Outdoor Service Sales privileges for Woodbury County Fair, effective 07/27/2023 through 08/09/23.

**Office Of The  
AUDITOR/RECORDER  
Of Woodbury County**

PATRICK F. GILL  
Auditor/Recorder



Court House – Rooms 103  
620 Douglas  
Sioux City, Iowa 51101

Phone (712) 279-6702  
Fax (712) 279-6629

To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

*MKS 6/27  
PFG*

Date: June 27, 2023

Subject: Liquor License Application for the Woodbury County Fair, Merville, Iowa.

Please approve and receive for signature, an applicaton for a 14-Day, Class C Retail Alcohol, with Outdoor Service privileges, for the Woodbury County Fair, Merville, Iowa. The license would be effective 07/27/23 through 08/09/23.



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
WOODBURY COUNTY FAIR ASSOCIATION, INC.	Woodbury County Fair Association	(712) 253-6823

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
206 Fair Street	PO Box 369	Moville	Woodbury	51039

MAILING ADDRESS	CITY	STATE	ZIP
206 Fair Street	Moville	Iowa	51039

## Contact Person

NAME	PHONE	EMAIL
Nicole L Badgerow	(712) 873-3707	woodburycofair@wiatel.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	14 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 27, 2023	Aug 9, 2023	

SUB-PERMITS

Class C Retail Alcohol License



PRIVILEGES

Outdoor Service

**Status of Business**

BUSINESS TYPE

Non-Profit Association

**Ownership**

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Nicole Badgerow	Moville	Iowa	51039	Office Administrator	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Woodbury County Fair Association	42-0608215	Moville	Iowa	51039	100.00

**Insurance Company Information**

INSURANCE COMPANY

Iowa Communities Assurance Pool

POLICY EFFECTIVE DATE

July 27, 2023

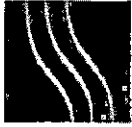
POLICY EXPIRATION DATE

Aug 9, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE



ALCOHOLIC  
BEVERAGES  
DIVISION  
State of Iowa

# State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE



**HUMAN RESOURCES DEPARTMENT**

**MEMORANDUM OF PERSONNEL TRANSACTIONS**

**DATE:** July 11, 2023

**\* 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
Orr, Kayla	County Sheriff	6-29-23	Civilian Jailer			S	Separation.

**APPROVED BY BOARD DATE:** \_\_\_\_\_

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



**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: July 11, 2023**

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

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Secondary Roads	GIS Facilities and Inventory Manager		

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

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: July 11, 2023**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
County Sheriff	Civilian Jailer	CWA: \$23.97/hour		

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



# Woodbury County Sheriff's Office

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LAW ENFORCEMENT CENTER  
P. O. BOX 3715 SIOUX CITY, IOWA 51102

Chad Sheehan, SHERIFF

PHONE: 712.279.6010  
E-MAIL: [csheehan@woodburycountyiowa.gov](mailto:csheehan@woodburycountyiowa.gov)  
FAX: 712.279.6522

July 6, 2023

To the Woodbury County Board of Supervisors & Human Resources Department,

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to begin the hiring process for one (1) Correctional Officer position, effective July 12<sup>th</sup>, 2023. We request this be placed on the agenda for Tuesday July 11<sup>th</sup>, 2023, Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Sheehan", with a long horizontal flourish extending to the right.

Chad Sheehan, Sheriff

cc: file

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

Date: 7/5/23

Weekly Agenda Date: 7/11/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley

**WORDING FOR AGENDA ITEM:**

Approval to schedule dates/times for 3 public hearings to consider amending the zoning ordinance to include solar energy systems, private and solar energy systems, utility scale. Dates; 8/1, 4:45 PM; 8/8, 4:45 PM, 8/15, 4:45 PM.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Proposal to set public hearing dates/times for proposed revisions to the Woodbury County Zoning Ordinance to consider amending the zoning ordinance to include solar energy systems, private and solar energy systems, utility scale in the land use summary table. Dates. The proposed dates/times are: 8/1/23, 4:45 PM; 8/8/23, 4:45 PM, 8/15/23, 4:45 PM

