



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(DECEMBER 7 2021) (WEEK 49 OF 2021)**

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. DeWitt 253-0421 <a href="mailto:rdewitt@woodburycountyiowa.gov">rdewitt@woodburycountyiowa.gov</a>	Keith W. Radig 560-6542 <a href="mailto:kradig@woodburycountyiowa.gov">kradig@woodburycountyiowa.gov</a>	Jeremy Taylor 259-7910 <a href="mailto:jtaylor@woodburycountyiowa.gov">jtaylor@woodburycountyiowa.gov</a>	Matthew A. Ung 490-7852 <a href="mailto:matthewung@woodburycountyiowa.gov">matthewung@woodburycountyiowa.gov</a>	Justin Wright 899-9044 <a href="mailto:jwright@woodburycountyiowa.gov">jwright@woodburycountyiowa.gov</a>
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held December 7, 2021 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

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**AGENDA**

- 4:00 p.m.** 1. Closed Session {Iowa Code Section 21.5 (1) (c)}  
**First Floor Boardroom**
- 4:30 p.m.** Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence
- |                           |             |
|---------------------------|-------------|
| 2. Citizen Concerns       | Information |
| 3. Approval of the agenda | Action      |

**Consent Agenda**

**Items 4 through 10 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.**

4. Approval of the minutes of the November 30, 2021 meeting
5. Approval of claims
6. Building Services – Kenny Schmitz  
Approval of items to be auctioned per Personal Property Disposition Policy

7. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process
  - c. Approve retiree request to remain on the vision and dental coverage
  - d. Approve renewal paperwork for Woodbury County's medical plan is being submitted for signature
  
8. Community & Economic Development – David Gleiser  
Receive the first quarter report from SIMPCO for fiscal year FY 2022
  
9. Secondary Roads – Mark Nahra  
Approve the underground utility permit for Mid American Energy
  
10. Board Administration – Karen James  
Approval of lifting tax suspension for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension

### **End Consent Agenda**

- |                  |  |  |             |
|------------------|--|--|-------------|
| <b>4:35 p.m.</b> | 11. Board Administration – Heather Satterwhite   |  |             |
| (Set time)       | Public hearing and sale of property parcel #894711177001 (aka 3406 44 <sup>th</sup> Street)  |  | Action      |
|                  | 12. Community & Economic Development – David Gleiser   |  |             |
|                  | a. Receive the final staff report and Zoning Commission's recommendation from their 11/22/21 meeting                                       |  | Action      |
|                  | b. Approve the Davis Estates final plat and authorize the Chairman to sign the resolution  |  | Action      |
| <b>4:40 p.m.</b> | c. Public hearing on an ordinance relating to the assessment of wind energy conversion property as authorized by Iowa Code Chapter 427B.26 |  | Action      |
| (Set time)       | d. Conduct the first reading on the ordinance as proposed  |  | Action      |
|                  | 13. County Auditor – Patrick Gill  |  |             |
|                  | Authorize the Chairperson to sign letters of agreement with the City of Sioux City and Lawton  |  | Action      |
|                  | 14. County Sheriff – Chad Sheehan  |  |             |
|                  | Approve CIP request for new IN-CAR Video System  |  | Action      |
|                  | 15. Reports on Committee Meetings  |  | Information |
|                  | 16. Citizen Concerns   |  | Information |
|                  | 17. Board Concerns   |  | Information |

### **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

<b>WED., DEC. 8</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>10:00 a.m.</b>	STARComm Board Meeting, The Security Institute, WIT Campus
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>THU., DEC. 9</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors and Award Ceremony, Holiday Inn Express, Dakota Dunes
	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
<b>WED., DEC. 15</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	<b>10:00 a.m.</b>	Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
<b>THU., DEC. 16</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., DEC. 17</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
<b>WED., DEC. 22</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>THU., DEC. 23</b>	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
<b>MON., DEC. 27</b>	<b>6:00 p.m.</b>	Zoning Commission Meeting, First Floor Boardroom
<b>TUE., DEC. 28</b>	<b>2:00 p.m.</b>	Decat Board Meeting, Western Hills AEA, Room F
<b>MON., JAN. 3</b>	<b>6:00 p.m.</b>	Board of Adjustment meeting, First Floor Boardroom
<b>WED., JAN. 5,</b>	<b>3:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>THU., JAN. 6</b>	<b>10:00 a.m.</b>	COAD Meeting, The Security Institute
<b>WED., JAN. 12</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
	<b>6:30 p.m.</b>	911 Service Board Meeting, Public Safety Center, Climbing Hill
	<b>8:00 p.m.</b>	County's Mayor Association Meeting, Public Safety Center, Climbing Hill
<b>THU., JAN. 13</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 1122 Pierce St.
	<b>4:00 p.m.</b>	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.*

**NOVEMBER 30, 2021, FORTY-EIGHTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, November 30, 2021 at 4:30 p.m. Board members present were Taylor, Ung, De Witt, Radig, and Wright. Staff members present were Karen James, Board Administrative Assistant, Dennis Butler, Budget Tax/Analyst, Joshua Widman, Assistant County Attorney, and Patrick Gill, 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. There were no citizen concerns.
2. Motion by Taylor second by De Witt to approve the agenda for November 30, 2021. Carried 5-0. Copy filed.  
Motion by Radig second by De Witt to approve the following items by consent:
  3. To approve minutes of the November 23, 2021 meeting. Copy filed.
  4. To approve the claims totaling \$478,650.20. Copy filed.
  - 5a. To approve the refund of property tax for parcel #894729102011 in the amount of \$512.00. Copy filed.
  - 5b. To approve the refund of property tax for parcel #894730231007 in the amount of \$122.33. Copy filed.
  - 5c. To approve the refund of property tax for parcel #894721281024 in the amount of \$1,298.84. Copy filed.

Carried 5-0.

- 6a. Motion by Radig second by Taylor to receive the final staff report and Planning & Zoning Commission’s recommendation from their 11/22/21 meeting. Carried 5-0. Copy filed.
- 6b. Motion by Radig second by Taylor to approve and authorize the Chairperson to sign a Resolution accepting and approving the final plat of Homestead 1867 Addition to Woodbury County, Iowa. Carried 5-0.

**RESOLUTION #13,372  
ACCEPTING HOMESTEAD 1867 ADDITION  
INTO WOODBURY COUNTY**

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 22<sup>ND</sup> DAY OF NOVEMBER, 2021, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS HOMESTEAD 1867 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 COUTY, 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, 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 30<sup>TH</sup> DAY OF NOVEMBER, 2021  
WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

7a. Bid letting was held at 4:40 p.m. for County Farm Cash Lease. The bids are as follows:

Bousquet Dairy, Inc.	\$351.10/acre
Tanner Olson	\$326.50/acre

Motion by Radig second by De Witt to receive the bids for review and recommendation. Carried 5-0. Copy filed.

7b. Motion by Radig second by De Witt to award the County Farm Cash Lease to Bousquet Dairy, Inc. for \$351.10/acre for a total of \$71,448.85. Carried 5-0. Copy filed.

8. The Board heard reports on committee meetings.

9. There were no citizen concerns.

10. Board concerns were heard.

The Board adjourned the regular meeting until December 7, 2021.

Meeting sign in sheet. Copy filed.

# Woodbury County Personal Property Disposition Form



**DATE:** 11-30-2021



**NAME:** Woodbury County Sheriff's Office



**DEPARTMENT:** Sheriff's Office

**AUTHORIZED REPRESENTATIVE:** Auditor



**PHONE:** 712-279-6010

Fill in the fields below (\* REQUIRED):

<b>Item Description*</b>	2014 Dodge RAM 4 door truck. Used for patrol and transport. Truck is in fair condition for the year.
<b>Estimated Value*</b>	\$ 17,200.00
<b>Current Location*</b>	1900 County Home Road, Sioux City, IA
<b>County Asset Number</b>	404
<b>Serial/VIN Number</b>	1C6RR7XT6ES418393
<b>Year</b>	2014
<b>Make/Model</b>	Dodge RAM 1500
<b>Auction Reserve</b>	\$ 11,200.00
<b>Notes</b>	Woodbury County truck was used for patrol and had regular vehicle maintenance done since new.



For Office Use Only:

<b>GovDeals ID #</b>	
<b>Sale Price</b>	
<b>Date</b>	

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** December 7, 2021

**\* PERSONNEL ACTION CODE:**

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

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Trowbridge, Michael	Juvenile Detention	12-08-21	P/T Youth Worker	\$20.38/hour		A	Job Vacancy Posted 8-25-21. Entry Level Salary: \$20.38/hour.
Kistner, Katie	Human Resources	12-13-21	Senior Clerk	\$22.30/hour	25%=\$4.52/hour	P	Promotion from Clerk II to Senior Clerk.
Dixon, Peter	Secondary Roads	12-13-21	Motor Grader Operator	\$25.61/hour	3%=\$.76/hour	E	Per CWA Secondary Roads Contract agreement, End of Probation Salary Increase.
Delaney, Brigid	County Sheriff	1-10-22	Clerk III-Warrants	\$26.54/hour	-6%=-\$1.62/hour	T	Position Transfer from Civilian Jailer to Clerk III-Warrants.

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

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

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: December 7, 2021**

**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: \$21.02/hour		

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



**From:** Chad Sheehan

**Sent:** Wednesday, December 1, 2021 3:57 PM

**To:** Melissa Thomas <melissathomas@woodburycountyiowa.gov>

**Cc:** Todd Harlow <tharlow@woodburycountyiowa.gov>; Tony Wingert <twingert@woodburycountyiowa.gov>; Mary Feiler <mfeiler@woodburycountyiowa.gov>

**Subject:** Authorization to hire Correctional Officer to replace Brigid Delaney

Melissa,

Can you please start the authorization to hire a Correctional Officer to replace Brigid Delaney who is transferring to the warrants clerk position.