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

**BACKGROUND:**

The Woodbury County Zoning Commission received direction from the Board of Supervisors on April 4, 2023 to evaluate solar power in Woodbury County. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing to collect public input. Following the meeting, the Commission voted to recommend approval of a proposal that includes both Solar Energy Systems (Private Use) and Solar Energy Systems (Utility Scale). The Commission requested that the private use portion include a provision to allow for net metering which was added and shared at the June 26, 2023 meeting of the Commission.

The proposal is summarized as follows:

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

The proposed dates/times are:

- Tue., Aug. 1, 2023 at 4:45 PM
- Tue., Aug. 8, 2023 at 4:45 PM
- Tue., Aug. 15, 2023 at 4:45 PM

**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:**

Approve to schedule dates/times for 3 public hearings to consider amending the zoning ordinance to include solar energy systems, private and solar energy systems, utility scale. Dates; 8/1, 4:45 PM; 8/8, 4:45 PM, 8/15, 4:45 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to schedule dates/times for 3 public hearings to consider amending the zoning ordinance to include solar energy systems, private and solar energy systems, utility scale. Dates; 8/1, 4:45 PM; 8/8, 4:45 PM, 8/15, 4:45 PM.

ORDINANCE NO. \_\_\_\_\_

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE *TABLE OF CONTENTS*; SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*; PORTIONS OF: *SECTION 6.02 ENTITLED DEFINITIONS*; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment #1 –**

On page 39: To add the following line item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Utilities” category:

“Solar Energy Systems (Private use)”. With placement of the letter “A” within the AP (Agricultural Preservation), AE (Agricultural Estates), NR (Non-Agricultural Residential Zoning District), SR (Suburban Residential), GC (General Commercial), HC (Highway Commercial), LI (Limited Industrial), and GI (General Industrial) zoning districts columns on the table related to this line item use.

On page 92: To add the following definition, “Solar Array” as definition 158 to Article 6. Definitions. Section 6.02: Definitions as “158. Solar Array. Equipment used for private or utility scale solar energy systems. Can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.”

On page 92: To add the following definition, “Solar Energy Systems, Private” as definition 159 to Article 6. Definitions. Section 6.02: Definitions as “159. Solar Energy Systems, Private. An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy primarily for immediate onsite use that already has an existing principal use on the same parcel. Solar Energy Systems, Private shall be allowed only as a non-utility scale accessory use to a permitted principal use. Surplus energy sold back to a utility must comply with all applicable laws including but not limited to Section 199, Chapter 15.11(5) of *Iowa Administrative Code*, and all requirements of the Iowa Utilities Board. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.”

**Amendment #2 –**

On page 39: To add the following line item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Utilities” category:

“Solar Energy Systems, Utility Scale”. With placement of the letter “C” within the AP (Agricultural Preservation) and the GI (General Industrial) zoning districts columns on the table related to this line item use and with the placement of “--” in the AE (Agricultural Estates), NR (Non-Agricultural Residential Zoning District), SR (Suburban Residential), GC (General Commercial), HC (Highway Commercial), and LI (Limited Industrial) zoning districts columns on the table related to this line item use.

On page 92: To add the following definition of “Solar Energy Systems, Utility Scale” as definition 160 to Article 6. Definitions. Section 6.02: Definitions as “160. Solar Energy Systems, Utility Scale. An energy system, commonly referred to as a “solar farm”, which converts solar energy to useable thermal, mechanical, chemical, or electrical energy primarily for transmission through the electrical grid for offsite use or wholesale and/or retail sale. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure. Utility scale solar energy systems do not include concentrating solar power (CSP) systems.”

**Amendment #3 –**

Beginning on page 92, to re-designate or re-number the definitions in Article 6. Definitions. Section 6.02: Definitions 158 through 188. The purpose is to add “Solar Array” as definition 158, “Solar Energy Systems, Private” as Definition 159, and “Solar Energy Systems, Utility Scale” as Definition 160 thereby pushing the existing definitions 158 through 188 ahead three positions with Article 6. Definitions. Section 6.02 now including definitions 1 through 191.

Beginning on page 82, to amend Article 6. Definitions by moving the start page from page 82 to page 83.

On page iii: To repeal and replace “Section 6.01: Construction of Terms ..... 82” with “Section 6.01 Construction of Terms ..... 83”

On page iii: To repeal and replace “Section 6.02: Definitions ..... 82” with “Section 6.01: Definitions ..... 83”

**THE WOODBURY COUNTY BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Jeremy Taylor, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

\_\_\_\_\_  
Mark Nelson

\_\_\_\_\_  
Patrick Gill, Woodbury County Auditor

\_\_\_\_\_  
Keith Radig

Adoption Timeline:

Date of Public Hearing and First Reading \_\_\_\_\_  
Date of Public Hearing and Second Reading \_\_\_\_\_  
Date of Public Hearing and Third Reading \_\_\_\_\_  
Date of Adoption \_\_\_\_\_  
Published/Effective Date \_\_\_\_\_

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

Date: 6/29/2023

Weekly Agenda Date: 7/11/2023

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor J.Taylor/M. Nelson

**WORDING FOR AGENDA ITEM:**

Resolution and Energy Policy and Growth for Woodbury County

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Statement and Resolution Regarding Energy in Woodbury County

Woodbury County has a renewed interest in seeing our county grow for the benefit of families, residents, and future generations. In short, we want to grow the right way as stewards of the land entrusted to us from our forebearers and leave our county an even better place to work, live, and raise a family for future generations. During the past five years, the county has been confronted by several energy ideas that often seem shortsighted, trading short-term gain for the long-term pain that could degrade the land, safety, private property rights, quality of life, and true economic growth. Therefore, Woodbury County supports:

MindfulApA

(continued below...)

**BACKGROUND:**

- + Recognizing the long-term sustainability of coal-fired electricity and the jobs necessary to support it at Port Neal.
- + Cost-effective energy rather than those that purport to be cost-effective but instead heavily subsidized with reliance on federal and state government programs, which in reality are taxpayer dollars that "pick winners and losers."
- + Mindfulness for landowners and families who reside on the land over and above the interests of out-of-state companies and absentee landowners whose projects may negatively affect the quality of life and future economic prosperity.
- + An absolute right for private property land rights with a rejection of the use of eminent domain to force landowners to place pipelines, turbines, solar panels, or any other energy commodity on their land against their will and consent.
- + A commitment to land use that does not take productive ground out of agricultural production at a time when young farmers and true economic development needs a place to grow.
- + Free-market capitalism and market-driven technologies that from a taxation standpoint do not rely on abatements, incentives, credits, and other advantages over and above other industries.
- + The safety of citizens and families not subjecting residents to harm.
- + Technologies that truly steward the environment but not from supposed "green energy" that comes from China, is not biodegradable, is not founded on research/science, and does not meet a "common sense" threshold.
- + Energy industries that steward the land and do not degrade the soil in such ways as erosion, compaction, water quality, and wildlife ecosystems and preserve our most valuable natural resource—the land—for future generations.



**FINANCIAL IMPACT:**

**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 resolution below and add it to the Comprehensive Development Plan.