Thanks you,

Stay Healthy & Safe

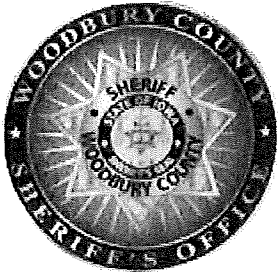
**Sheriff Chad Sheehan**

Woodbury County Sheriff's Office

407 7<sup>th</sup> St.

Sioux City, IA 51101

712-279-6010



"If your actions inspire others to dream more, learn more, do more and become more, you are a leader."

-John Quincy Adams

November 18, 2021

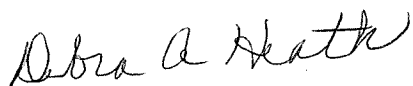
To Whom It May Concern,

My last day of employment with the Woodbury County Sheriff's Office will be 1/30/2022 due to retirement.

I would like to continue with the vision and dental coverage that I currently have through the County.

Thank you!

Respectfully,

A handwritten signature in cursive script that reads "Debra A Heath".

Debra A Heath

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

Date: 12/02/2021 Weekly Agenda Date: 12/07/2021

<b>ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:</b> <u>Melissa Thomas HR Director</u>		
<b>WORDING FOR AGENDA ITEM:</b> <div style="border: 1px solid black; padding: 5px;">Renewal paperwork for Woodury County's medical plan is being submitted for signature.</div>		
<b>ACTION REQUIRED:</b>		
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:**

The paperworks lays out administrative rates and benefits.

**BACKGROUND:**

Renewal of the medical plan is an annual event (January 1). There is no changes to the plan this year, rates for employees and the County will remain the same.

**FINANCIAL IMPACT:**

This year administrative fees have increased approximately \$34,829 which is attributed to an increase in stop loss fees.

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

Yes  No

**RECOMMENDATION:**

Please accept the renewal paperwork and provide the necessary signatures.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve the renewal for signature.



Wellmark Blue Cross and Blue Shield is an Independent Licensee of the Blue Cross and Blue Shield Association.

### Self Funded FINAL Renewal Rates

Group Name: Woodbury County

Account Key: 00017570

Renewal Period: 01/01/2022 to 12/31/2022

#### Current Benefit Offerings

OBS #189438-103 / 189438-104

Alliance Select

Deductible: \$250 / \$500

Coinsurance: 10% / 20%

OPM: \$750/\$1,250

Office Visit Copay: \$20

BlueRx Complete

Deductible: \$250/\$500

Copay: \$6/\$25/\$50

Coinsurance: 20%/20%/20%

#### Current Enrollment

84 Single

253 Family

337 Total

#### Stop Loss Terms

Contract: 60/12

Monthly Aggregate Option: No

Payment Terms: Actual Weekly

	Level	Fee/Contract	Estimated Annual Premium Based on Current Enrollment
Individual Stop Loss	\$100,000	\$102.25	\$413,499
Aggregate Stop Loss	125%	\$4.86	\$19,654
Administrative Fees - Health	w/weekly settlement	\$43.16	\$174,539
Administrative Fees - PBM		\$1.10	\$4,448
Consultant Fee		\$0.00	\$0
Total Administrative Fees		\$151.37	\$612,140
Network Access Fee		\$9.47	\$38,297

	Single	Family	Annual Projection
Expected Claims	\$684.99	\$1,712.47	\$5,889,529
Admin, NAF & Stop Loss Fees	\$75.91	\$189.78	\$652,689
Estimated Suggested Rates*	\$760.90	\$1,902.25	\$6,542,218
Attachment Points	\$856.24	\$2,140.60	\$7,361,952
Admin, NAF & Stop Loss Fees	\$75.91	\$189.78	\$652,689
Estimated Max Liability to Fund*	\$932.15	\$2,330.38	\$8,014,641

\*Actual results may vary. Also, rates provided include administrative costs based on the entire group population.

Individual Stop Loss includes coverage for Health and Drug and is based on a lifetime maximum of unlimited.

Aggregate Stop Loss includes coverage for Health and Drug. The maximum Aggregate reimbursement is unlimited.

Employer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:



Wellmark Blue Cross and Blue Shield is an Independent Licensee of the Blue Cross and Blue Shield Association.

## Self Funded FINAL Renewal Rates

Group Name: Woodbury County

Account Key: 00017570

Renewal Period: 01/01/2022 to 12/31/2022

Current Benefit Offerings	Current Enrollment	Stop Loss Terms
OBS #189438-105 / 189438-106	10 Single	Contract: 60/12
Blue Access	23 Family	Monthly Aggregate Option: No
Deductible: \$250 / \$500		Payment Terms: Actual Weekly
Coinsurance: 10%		
OPM: \$750/\$1,250	33 Total	
Office Visit Copay: \$20		
BlueRx Value Plus		
Deductible: \$250/\$500		
Copay: \$6/\$25/\$50		
Coinsurance: 20%/20%/20%		

	Level	Fee/Contract	Estimated Annual Premium Based on Current Enrollment
Individual Stop Loss	\$100,000	\$102.25	\$40,491
Aggregate Stop Loss	125%	\$4.86	\$1,925
Administrative Fees - Health	w/weekly settlement	\$43.16	\$17,091
Administrative Fees - PBM		\$1.10	\$436
Consultant Fee		\$0.00	\$0
Total Administrative Fees		\$151.37	\$59,943
Network Access Fee		\$9.47	\$3,750

	<u>Single</u>	<u>Family</u>	<u>Annual Projection</u>
Expected Claims	\$608.38	\$1,520.95	\$492,788
Admin, NAF & Stop Loss Fees	<u>\$75.91</u>	<u>\$189.78</u>	<u>\$61,488</u>
Estimated Suggested Rates*	\$684.29	\$1,710.73	\$554,276
Attachment Points	\$760.48	\$1,901.20	\$615,989
Admin, NAF & Stop Loss Fees	<u>\$75.91</u>	<u>\$189.78</u>	<u>\$61,488</u>
Estimated Max Liability to Fund*	\$836.39	\$2,090.98	\$677,477

\*Actual results may vary. Also, rates provided include administrative costs based on the entire group population.  
 Individual Stop Loss includes coverage for Health and Drug and is based on a lifetime maximum of unlimited.  
 Aggregate Stop Loss includes coverage for Health and Drug. The maximum Aggregate reimbursement is unlimited.

Employer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:



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## ACCOUNT INFORMATION AND BINDER AGREEMENT

<b>WOODBURY COUNTY</b>	<b>1/1/2022</b>	<b>00017570</b>	<b>0000XA117</b>
Account Legal Name	Effective Date	Account Key	Group Number

### Physical Address

620 DOUGLAS ST RM 701	WOODBURY COUNTY COURTHOUSE	
Address Line 1	Address Line 2	
SIOUX CITY	IA	51101-1254
City	State	Zip

### Billing Address (if different than physical address)

Alternate Location       3rd Party Billing Service *(If checked, account acknowledges the Wellmark Group Statement or premium invoice, delivered periodically to any third party service provider, can be viewed by account, by registering for electronic billing at Wellmark.com.)*

620 DOUGLAS ST RM 701	WOODBURY COUNTY COURTHOUSE	
Address Line 1	Address Line 2	
SIOUX CITY	IA	51101-1254
City	State	Zip

### Authorized Health Plan Representatives

An authorized health plan representative is an employee of the Account (not the Producer) who is authorized to request and receive the minimum necessary protected health plan information about the group health plan's members in order to perform their day-to-day job functions of administering benefits for participants of the plan. The following individual employees are authorized health plan representatives.

1/1/2022

Effective Date

Name	Title	Email	Phone
Lisa Anderson	HR Secretary	LISAANDERSON@wo odburycountyio w.a.gov	712-279-6489

## Authorized Health Plan Representatives (continued)

Name	Title	Email	Phone
Melissa Thomas	HR Director	melissathomas@w oodburycountyio wa.gov	712-234-2900

## Producer Designation

### No Producer Designated

Account requests that Wellmark recognize the following individual and firm as the designated employee benefits and insurance producer.

Designation of Producer Effective Date

Primary Producer Name

Producer Firm Name

Producer Number

Producer Firm Address 1

City

State

Zip

Primary Contact Name

Email

Phone

## Authorization to Release Group Health Plan Information and Protected Health Information to Consultant

By signing below, the Employer hereby authorizes and directs Wellmark, Inc. to disclose to the above, designated Consultant certain group health plan information and Protected Health Information regarding participants in the employer-sponsored group health plan for the purpose of the Consultant's administration of the Employer's group health plan. The Employer authorizes Wellmark to disclose such information via secure online access through Wellmark's website, including the following website applications which contain information the Employer considers necessary to provide to the Consultant in order to conduct operations of the Employer's group health plan:

- Member Maintenance/Update Member Information
- Employer Reports
- Update Other Insurance Information/Coordination of Benefits
- Check Claims Status
- eBilling Services
- Eligibility Verification Benefits Information (EVBI)

Yes, I authorize my Consultant to access this information.

*By signing below, the Employer authorizes Wellmark to provide the Consultant access to this information on an ongoing basis without further authorization. The Employer represents and agrees that 1) The Consultant is considered a Business Associate of the Employer, not Wellmark, Inc., 2) The information to be disclosed is considered confidential, 3) The Consultant has provided satisfactory assurance to the Employer that the Consultant will properly safeguard and not further disclose the information, 4) Wellmark shall not be liable or responsible for any misuse or wrongful disclosure of such information by the Employer or its Consultant, 5) The Employer agrees to indemnify and hold Wellmark harmless from and against any claim, cause of action, liability, damage, cost or expense, including attorney's fees and court or proceeding costs, arising out of, or in connection with, any misuse or wrongful disclosure of the information by the Employer, or its Consultant. The Employer acknowledges that the Consultant will be required to agree to Wellmark's website terms and conditions upon registering for access to such information.*

## Producer Designation (continued)

No, I do not authorize my Consultant to access this information.