File copies with cover letter from the Board of Supervisors to the following: The Governor's Office, area legislators, Mid-American, Nexant, Summit, Navigator, ISAC, the Board of Adjustment/Planning & Zoning, the Farm Bureau, SIMPCO, local cities within Woodbury County, and the Siouxland Chamber/Initiative.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve resolution and file copies with the above-mentioned entities.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA:  
RESOLUTION # \_\_\_\_\_**

WHEREAS, Woodbury County has a renewed interest in seeing our county grow for the benefit of families, residents, and future generations. In short, we want to grow the right way as stewards of the land entrusted to us from our forebearers and leave our county an even better place to work, live and raise a family for future generations; and

WHEREAS, During the past five years, the county has been confronted by several energy ideas that often seem shortsighted, trading short-term gain for the long-term pain that could degrade the land, safety, private property rights, quality of life, and the true economic growth; and

THEREFORE, Woodbury County supports:

- Economical and dependable forms of energy that have helped historically build America such as coal and natural gas and urges technologies that improve environmental stewardship and are not dependent on weather which has proven to cause shortages when needed most.
- Recognizing the long-term sustainability of coal-fired electricity and the jobs necessary to support it at Port Neal.
- Cost-effective energy rather than those that purport to be cost-effective but instead heavily subsidized with reliance on federal and state government program, which in reality are taxpayer dollars that “pick winners and losers.”
- Mindfulness for landowners and families who reside on the land over and above the interests of out-of-state companies and absentee landowners whose projects may negatively affect the quality of life and future economic prosperity.
- An absolute right for private property land rights with a rejection of the use of eminent domain to force landowners to place pipelines, turbines, solar panels, or any other energy commodity of their land against their will and consent.
- A commitment to land use that does not take productive ground out of agricultural production at a time when young farmers and true economic development needs a place to grow.
- Free-market capitalism and market-driven technologies that from a taxation standpoint do not rely on abatements, incentives, credits, and other advantages over and above other industries.
- The safety of citizens and families not subjecting residents to harm.
- Technologies that truly steward the environment but not from supposed “green energy” that comes from China, is not biodegradable, is not founded on research/science, and does not meet a “common sense” threshold.
- Energy industries that steward the land and do not degrade the soil in such ways as erosion, compaction, water quality, and wildlife ecosystems and preserve our most valuable natural resource-the land- for future generations

SO DATED this 11<sup>th</sup> day of July, 2023.

---

Matthew Ung,  
Chairman of the Board of Supervisors of  
Woodbury County, Iowa

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

Date: 7/5/23

Weekly Agenda Date: 7/11/23 4:45

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley

**WORDING FOR AGENDA ITEM:**

a)Receive final report-Zoning Commission recommendation for Zoning Ordinance Amendments to temporary heavy construction services uses from prohibited to conditional in the General Commercial and Highway Commercial Zoning Districts.b)Conduct Public Hearing on proposed amendments.c) Approve 1st Reading of the Ordinance as the final.d)Waive the 2nd and 3rd Readings.e)Adopt Zoning Ordinance Amendment

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Board of Supervisors will hold a public hearing at 4:45 PM to discuss the Zoning Commission's recommendation for Zoning Ordinance Text Amendments to temporary heavy construction services uses from prohibited uses to conditional uses in the General Commercial and Highway Commercial Zoning Districts for Aggregate crush & screen (temporary); Asphalt mixing (temporary); and Concrete mixing (temporary).

**BACKGROUND:**

On June 13, 2023, the Woodbury County Board of Supervisors approved a motion to direct the Woodbury County Zoning Commission to initiate a review process and provide a recommendation of a Zoning Ordinance Text Amendment to temporary heavy construction services uses from prohibited uses to conditional uses in the General Commercial and Highway Commercial Zoning Districts for Aggregate crush & screen (temporary); Asphalt mixing (temporary); and Concrete mixing (temporary). On June 26, 2023, the Zoning Commission conducted a public hearing. No comments of opposition were received. The Commissioners voted 4-0 to recommend approval to the Board of Supervisors.

**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 final report and Zoning Commission recommendation from their 6/26/23 meeting.  
Open and close the public hearing. (Set Time: 4:45 PM)  
Conduct and approve the first reading of the ordinance as the final reading.  
Waive the second reading and the third reading of the ordinance.  
Adopt the Zoning Ordinance Text Amendment  
If necessary, the 2nd and 3rd public hearings/readings been scheduled for July 18 at 4:45 PM and July 25 at 4:45 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

- a) Receive final report-Zoning Commission recommendation for Zoning Ordinance Amendments to temporary heavy construction services uses (Aggregate crush & screen(temporary);Asphalt mixing (temporary);& Concrete mixing (temporary)) from prohibited to conditional in the General Commercial and Highway Commercial Zoning Districts.
- b) Conduct Public Hearing on proposed amendments.
- c) Approve 1st Reading of the Ordinance as the final.
- d) Waive the 2nd and 3rd Readings.
- e) Adopt Zoning Ordinance Amendment.

**ORDINANCE NO. \_\_\_\_\_**

**WOODBURY COUNTY, IOWA**

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment #1 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Temporary heavy construction services” category as follows:

To repeal and replace the following uses: *Aggregate crush & screen (temporary)* “Prohibited use” represented as “--” in the “GC” (General Commercial Zoning District) column and in the “HC” (Highway Commercial Zoning District) column with a “Conditional use” represented with a “C” to be placed in both the “GC” (General Commercial Zoning District) and “HC” (Highway Commercial Zoning District) columns.

**Amendment #2 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Temporary heavy construction services” category as follows:

To repeal and replace the following uses: *Asphalt mixing (temporary)* “Prohibited use” represented as “--” in the “GC” (General Commercial Zoning District) column and in the “HC” (Highway Commercial Zoning District) column with a “Conditional use” represented with a “C” to be placed in both the “GC” (General Commercial Zoning District) and “HC” (Highway Commercial Zoning District) columns.

**Amendment #3 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Temporary heavy construction services” category as follows:

To repeal and replace the following uses: *Concrete mixing (temporary)* “Prohibited use” represented as “--” in the “GC” (General Commercial Zoning District) column and in the “HC” (Highway Commercial Zoning District) column with a “Conditional use” represented with a “C” to be placed in both the “GC” (General Commercial Zoning District) and “HC” (Highway Commercial Zoning District) columns.

**THE WOODBURY COUNTY BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Jeremy Taylor, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

\_\_\_\_\_  
Mark Nelson

\_\_\_\_\_  
Patrick Gill, Woodbury County Auditor

\_\_\_\_\_  
Keith Radig

Adoption Timeline:

Date of Public Hearing and First Reading\_\_\_\_\_

Date of Public Hearing and Second Reading\_\_\_\_\_

Date of Public Hearing and Third Reading\_\_\_\_\_

Date of Adoption\_\_\_\_\_

Published/Effective Date\_\_\_\_\_



# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. • Sixth Floor • Sioux City, IA 51101 • Phone: 712.279.6609 • Fax: 712.279.6530 • Web: woodburycountyiowa.gov

Daniel J. Priestley, MPA – Zoning Coordinator • dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk • dnorton@woodburycountyiowa.gov

## FINAL REPORT – JULY 5, 2023

The Zoning Commission Public Hearing for review was held on June 26, 2023. No comments of opposition were received. The Commission voted 4-0 to recommend approval to the Board of Supervisors. This item was placed on the Woodbury County Board of Adjustment’s July 3, 2023 agenda as an information item to update the board and further inform the public.

### ZONING ORDINANCE TEXT AMENDMENT PROPOSAL

**SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS:** AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT. THE PROPOSAL IS TO REPEAL THE “PROHIBITED USES” FOR “AGGREGATE CRUSH & SCREEN (TEMPORARY),” “ASPHALT MIXING (TEMPORARY),” AND “CONCRETE MIXING (TEMPORARY),” IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT AND REPLACE WITH “CONDITIONAL USES” FOR “AGGREGATE CRUSH & SCREEN (TEMPORARY),” “ASPHALT MIXING (TEMPORARY),” AND “CONCRETE MIXING (TEMPORARY),” IN BOTH THE GC AND HC ZONING DISTRICTS.