### Secondary Consultant

There is no secondary consultant on file. You may add one below.

Secondary Consultant Name	Email Address	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>

## Authorization to Release Protected Health Information for Third-Party Explanation of Benefits

Not Applicable

## General Account Information

Kayrin Vincent	00000011	
Wellmark Account Manager	Rep ID#	
August	July	WCX
Contact Month	Plan Year Month	Unique Alpha Prefix

Wellmark IS the Exclusive Carrier

Blues Enroll

Enrollment Method

### Open Enrollment Period\*

*\*Enrollment Period is the period in which employees can enroll within a plan or plans, and/or when written application materials are provided to employees, if sooner.*

The account will hold an open enrollment:  YES  NO

If YES, fill in open enrollment period dates:

11/1/2017	<input type="text"/>
Starting date	Ending date

### Funding Arrangement

This self-funded account will be developing our own SBCs to distribute. (If you modify or opt out of using the standard, Wellmark-provided SBCs, please be aware that Wellmark will not be able to retain or distribute your customized SBCs to your employees.)

Self Funded	Wellmark	24/12
Funding Arrangement	Stop Loss Carrier	Stop Loss Terms/Lines of Business

Terminal Rider applies:  YES  NO (If yes, Signed exhibit page attached.)



## General Account Information (continued)

Value Based Program elected :  YES  NO

### Product

Health  Pharmacy  Dental

A group health plan may designate a state benchmark plan other than Iowa or South Dakota for purpose of determining compliance with essential health benefit (EHB) requirements.

Benchmark Exception for EHB?  YES  NO If yes, list State \_\_\_\_\_

## Guarantees

Not Applicable

## Health Care Management Services

Self Funded

See Attached Rate Exhibit

## Representation of Grandfathered Status under the Affordable Care Act

Grandfathered status may be maintained if changes to benefits and/or employer contributions do not significantly increase member's cost share. Grandfathered status may be maintained if the employer contribution does not decrease more than 5 percentage points for any contract type (i.e. Single/Family) within a plan (per OBS#), as compared to 3/23/2010 contribution level. Decreasing the employer contribution to a "grandfathered" group plan by more than 5% below the contribution rate on 3/23/2010 will result in a loss of grandfathered status. This applies for any contract type within any benefit plan. Account agrees to provide Wellmark at least 60 days advance, written notice of any change in the employer contribution that exceeds 5%. Account represents to Wellmark that the information contained in the below chart, which will be used in determining grandfathered status, is accurate for each of the plans listed. If the account Partial Self Funds, the group also attests that the grandfathered status is accurate for each of the plans listed in regard to both benefits and contribution levels.

Yes  No

Grandfathered Benefit Plan(s)	OBS #: Health Rx	Single Contract Contribution Level (or One person, if applicable)		Family Contract Contribution Level (or One person, if applicable)		Emp/Spouse Contract Contribution Level (or One person, if applicable)		Emp/Child(ren) Contract Contribution Level (or One person, if applicable)	
		Renewal or plan year:	3/23/2010	Renewal or plan year:	3/23/10	Renewal or plan year:	3/23/10	Renewal or plan year:	3/23/10

## COBRA

Standard COBRA Administration - see attached Addendum

*This Large Group Account Information and Binder Agreement ("Binder Agreement") serves solely as evidence of Wellmark's agreement to provide the health insurance coverage or administrative services and to provide services for any applicable stop loss insurance coverage indicated above. The Account agrees to the terms and payment obligations stated herein and agrees to pay Wellmark the applicable rates, administrative fees, and/or stop loss premium stated in the attached documentation. Execution of the Binder Agreement by the Account authorizes Wellmark to implement the administration of this coverage including the processing and settlement of claims for members of the Account's group health plan incurred within the Rating Period stated in the attached Rating Exhibit. On or about the effective date of coverage, Wellmark shall issue and execute a definitive agreement which may be a Group Insurance Policy, Administrative Services Agreement and or Stop Loss Policy, depending on the nature of the group health plan. The definitive Agreement will set forth the rights and responsibilities of Wellmark and the Account. Account's payment to Wellmark of the applicable fees as of the effective date is evidence of Account's agreement to the terms specified in the definitive agreement.*

*Signatures on this Binder Agreement confirm that the Binder Agreement and the subsequent definitive agreement are issued for delivery in either Iowa or South Dakota, as applicable. Account understands and agrees that Wellmark defines a National Account as any company headquartered in Wellmark's service area of Iowa or South Dakota but which also has employees working at locations in other states whose claims are processed through the Blue Cross and Blue Shield Association's Blue Card program. If the Account is not headquartered in Wellmark's service area, coverage may be limited to employees associated with Account locations in Wellmark's service, and coverage will be void for any persons associated with Account locations outside Wellmark's Service Area unless express consent is obtained from the local Blue Cross or Blue Shield licensee.*

*Account acknowledges and agrees that it has reviewed and approved this Binder Agreement and all attachments. Account acknowledges Wellmark will rely on the information contained in this Binder Agreement, and all of the attachments hereto, including but not limited to the SBC Employer Data Form, Medicare Secondary Payer Addendum, Rate Exhibits, Health and Care Management rates, Online Benefit Summary (OBS), COBRA Agreements, representations of grandfathered status and any performance guarantee information. Account represents to Wellmark that the information contained herein is correct.*

*This Binder Agreement shall expire upon Wellmark's issuance and execution of the definitive agreement (either the Group Insurance Policy, or Administrative Services Agreement and Stop Loss Policy, if applicable), EXCEPT that any COBRA Agreements, Health and Care Management Programs/Services Rating Exhibit, will remain in effect and become a part of the definitive agreement. It is understood that the Wellmark may continue to rely on the designations of individuals and authorizations made herein until the Account withdraws such designations or authorizations or provides updated designations and authorizations. It is understood and agreed that the terms and conditions of the definitive agreement and benefits document(s) issued by Wellmark to the Account, and the terms and conditions of the definitive stop loss policy issued by stop loss carrier, if any, shall govern and control the terms stated in this Binder. Any inconsistency between this Binder Agreement, including attachments, and any subsequently issued definitive agreement(s) shall be construed in favor of the subsequently issued definitive agreement. This Binder Agreement shall be governed in accordance with Iowa Law.*

**ACCOUNT:**

	Rocky De Witt
By (sign here)	Printed Name
Board of Supervisors, Chairman	12.7.2021
Title	Date

**For Internal Use Only**

XA Account	Renewal-No Benefit Change
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Notes

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

Date: 12/1/21 Weekly Agenda Date: 12/7/21

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

**WORDING FOR AGENDA ITEM:**

Quarterly Update on SIMPCO Membership Activity with Rural Cities

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This item provides the Board with the 1st quarter progress report from SIMPCO on their work with rural cities that accepted the county's offer to pay half of their membership dues to SIMPCO during FY21-22.

**BACKGROUND:**

FY21-22 is the 6th consecutive year the Board agreed to pay 50% of the membership dues for rural cities to receive SIMPCO services. \$7,279 in Local Option Sales Tax (LOST) funds was allocated for all 14 cities. 11 cities accepted the offer so the county's actual cost was \$6,100. The remaining balance of \$1,179 was deobligated.

**FINANCIAL IMPACT:**

\$6,100 (LOST funds) FY21-22

**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 1st quarter report.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to receive the 1st quarter report from SIMPCO for fiscal year FY21-22.



**MEMORANDUM**

TO: David Gleiser, Woodbury County Community and Economic Development Director

FROM: Michelle Bostinelos, SIMPCO Executive Director

DATE: November 15, 2021

RE: SIMPCO Progress Report Qtr. 1 | July 1 – September 30, 2021

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The Woodbury County Board of Supervisors agreed to pay for one half of rural Woodbury County communities’ membership dues to SIMPCO for FY 2022 (July 1, 2021 – June 30, 2022). The goal of the partnership is for rural Woodbury County communities to utilize the Siouxland Interstate Metropolitan Planning Council (SIMPCO) in providing tools, research, technical assistance and regional collaboration to help grow community and economic development project across Woodbury County.

For FY 2022, the following communities signed-up for a SIMPCO Membership: Anthon, Bronson, Correctionville, Hornick, Lawton, Merville, Oto, Pierson, Salix, Smithland and Sergeant Bluff. Information in this report demonstrates project(s)/information requested, total time, and estimated value of services offered directly to each of the communities as well as the indirect value of SIMPCO membership and regional collaboration.

During the 1<sup>st</sup> quarter, SIMPCO spent approximately 155 direct hours which equals an estimated value of \$12,090 assisting member communities in Woodbury County. Indirect time working on projects, committees, regional projects, and outreach that indirectly benefits Woodbury County communities is estimated at 449 hours or an estimated value of \$35,022. The net benefit of SIMPCO membership for rural Woodbury County communities in the second quarter is equaled \$47,112.

**First Quarter Notes:**

- Unlike the other rural Woodbury County communities, Sergeant Bluff is part of the SIMPCO Metropolitan Planning Organization (MPO) and the urban area of Sioux City. MPO work may not be specifically directed to Sergeant Bluff but pertains to metropolitan transportation planning as a whole and Sergeant Bluff’s placement in the MPO. Twenty percent of MPO funds are from MPO members’ dues used as local match to complete the necessary work required to ensure federal transportation funds continue to flow into the metropolitan region.
- SIMPCO with Woodbury County Conservation Director and the Northwest Iowa Planning and Development Commission worked on a regional water trail planning pre-application which was due to the Iowa DNR on October 1<sup>st</sup>.