### CURRENT

#### LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT

ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	--	--	C	C
Asphalt mixing (temporary)	C	--	--	--	--	--	C	C
Concrete mixing (temporary)	C	--	--	--	--	--	C	C

### PROPOSED

#### LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT

ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	C	C	C	C
Asphalt mixing (temporary)	C	--	--	--	C	C	C	C
Concrete mixing (temporary)	C	--	--	--	C	C	C	C

## COMMENTS

### MARK NAHRA, PE – WOODBURY COUNTY ENGINEER

**From:** Mark Nahra  
**Sent:** Tuesday, June 13, 2023 9:28 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Zoning Ordinance Text Amendment - Temporary Construction Services

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dan,

I would endorse the change in language. The county will undoubtedly have need for temporary plant sites for asphalt and concrete paving of our roads, in addition to similar needs for Iowa DOT projects. Competitive project bidding and reasonable project costs depend upon the availability of potential temporary plant sites in close proximity to project corridors. Opening up these two zoning districts to conditional use for temporary plant sites makes sense and gives alternatives to utilizing productive farm land for this purpose.

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Moyille, IA 51039  
Phone: 712-873-3215 or 712-279-6484  
Fax: 712-873-3235  
Email: mnahra@woodburycountyiowa.gov

### JEFF ZETTEL, ENGINEERING TECH - NIPCO

**From:** Jeff Zettel <jzettel@nipco.coop>  
**Sent:** Tuesday, June 13, 2023 9:09 AM  
**To:** Daniel Priestley  
**Cc:** Jayme Huber  
**Subject:** RE: Comments Requested Zoning Ordinance Text Amendment - Temporary Construction Services

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WQCC and DO NOT ENTER any data.**

Dan,

Have reviewed this zoning request.

NIPCO has no issues with this request.

Thanks,

Jeff Z

  
A Touchstone Energy® Cooperative   
Northwest Iowa Power Cooperative  
31002 County Road C38, PO Box 240  
**Jeff Zettel** – Engineering Tech.  
712-546-3533  
877-384-3002-fax



## CASEY MEINEN, LEAD, ELECTRIC DISTRIBUTION ENGINEERING – MIDAMERICAN ENERGY

**From:** Meinen, Casey (MidAmerican) <Casey.Meinen@midamerican.com>  
**Sent:** Monday, June 12, 2023 7:54 AM  
**To:** Daniel Priestley  
**Subject:** RE: [INTERNET] Comments Requested Zoning Ordinance Text Amendment - Temporary Construction Services

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WQCC and DO NOT ENTER any data.**

Daniel,

I have reviewed the following proposed zoning ordinance changes for MEC electric, and we have no conflicts.

Let me know if you have any questions.

**Casey Meinen**  
**Lead, Electric Distribution Engineering**  
[Casey.meinen@midamerican.com](mailto:Casey.meinen@midamerican.com)

**Phone (712-233-4831)**



## NEIL STOCKFLETH – WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT

**From:** Stockfleth, Neil <NStockfleth@cfindustries.com>  
**Sent:** Monday, June 12, 2023 7:44 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Zoning Ordinance Text Amendment - Temporary Construction Services

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WQCC and DO NOT ENTER any data.**

Dan:

The WCSWCD has no comment regarding this amendment.

Neil



**Neil Stockfleth**

*Environmental Specialist, Port Neal Nitrogen Complex*

Office: 1.712.233.6276

Cell: 1.712.251.5155

[nstockfleth@cfindustries.com](mailto:nstockfleth@cfindustries.com)



**Minutes - Woodbury County Zoning Commission Meeting – June 26, 2023**

The Zoning Commission (ZC) meeting convened on the 26<sup>nd</sup> of June at 6:00 PM in the 1<sup>st</sup> Floor Board of Supervisor’s Meeting Room, in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zant, Corey Meister, Tom Bride, Barb Parker  
 County Staff Present: Dan Priestley, Dawn Norton  
 Public Present: Gayle Palmquist, Leo Jochum  
 Phone: Thomas Treharne

**Call to Order**

Chair Chris Zant formally called the meeting to order at 6:00 PM.