- SIMPCO worked with Sergeant Bluff on the second year of the 5-2-1-0 Healthy Choices County program with Iowa Department of Public Health and in addition, the Sergeant Bluff City Council approved a proposal by SIMPCO to update their comprehensive plan.
- SIMPCO welcomed new member, Pierson and attended a City Council meeting to talk about SIMPCO and the priorities of the Council.
- SIMPCO staff reached out to all the member communities with an introduction for the new fiscal year and to update our records with contact information for boards and committees.
- A significant amount of time in the first quarter was devoted to regional work, or those projects that benefit the entire county including the Extended Corridor Study, Water Trail pre-application, Woodbury County Comprehensive Plan, Resilience Toolkit, Iowa West Coast Initiative, and American Rescue Plan Act funding.
- SIMPCO was awarded \$400,000 in CARES Act Funds from the U.S. Economic Development Administration. SIMPCO sent out a request for projects to Woodbury County and all the communities within the county. Projects selected which will benefit Woodbury County Communities include:
  - Comprehensive Economic Development Strategy (CEDS) Regional Response, Recovery and Resiliency Plan (in progress)
  - Regional Online Marketplace Workshop (complete)
  - Woodbury County Comprehensive Plan (in progress)
  - Sergeant Bluff Senior Services Study (complete)
  - Regional Resiliency Toolkit (complete)
  - Entrepreneurial Center Feasibility Study (in progress)
  - Local Tourism Marketing Study (in progress)
  - Siouxland Community Development Financing Gap Study (in progress)
- Woodbury County communities received the following electronic newsletters and information sent out by SIMPCO:
  - July SIMPCO Updates
  - August SIMPCO Newsletter
  - September SIMPCO Updates
- SIMPCO leads or participates in several groups and committees that benefit Woodbury County rural communities through regional cooperation. During the first quarter, SIMPCO lead or participated in the following committees/boards/organizations/groups:
  - Iowa's West Coast Initiative
  - SIMPCO MPO Transportation Advisory Committee and Policy Board
  - Siouxland Regional Transportation Planning Association (SRTPA) Transportation Technical Committee and Policy Board
  - Siouxland Regional Transit System
  - Tri-State Incident Management Team
  - Local Emergency Planning Committee (LEPC)

- Western Iowa Community Improvement Regional Housing Trust Fund
- Iowa Association of Councils of Governments (ICOG)
- Siouxland Chamber of Commerce Transportation Committee
- Siouxland Chamber Enhancement Committee
- Siouxland Chamber Legislative Meetings/Events
- SIMPCO's Comprehensive Economic Development Strategies (CEDs) Committee
- Iowa DOT meetings including MPO/RPA Directors meetings
- SIMPCO Board meetings
- Siouxland District Health Department's Healthy Siouxland Partners Meeting
- SIMPCO Regional Policy and Legislative Committee
- SIMPCO Comprehensive Economic Development Strategies (CEDs)
- SIMPCO Water Resource Committee
- Iowa CDBG Training
- American Rescue Plan Act funding webinars

**Anticipated work in the 2<sup>nd</sup> Quarter 2022:**

- SIMPCO staff will continue to meet with communities to develop projects and to work on specific tasks as requested
- Metropolitan Planning Organization work will continue which will affect Sergeant Bluff including MPO meetings, Transportation Improvement Program (TIP) management, Safe Routes to School, Long Range Transportation Plan, Passenger Transportation Plan, Tri-State Incident Management Team, Iowa Department of Public Health 5-2-1-0 and MPO Bicycle/Pedestrian Roundtable.
- SIMPCO will continue to work with Siouxland District Health Department on projects related to Safe Routes to School and bicycle/pedestrian improvements as requested – in Sergeant Bluff, Merville, Lawton and Pierson
- Assist the City of Salix with stormwater drainage issues as requested.
- Once the pre-application is approved, submit the final application for the water trails planning application to the Iowa DNR.
- SIMPCO will respond to data requests, grant writing and general requests for information from member communities
- SIMPCO will continue to move forward with U.S. EDA CARES Act projects including the Woodbury County Comprehensive Plan
- SIMPCO will continue to distribute electronic newsletters and grant blasts about upcoming activities/events/trainings/grants.
- During the second quarter, SIMPCO will lead or participated in the following committees/boards/organizations/groups which benefit Woodbury County Communities:
  - Iowa's West Coast Initiative
  - Iowa Association of Councils of Government (ICOG)

- MPO Bicycle/Pedestrian Roundtable
- Siouxland Economic Development Cooperation
- Tri-State Incident Management Team
- SIMPCO MPO Transportation Advisory Committee and Policy Board
- Siouxland Chamber Legislative Committee and Transportation Committee
- Siouxland Regional Transit System Board
- Siouxland Regional Transportation Planning Association (SIMPCO-RPA)
- SIMPCO Regional Policy and Legislative Committee
- SIMPCO Water Resource Committee
- MPO TTC and Policy Board
- Comprehensive Economic Development Strategy Committee meetings
- Transportation Advisory Group (TAG)

**Opportunities:**

- There are grant opportunities listed on the SIMPCO website. Members should prioritize projects and contact SIMPCO to begin working applications.
- Members should utilize SIMPCO GIS services to update and digitize city maps
- Members should utilize SIMPCO to update City Codes or Zoning Ordinances.
- Members are invited to appoint the Mayor or Council person to sit on the SIMPCO Board of Directors.
- Members are invited to participate in the Comprehensive Economic Development Strategy (CEDS) Committee and provide input in the Regional Response, Recovery and Resiliency Plan.
- Members are invited to get involved with the Regional Policy and Legislative Affairs Committee and the Tri-State Legislative Forum which will be held on December 3 and to the SIMPCO Holiday gathering and awards banquet on December 9.

## Siouxland Interstate Metropolitan Planning Council

### Progress Report: July 1 – September 30, 2021

Community	Community Goals/Priorities	Work During 1 <sup>st</sup> Qtr.	Total Time (hours)	Estimated Value	Additional Member Fee
Anthon Total Dues: \$786 Woodbury County Portion: \$393	Grant Writing  <i>Staff contact: Michelle Bostinelos Erin Berzina Dawn Kimmel</i>	Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees. Answered questions on CDBG program	Qtr. 1: 3 Qtr. 2: Qtr. 3: Qtr. 4:	Qtr. 1: \$234 Qtr. 2: \$ Qtr. 3: \$ Qtr.4: \$	None
Bronson Total Dues: \$636 Woodbury County Portion: \$318	Grant Writing/Research  <i>Staff contact: Michelle Bostinelos Erin Berzina</i>	Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.	Qtr. 1:1 Qtr. 2: Qtr. 3: Qtr.4:	Qtr. 1: \$78 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$	None
Pierson Total Dues: \$636 Woodbury County Portion: \$318	Sidewalk assessment/grant writing  <i>Staff contact: Michelle Bostinelos Erin Berzina</i>	Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.  Attended City Council meeting. Began to work on sidewalk assessment projects.	Qtr. 1: 3 Qtr. 2: Qtr. 3: Qtr. 4:	Qtr. 1: \$234 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$	None



<p>Hornick Total Dues: \$520 Woodbury County Portion: \$260</p>	<p>Grant writing, disaster recovery</p> <p><i>Staff contact: Michelle Bostinelos, Erin Berzina Dawn Kimmel</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p>	<p>Qtr. 1: 1 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$78 Qtr. 2: \$ Qtr. 3: \$ Qtr.4: \$</p>	<p>None</p>
<p>Lawton Total Dues: \$1,113 Woodbury County Portion: \$557</p>	<p>Downtown Revitalization, Trails, Safe Routes to Schools/ housing rehab</p> <p><i>Staff contact: Michelle Bostinelos, Erin Berzina, Dawn Kimmel, Amanda Harper</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p> <p>Walk Audits on Sidewalks Housing Rehab</p>	<p>Qtr. 1: 33 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$2,574 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>
<p>Correctionville Total Dues: \$1,030 Woodbury County Portion: \$515</p>	<p>Grant Writing Housing Rehab DOT TAP Grant Admin</p> <p><i>Staff Contact: Michelle Bostinelos, Erin Berzina Amanda Harper</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p> <p>CDBG Housing Assistance with Iowa DOT TAP administration</p>	<p>Qtr. 1: 22 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$1,716 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>
<p>Smithland Total Dues: \$519 Woodbury County Portion: \$260</p>	<p>Financial Assistance Housing Rehab</p> <p><i>Staff Contact Michelle Bostinelos Sharon Burton Amanda Harper</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p> <p>Housing Rehab</p>	<p>Qtr. 1: 4 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$312 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>

<p>Moville Total Dues: \$1,787 Woodbury County Portion: \$894</p>	<p>Grants –Downtown Revitalization, Trails Housing</p> <p><i>Staff contact: Michelle Bostinelos, Erin Berzina Amanda Harper Dawn Kimmel</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p> <p>Walk audit, sidewalk assessment, housing rehab</p>	<p>Qtr. 1: 12 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$936 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>
<p>Oto Total Dues: \$380 Woodbury County Portion: \$190</p>	<p>Emergency Services Annual Budget Assistance</p> <p><i>Staff contact: Michelle Bostinelos, Erin Berzina</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p>	<p>Qtr. 1: 1 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$78 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>
<p>Salix Total Dues: \$685 Woodbury County Portion: \$342</p>	<p>Grants GIS Mapping Stormwater Drainage</p> <p><i>Staff contact: Michelle Bostinelos Erin Berzina Dawn Kimmel</i></p>	<p>Outreach to the community to let them know about upcoming events, in addition to SIMPCO Board and Committees.</p> <p>Grant research/providing resources</p>	<p>Qtr. 1: 3 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$234 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>
<p>Sergeant Bluff Total Dues: \$4,054 Woodbury County Portion: \$2,027</p>	<p>Safe Routes to Schools, GIS mapping, Grants, Regional Issues, 5-2-1-0, Comp Plan</p> <p><i>Staff Contact: Michelle Bostinelos, Erin Berzina, Victoria Halloran, Dawn Kimmel</i></p>	<p>Work related to the MPO including TIP. In addition to work on walking audit map, safe routes to school and provided resources for grants. City was awarded funds for 5-2-1-0 program. Bike counters in place, complete streets, comp plan program and CARES Act project</p>	<p>Qtr. 1: 72 Qtr. 2: Qtr. 3: Qtr. 4:</p>	<p>Qtr. 1: \$5,616 Qtr. 2: \$ Qtr. 3: \$ Qtr. 4: \$</p>	<p>None</p>

**Direct Totals:** This includes time directly working with Woodbury County communities on projects, data collection and technical assistance.