**Public Comment on Matters Not on the Agenda**

None

**Approval of Previous Meeting Minutes – May 22, 2023**

Bride motioned. Second: Parker. Motion carried: 4-0.

**Public Hearing: Proposed Zoning Ordinance Text Amendment Concerning Temporary Heavy Construction Services:**

Priestley read into record the summary of proposed Zoning Ordinance Text amendments: An ordinance amending the text of the Woodbury County Zoning ordinance to amend portions of section 3.03.4 entitled: Land Use Summary Table of allowed uses in each zoning district. The proposal is to repeal the “prohibited uses” for “aggregate crush & screen (temporary),” “asphalt mixing (temporary),” and “concrete mixing (temporary),” in the General Commercial (GC) zoning district and the Highway Commercial (HC) zoning district and replace with “Conditional Uses” for “aggregate crush & screen (temporary),” “asphalt mixing (temporary),” and “concrete mixing (temporary),” in both the GC and HC zoning districts.

<b>CURRENT</b>								
<b>LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT</b>								
ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	--	--	C	C
Asphalt mixing (temporary)	C	--	--	--	--	--	C	C
Concrete mixing (temporary)	C	--	--	--	--	--	C	C

<b>PROPOSED</b>								
<b>LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT</b>								
ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	C	C	C	C
Asphalt mixing (temporary)	C	--	--	--	C	C	C	C
Concrete mixing (temporary)	C	--	--	--	C	C	C	C

DRAFT PROPOSAL  
LANGUAGE – SUBJECT  
TO CHANGES

ORDINANCE NO. \_\_\_\_\_

**WOODBURY COUNTY, IOWA**

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment #1 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Aggregate crush & screen (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

**Amendment #2 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Asphalt mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

**Amendment #3 –**

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Concrete mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

**THE WOODBURY COUNTY BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Jeremy Taylor, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

\_\_\_\_\_  
Mark Nelson

\_\_\_\_\_  
Patrick Gill, Woodbury County Auditor

\_\_\_\_\_  
Keith Radig

Adoption Timeline:

Date of Public Hearing and First Reading \_\_\_\_\_

Date of Public Hearing and Second Reading \_\_\_\_\_

Date of Public Hearing and Third Reading \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Published/Effective Date \_\_\_\_\_

DRAFT

Motion to close public hearing: Meister. Second: Parker. Carried: 4-0. Bride motioned to approve amendments included in the draft proposal. Second: Meister. Motion approved: 4-0.

**Information/Discussion: Update on Zoning Commission May 22, 2023 Recommendation For Solar Energy Systems Amendments Proposal to Woodbury County Zoning Ordinance. Summary of Proposed Zoning Ordinance Text Amendments:**

As directed by the Woodbury Zoning Commission on Monday, May 22, 2023, the Woodbury County Attorney's office worked with staff to review/revise the language in the draft ordinance amendments concerning solar to account for net metering opportunities prior to this language being sent to the Board of Supervisors (BoS) for up to three (3) public hearings. This is being brought back to the Zoning Commission as an "Information / Discussion" item to update the Commission and the public about the revisions. The public hearing dates before the Board of Supervisors are yet to be determined.

**Information/Discussion: Meeting Time and Location for the Woodbury County Zoning Commission as Referenced in the Rules of Procedure.**

Discussion of changing Zoning Commission meeting time. The commissioners presented were open to 5:00 pm as a potential start time. Any change would require a vote of the commission to change the rules of procedures. Additionally, it would require an affirmative vote by the Board of Supervisors.

**Public Comment on Matters not on the Agenda:**

Gayle Palmquist spoke on carbon pipelines.

**Commissioner Comment or Inquiry:**

None

**Staff Update:**

Priestley stated that the Board of Supervisors public hearings on the proposed Zoning Ordinance Text Amendment concerning Temporary Heavy Construction Services will be July 11, 18, and 25. The board has the authority to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings.

Motion to adjourn: Meister. Second: Parker. Carried 4-0. Meeting concluded at 6:34 pm.