<b>Totals Dues</b>	<b>Woodbury County Portion</b>
\$12,180	\$6,090

<b>Time Period</b>	<b>Total Time (hours)</b>	<b>Estimated Value</b>
<b>Quarter 1: July 1 – September 30</b>	155	\$12,090
<b>Quarter 2: October 1 – December 31</b>		\$
<b>Quarter 3: January 1 – March 31</b>		\$
<b>Quarter 4: April 1 – June 30</b>		\$

**Indirect Totals:** This includes time working on projects, committees, outreach that indirectly benefits Woodbury County communities.

<b>Program/Project</b>	<b>Total Time (hours) Qtr. 1</b>	<b>Estimated Value Qtr. 1</b>	<b>Total Time (hours) Qtr. 2</b>	<b>Estimated Value Qtr. 2</b>
Newsletter/Grant Blasts/Notification of Events/ Committees/Meetings/Boards	3	\$234		\$
Regional Work (RPA, HAZ Mat, CEDS, MPO, Workshops, Water Trails, LEPC, EDA CARES)	32	\$2,496		\$
	414	\$32,292		\$
<b>Totals:</b>	<b>449</b>	<b>\$35,022</b>		<b>\$</b>

<b>Program/Project</b>	<b>Total Time (hours) Qtr. 3</b>	<b>Estimated Value Qtr. 3</b>	<b>Total Time (hours) Qtr. 4</b>	<b>Estimated Value Qtr. 4</b>
Newsletter/Grant Blasts/Notification of Events/ Committees/Meetings/Boards		\$		\$
Regional Work (RPA, HAZ Mat, CEDS, MPO, Workshops, EDA CARES)		\$		\$
<b>Totals:</b>		<b>\$</b>		<b>\$</b>

**Total Net Benefit:**

	<b>Qtr. 1</b>	<b>Qtr. 2</b>	<b>Qtr. 3</b>	<b>Qtr. 4</b>
Direct Total Estimated Value	\$12,090	\$	\$	\$
Indirect Total Estimated Value	\$35,022	\$	\$	\$
<b>Total:</b>	<b>\$47,112</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Additional Grant Awards</b>				
Sergeant Bluff 5-2-1-0 2 <sup>nd</sup> year	\$15,000			
<b>Total Grant Awards</b>	<b>\$15,000</b>		<b>\$</b>	<b>\$</b>

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

Date: 12/2/2021 Weekly Agenda Date: 12/7/2021

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

**WORDING FOR AGENDA ITEM:**

Consideration of a utility permit for installation of underground communication line in county right of way

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Mid American Energy has applied for a permit to allow the installation of a new underground telecommunications line in county right of way on Port Neal Road south of Sioux City.

**BACKGROUND:**

Work in county ROW requires a permit approved by the Board of Supervisors per section 318.8 of the Code of Iowa. The county engineer has reviewed the locations and recommends that the work be allowed.

**FINANCIAL IMPACT:**

No financial impact to the county.

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

Yes  No

**RECOMMENDATION:**

Recommend approval of the permit for Mid American Energy.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the underground utility permit for Mid American Energy and to direct the chair to sign the permits.

PERMIT FOR USE OF COUNTY ROAD/HIGHWAY RIGHT-OF-WAY  
FOR OVERHEAD AND/OR BURIED UTILITIES ACCOMMODATION

REQUEST BY APPLICANT:

Name Simon Schwindt - MidAmerican Energy Highway K25 - Port Neal Rd  
Township \_\_\_\_\_  
Address 2351 East County Line Road City of \_\_\_\_\_

Office Phone 224-769-0327 Local Phone \_\_\_\_\_ Section:  $\frac{1}{4}$  of  $\frac{1}{4}$  Sec 17-18

Type of Utility Installation Communications T 87 N, R 47 W

Plans Prepared By Precision Underground Utilities Copy Enclosed X Yes \_\_\_\_\_ No

Map Showing Location Enclosed X Yes \_\_\_\_\_ No

Utility Location is X cross right-of-way \_\_\_\_\_ parallel to right-of-way  
\_\_\_\_\_ overhead \_\_\_\_\_ underground

Proposed Method of Installation

\_\_\_\_\_ tunnel \_\_\_\_\_ suspend on poles \_\_\_\_\_ cased  
X ~~jack & bore~~ \_\_\_\_\_ suspend on towers \_\_\_\_\_ trench  
\_\_\_\_\_ open cut \_\_\_\_\_ plow

Estimated Starting Date 12/13/21 Estimated Restoration Date Spring 2022

The Applicant understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, and special provisions listed below or attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof. Applicant is to complete in triplicate and send all copies including plans and maps to Woodbury County Engineer, 759 E. Frontage Road, Merville, IA 51039. One executed copy will be returned to the Applicant.

By Simon Schwindt Title Project Manager  
(Signature of Authorized Utility Representative)  
Date 11/29/2021

PERMIT APPROVAL BY PERMITTING AUTHORITY

The forgoing application is hereby approved and permit issued by the Permitting Authority subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

By \_\_\_\_\_ Title \_\_\_\_\_  
(Signature of Woodbury County Board Chairman)  
Date \_\_\_\_\_

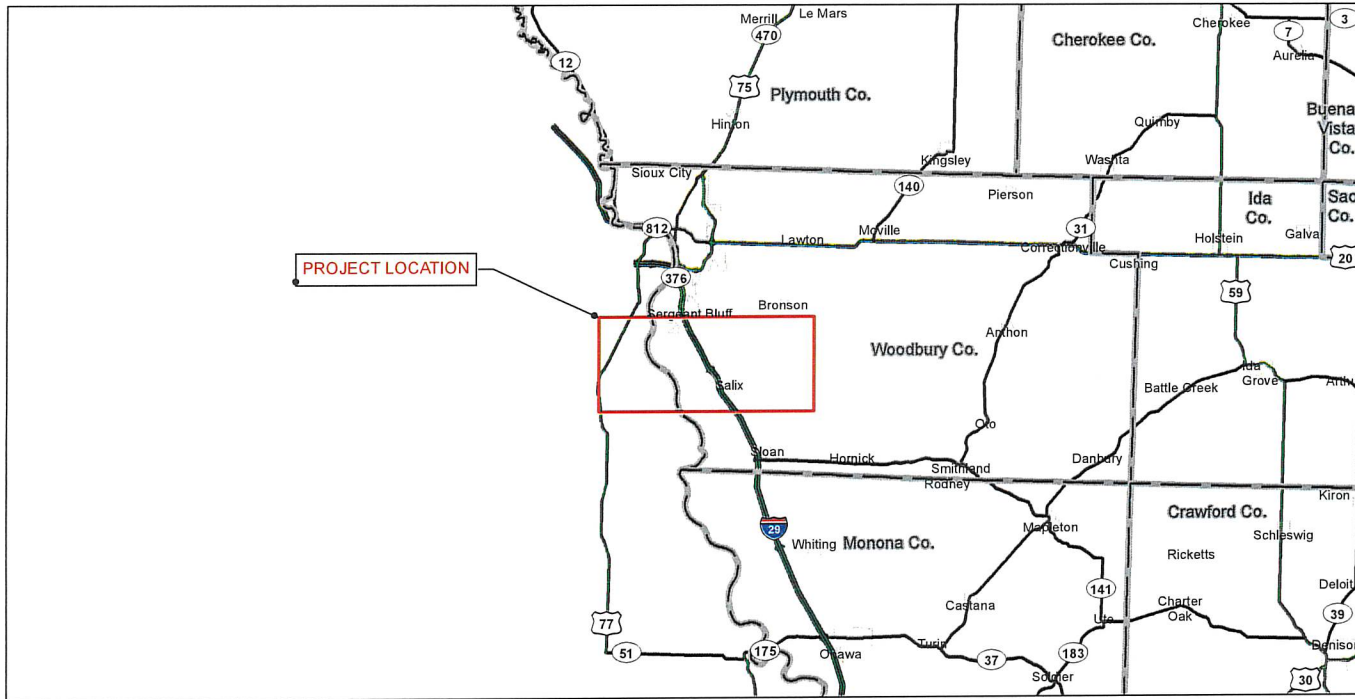
By \_\_\_\_\_ Title \_\_\_\_\_  
(Signature of Woodbury County Engineer)  
Date \_\_\_\_\_

Other Special Provisions:

Permit Provisions and Conditions of Issuance

1. The County and/or the County Board of Supervisors will not be charged with any responsibility for damages to the Applicant's property occasioned by any construction or maintenance operations on said county roads, including new or additional right-of-way acquired in connection therewith, subsequent to the building of the Applicant's facilities. The Board will endeavor to give the Applicant sufficient notice of any proposed construction or maintenance work, on either existing or newly acquired right-of-way that is likely to expose, cover up, or disturb any facilities belonging to the Applicant, in order that the Applicant may arrange to protect the facilities. The Board will inform contractors, and others working on the job of the location of the facilities so that reasonable care may be taken to avoid damaging the facilities, however the County and the Board of Supervisors will assume no responsibility for failure to give such notice.

CONSTRUCTION DRAWINGS  
FOR  
MIDAMERICAN ENERGY - KNOX SUB - SIOUX CITY  
PRECISION UNDERGROUND UTILITIES, LLC  
WOODBURY COUNTY



INDEX OF SHEETS	
1	TITLE SHEET
2	SITE OVERVIEW
3	PLANS



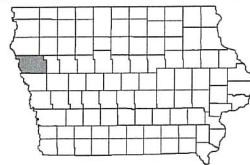
PO BOX 409  
309 S. WATER STREET  
CAMBRIDGE, IA 50046  
PHONE (515) 597-4004

WWW.PRECISIONUNDERGROUNDIA.COM



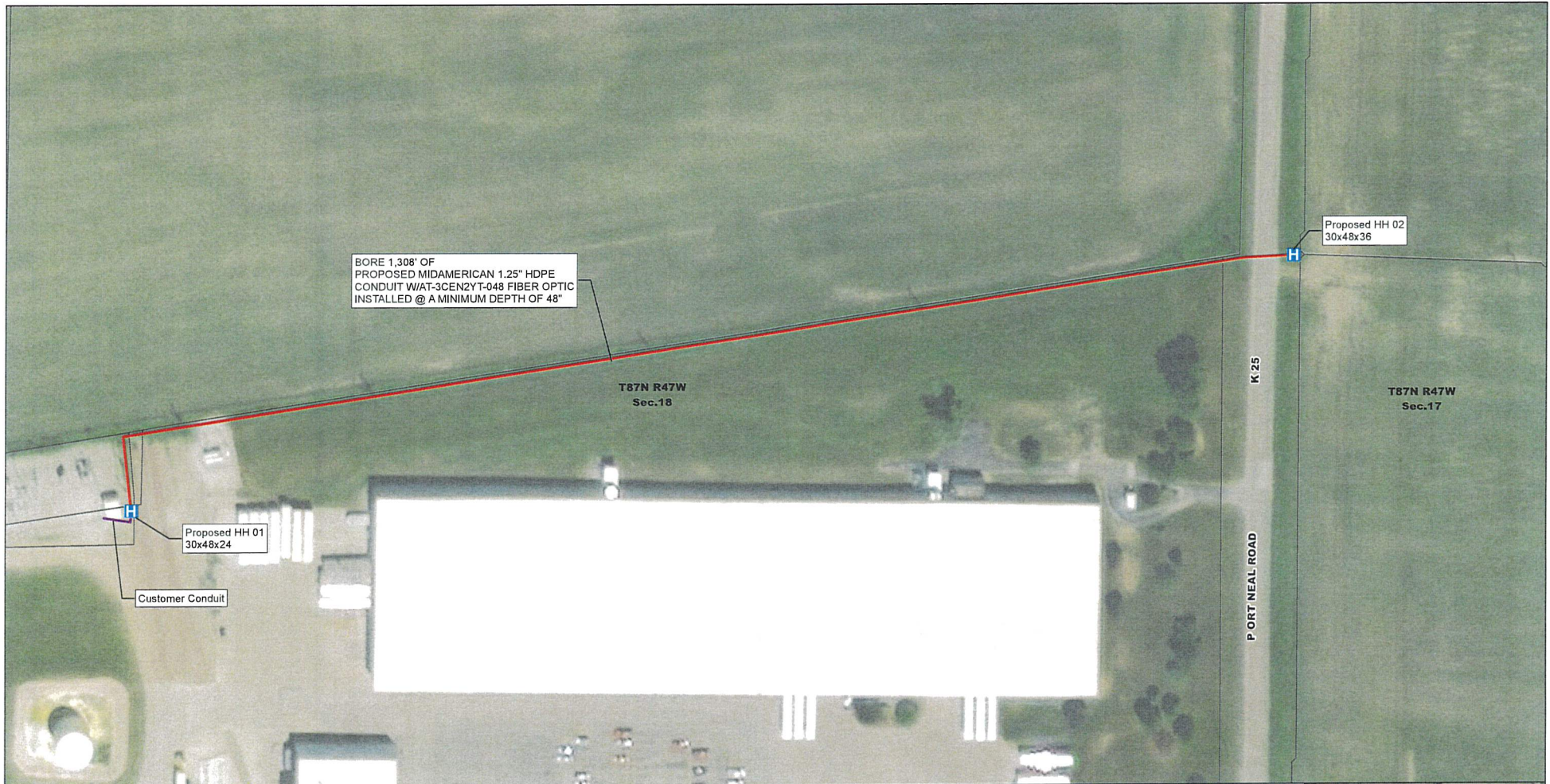
**COMMUNICATION  
INNOVATORS**

PO BOX 57037  
1301 NE 56TH ST  
PLEASANT HILL, IA 50317  
PHONE (515) 262-7686  
WWW.GOTOCI.COM



NOTE: THE PLAN LOCATIONS OF UNDERGROUND AND AERIAL UTILITIES, WHEN SHOWN, ARE APPROXIMATE ONLY. IN ADDITION, A PORTION OF UTILITY INFORMATION MAY NOT HAVE BEEN PROVIDED. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING UTILITIES AND LOCATOR SERVICES AND SCHEDULING THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO CONTACT ANY AND ALL UTILITIES AND LOCAL GOVERNMENT AGENCIES NOT PARTICIPATING IN LOCATION SERVICES.

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BORE 1,308' OF PROPOSED MIDAMERICAN 1.25" HDPE CONDUIT W/AT-3CEN2YT-048 FIBER OPTIC INSTALLED @ A MINIMUM DEPTH OF 48"

T87N R47W  
Sec.18

Proposed HH 02  
30x48x36

Proposed HH 01  
30x48x24

Customer Conduit

T87N R47W  
Sec.17

PORT NEAL ROAD

LEGEND AND INFORMATION

- Proposed Handhole
- Bored Duct
- County Parcels
- Customer Installed

PROPOSED MIDAMERICAN 1.25" HDPE CONDUIT W/AT-3CEN2YT-048 FIBER OPTIC INSTALLED @ A MINIMUM DEPTH OF 48". BORE ALL CULVERT CROSSINGS A MINIMUM DEPTH OF 60" BELOW FLOWLINE AND BORE ALL STREET CROSSINGS A MINIMUM OF 60" FROM TOP OF CURB OR PAVEMENT.



WOODBURY COUNTY



PRECISION UNDERGROUND UTILITIES

COMMUNICATION INNOVATORS

MIDAMERICAN ENERGY - KNOX SUB - SIOUX CITY

PLANS

SCALE 1 in = 100 ft

SHEET NUMBER 3

Document Path: C:\Users\Zak\Desktop\Knox\_Sub - 3 - Plans.mxd



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

Date: 12/1/21 Weekly Agenda Date: 12/7/21

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Karen James, Administrative Assistant

**WORDING FOR AGENDA ITEM:**

Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Annually, the Board of Supervisors requires those receiving tax suspensions to re-certify their income. Those petitioners who fail to re-certify their income by the deadline or if their income does not qualify for continued tax suspension, will be turned over to the Board of Supervisors for action on lifting the tax suspension.

**BACKGROUND:**

**FINANCIAL IMPACT:**

None

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

Yes  No

**RECOMMENDATION:**

To lift the tax suspension of the petitioners that are listed on the attachment.

**ACTION REQUIRED / PROPOSED MOTION:**

Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension.

# RESOLUTION #

## NOTICE OF PROPERTY SALE

Parcel #894711177001

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

**Lots Twenty-one (21) to Twenty-four (24) inclusive Block Forty-four (44) Leeds 2<sup>nd</sup> Filing Addition to the City of Sioux City, Woodbury County Iowa (3406 44<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 **7<sup>th</sup> Day of December, 2021 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 **7<sup>th</sup> Day of December, 2021**, 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 \$389.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 23<sup>rd</sup> Day of November, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Rocky De Witt, Chairman

**REQUEST FOR MINIMUM BID**

Name: Jordon Brummond Date: 5-4-21

Address: 2410 Douglas St. S.C. IA 51104 Phone: 712-259-8630

Address or approximate address/location of property interested in:

3406 - 44th St.

GIS PIN # 894711177061

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

Legal Description:

Lots 21-24 Incl Block 44 Leeds Addition

Tax Sale #/Date: 809/2016 Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: 10/21/21

Current Assessed Value: Land 1,728 Building — Total 1,728

Approximate Delinquent Real Estate Taxes: \_\_\_\_\_  
Total \$1,522.00

Approximate Delinquent Special Assessment Taxes: \_\_\_\_\_

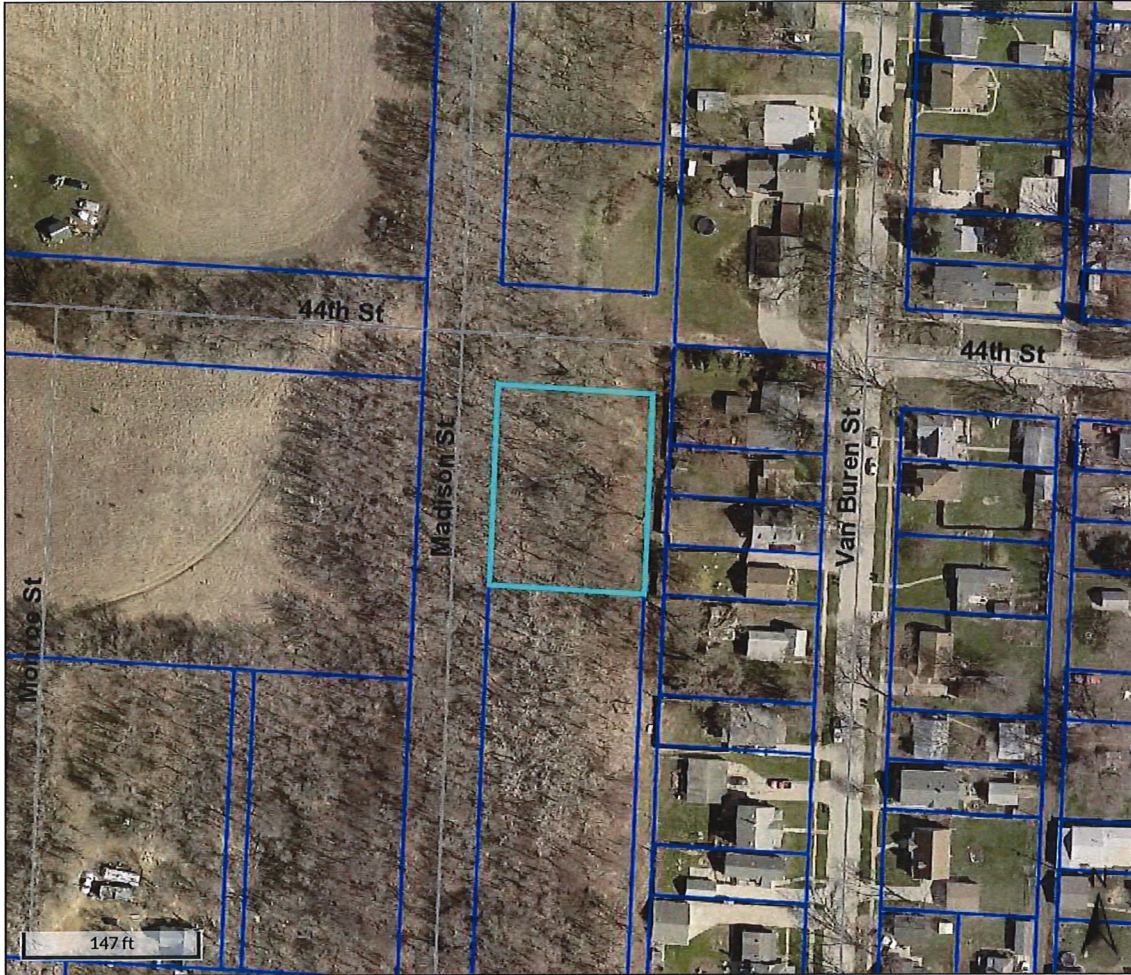
\*Cost of Services: \$114

Inspection to: Rocky De Witt Date: 5-4-21

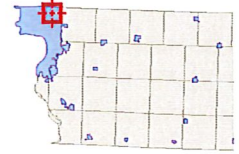
Minimum Bid Set by Supervisor: \$275 PLUS FEES IF ANY Plus cos. \$114 Total: \$389

Date and Time Set for Auction: Tuesday, December 7<sup>th</sup> @ 4:35

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



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

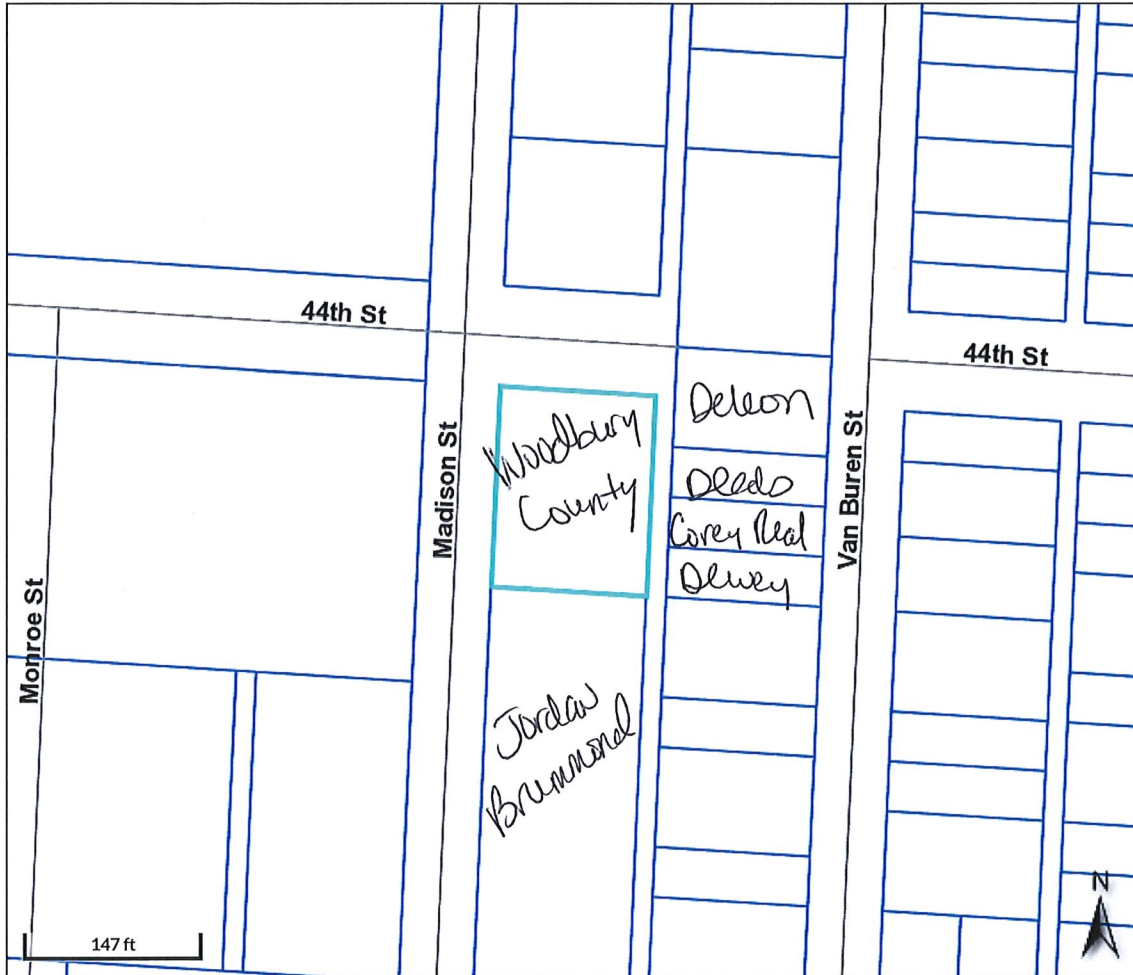
Parcel ID	894711177001	Alternate ID	311475	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3406 44TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LEEDS LOTS 21-24 INCL BLK 44				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 11/17/2021  
 Last Data Uploaded: 11/16/2021 7:23:05 PM

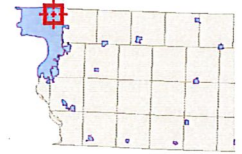
Developed by  Schneider  
 GEOSPATIAL



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

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

Parcel ID 894711177001  
 Sec/Twp/Rng n/a  
 Property Address 3406 44TH ST  
 SIOUX CITY

Alternate ID 311475  
 Class R  
 Acreage n/a

Owner Address WOODBURY COUNTY  
 620 DOUGLAS ST  
 SIOUX CITY, IA 51101

District 0087  
 Brief Tax Description LEEDS LOTS 21-24 INCL BLK 44

**(Note: Not to be used on legal documents)**

Date created: 11/17/2021  
 Last Data Uploaded: 11/16/2021 7:23:05 PM

Developed by Schneider  
 GEOSPATIAL

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

Date: 12/1/21 Weekly Agenda Date: 12/7/21

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

**WORDING FOR AGENDA ITEM:**

Approval of Final Plat for the Whiskey Creek 170th Addition, a Minor Subdivision

**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:**

The Supervisors will receive the Woodbury County Zoning Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board 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:**

Brenton Feuchtenberger, owner of Parcel 884702400006 filed a minor subdivision application to establish the Whiskey Creek 170th Addition, a 2-lot minor subdivision for future residential development. The parcel is addressed: 1695 170th St, Sioux City, IA 51106, and is in the Woodbury Township. It is zoned Agricultural Preservation (AP) and is not in the floodplain. The proposed lots and uses are compliant with the zoning and subdivision ordinance. The County Engineer sited and approved all proposed driveways for access and verified closure of the final plat. All required legal notifications were made and all relevant agency stakeholders and property owners were notified of this request and related public hearings. As of 12/1/21, the CED office has not received any significant comments. On 11/22/21, the Woodbury County Zoning Commission held a public hearing on the application and subsequently voted unanimously to recommend approval of the final plat as proposed. Extraterritorial review was completed/ approved by the Sioux City Zoning Commission on 11/23/21 and the Sioux City Council will act on the application on 12/6/21.

**FINANCIAL IMPACT:**

None

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

Yes  No

**RECOMMENDATION:**

Receive the final staff report and Zoning Commission's recommendation from their 11/22/21 meeting.  
Approve the plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to receive the final staff report and Zoning Commission's recommendation from their 11/22/21 meeting.  
Motion to approve the Davis Estates final 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

**WHISKEY CREEK 170<sup>th</sup> ADDITION MINOR SUBDIVISION PROPOSAL  
FINAL REPORT – 12/2/21**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<b>Owner(s):</b> Brenton Feuchtenberger and Sarah Feuchtenberger <b>Application Type:</b> Minor Subdivision <b>Subdivision Name:</b> Whiskey Creek 170 <sup>th</sup> Addition <b>Application Date:</b> November 2, 2021 <b>Subdivision Area:</b> 10.53 Acres (2 Lots) <b>Legal Notice Date:</b> November 13, 2021 <b>Stakeholders (1000') Letter Date:</b> November 10, 2021 <b>Zoning Commission Public Hearing Date:</b> November 22, 2021 at 6:00 PM <b>Extraterritorial Review (Sioux City) Date:</b> December 6, 2021	<b>Parcel(s):</b> 884702400006 <b>Township:</b> T88N R47W (Woodbury) <b>Section:</b> 2; <b>Quarter:</b> SE ¼ SE ¼ <b>Zoning District:</b> Agricultural Preservation (AP) <b>Floodplain District:</b> Zone X (Not in Floodplain) <b>Address:</b> 1695 170 <sup>th</sup> Street, Sioux City, IA 51106	<input type="checkbox"/> Summary, Aerial & Plat Excerpt, Recommendation <input type="checkbox"/> Application <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Final Plat

**SUMMARY**

Brenton Feuchtenberger has filed an application for a two-lot minor subdivision on the property as referenced above. The purpose is to divide the parcel into two lots for the eventual sale of the lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on November 13, 2021. The neighbors within 1000 FT have been duly notified via a November 10, 2021 letter about the November 22, 2021 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No significant comments of opposition were received. Extraterritorial review is set to be completed by Sioux City Council on December 6, 2021. The Woodbury County Zoning Commission voted 3-0 to recommend approval to the Woodbury County Board of Supervisors following their November 22, 2021 public hearing. It is the recommendation of staff to approve this proposal.

**AERIAL MAP**

**PLAT EXCERPT**

Parcel ID	884702400006	Alternate ID	821386	Owner Address	FEUCHTENBERGER BRENTON & SARAH
Sec/Twp/Rng	2-88-47	Class	R		1695 170TH ST
Property Address	1695 170TH ST	Acres	10.53		SIOUX CITY, IA 51106
District	0030				
Brief Tax Description	AN IRREG TCT BEG @ SE CORNER SESE THEC W675' THEC N31241' THEC NE338.96' THEC N534.42' THEC E343.82' THEC S984.62' TO PT OF BEG SESE 10.530 GROSS AC 10.020 NET ACRES				

(Note: Not to be used on legal documents)

**ZONING COMMISSION AND STAFF RECOMMENDATION**

The Woodbury County Zoning Commission voted 3-0 to recommend approval to the Woodbury County Board of Supervisors following their November 22, 2021 public hearing. It is the recommendation of staff to approve this proposal.

# ZONING COMMISSION DRAFT MINUTES – NOVEMBER 22, 2021

DRAFT Minutes - Woodbury County Zoning Commission Meeting – November 22, 2021

The Zoning Commission (ZC) meeting convened on the 22th of November 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Barb Parker, Corey Meister, Jeffrey O'Tool  
County Staff Present: David Gleiser, Dan Priestley  
Public Present: Alan Fagan, Brenton Feuchtenberger, Dean Kruse

## Call to Order

Barb Parker formally called the meeting to order at 6:00 PM.

## Public Comment on Matters Not on the Agenda

None.

## Approval of Minutes

The 9/27/21 minutes were approved. Motion to approve: O'Tool. Second: Meister. Motion approved 3-0.

## Public Hearing: Homestead 1867 Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. John Weaver and Brian Weaver have filed an application for a six-lot agricultural minor subdivision on the property including Parcels 884405200003, 884405200004, & 884405200001. The purpose is to divide the farm ground among the family and to establish separate parcels for the two farmhouses that presently reside on the same parcel. There is no expected development as Lots 1-4 will be for agricultural purposes while Lots 5-6 include the existing houses on independent lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on November 10, 2021. The neighbors within 1000 FT have been duly notified via a November 4, 2021 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Significant comments included those from MidAmerican Energy who indicated that there are existing electrical lines within the subdivision and they will require that an easement is maintained. The Woodbury County Soil and Water Conservation District commented that erosion control and bank stabilization practices should be implemented if any construction takes place on Lots 1 and 2. They also stated that construction should be prohibited in the Wolf Creek floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Priestley indicated that the easement from MidAmerican is a prescriptive easement and the property owners should continue to follow it. He also stated that staff administratively regulates the floodplain. Priestley also addressed the easement for the access to the property which clarifies the continued agricultural use and access for the two single-family dwellings. He also stated that the property owners are required to acquire the Base Flood Elevation (BFE) data from the Iowa Department of Natural Resources, which has already been requested, and subsequently record the data in the Woodbury County Recorder's office within 120 days after the approval of the subdivision. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 3-0. Motion to recommend approval of the Homestead 1867 Addition to the Board of Supervisors: O'Tool. Second: Meister. Motion approved 3-0.

## Public Hearing: Whiskey Creek 170th Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Brenton Feuchtenberger has filed an application for a two-lot minor subdivision on the property identified as Parcel #884702400006. The purpose is to divide the parcel into two lots for the eventual sale of the lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on November 13, 2021. The neighbors within 1000 FT have been duly notified via a November 10, 2021 letter about the November 22, 2021 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No significant comments of opposition were received. Extraterritorial review is to be completed by the Sioux City Zoning Commission on November 23, 2021 and the Sioux City Council on December 6, 2021. The city must complete their extraterritorial review before the Board of Supervisors can approve this subdivision. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Parker inquired about what would happen if the city found an issue with the plat after the Zoning Commission's approval. Director Gleiser indicated that the proposal would need to go back through the commission for another public hearing. Property owner Brenton Feuchtenberger indicated that the lots are being sold. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 3-0. Motion to recommend approval of the Whiskey Creek 170th Addition to the Board of Supervisors: Parker. Second: O'Tool. Motion approved 3-0.

## Review: Conditional Use Permit (Residential Solar Panels)

Priestley read the preliminary report and staff recommendation into the record. Dean A. Kruse has filed a conditional use permit application to request for the installation and use of solar panels on the roof of his single-family dwelling on the property (Parcel #864303300004). This proposal is properly set to go into the Sioux City Journal Legals Section on November 20, 2021 for the Board of Adjustment public hearing on December 6, 2021. The neighbors within 500 FT have been duly notified via a November 17, 2021 letter about the November 22, 2021 Zoning Commission review meeting and the December 6, 2021 Board of Adjustment public hearing and have been requested to comment. As of the printing of this packet, no comments have been received in opposition. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No major concerns were reported. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning Ordinance, this proposal meets appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Property owner Dean Kruse addressed the Zoning Commission and stated the purpose of the solar panels is to reduce his energy costs. Motion to recommend approval to the Board of Adjustment: Parker. Second: O'Tool. Motion approved 3-0.

## Discussion/Action: Proposed Rules of Procedure for The Woodbury County Planning And Zoning Commission

Gleiser discussed the proposed rules of procedure which are allowed by the Zoning Ordinance. The rules are necessary if the commission were to hold electronic meetings. The assistant county attorney provided this proposed language based on the current Board of Supervisors' rules of procedure. Gleiser indicated that these rules codify the commission practices and add the ability to participate electronically for practical difficulties.

## Discussion/Action: Proposed Zoning Ordinance Amendment Planning and Zoning Commission and Board of Adjustment (Sections 2.01.4 & 5).

Gleiser stated that the proposed amendment to the text of the zoning ordinance is to bring the ordinance up to date with current code based on eligibility changes made by the state in 2020. He indicated that the term limits portion was requested by one of the county supervisors. Dating back to 2020, the Board of Supervisors were informed of the law change and so the process of eligibility, recruitment, terms, etc. came up as part of the process. Other jurisdictions such as Sioux City include two terms. Gleiser indicated that the review process of the zoning ordinance text amendment is formally reviewed by the Zoning Commission and a recommendation is made to the Board of Supervisors who would hold up to three public readings/hearings. Gleiser asked the commission what their thoughts were about term limits. O'Tool inquired about how this would impact past service and suggested two complete terms to address issues with partial terms. Gleiser indicated that a disclaimer can be put in place that starts at the time of implementation. Pre-past service would not count. Presently it appears the practice has been for two terms at the Board of Adjustment with no limit at the Zoning Commission. Other issues such as attendance and gender balance were discussed.

## Discussion: Solar Energy

Both commercial and residential solar use was discussed. Gleiser referenced an email that was sent to the Zoning Commission and Board of Adjustment concerning solar energy practices. He inquired if the commission had any recommendations about solar energy including stakeholder engagement, stakeholders from the public, etc. as the county will work toward preparing a solar ordinance. Gleiser indicated that a work group has been formed including the CED staff, assistant county attorney, the county engineer, conservation director, emergency services director, emergency management director, the assessor, and the finance director. He also indicated that staff contacted the cities concerning their solar ordinances and found that residential solar is a permitted accessory use in many of the cities including Sioux City. Some of the communities do not have solar in their zoning ordinances. Gleiser indicated that residential solar could fit as a permitted allowed accessory use while commercial large scale solar should require parameters such as road use agreements and decommission plans.

## Public Comment on Matters Not on the Agenda

None.

## Commissioner Comment or Inquiry

None.

## Adjourn

Motion to adjourn: O'Tool. Second: Meister. Motion passed: 3-0. Meeting adjourned at 7:07 PM.

# WOODBURY COUNTY ZONING COMMISSION RESOLUTION

## 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 WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 22nd DAY OF November, 2021 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 24 DAY OF November, 2021.

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



APPLICATION

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: BRENTON FEUCHTENBERGER  
Name of Owner

Mailing Address: 1695 170th ST. SIOUX CITY, IA 51106  
Street City or Town State and Zip + 4

Property Address: 1695 170th ST. SIOUX CITY, IA 51106  
Street City or Town State and Zip + 4

Ph/Cell #: 605 212-5539 E-mail Address: b.feuchtenberger@fbfs.com

To subdivide land located in the SE-SE Quarter of Section 2-88-47

Civil Township WOODBURY GIS Parcel # 884702400006

Name of Subdivision: WHISKEY CREEK 170th ADDITION

Subdivision Area in Acres 10.530 Number of Lots 2

**Attachments:**

1. Ten (10) copies of grading plans; if required. N/A
2. Twenty six (<sup>15</sup>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. FALAN Ph/Cell: 712 539-1471

Attorney: EMILIE B. GELING Ph/Cell: 712 560-5860

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

Owner's Signature: [Signature]  
ALAN FALAN FOR BRENTON F.

Zoning Director: [Signature]  
Coordinator

**For Office Use Only:**

Zoning District AP Flood District X Date 11-2-21 No. 6722

Application Fee: \_\_\_\_\_  
4 Lots or less (\$200) CL #12716  
5 Lots or more (\$250 plus \$5 per lot) \_\_\_\_\_





	<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
	Staff attest to the final plat conforming to the goals and objectives of the county plan, and have no additional recommendations or requirements as it relates to the proposed final plat. Staff recommends approval of the final plat as proposed.

### **ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

**The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:**

	<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the 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



WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	<b>SEE REVIEW MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury REC has no comments or concerns. – Kent Amundson, 11/9/21.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments on this proposal. – Neil Stockfleth, 10/10/21.
WOODBURY COUNTY TREASURER:	The first half payment of \$2572.00 was paid on 9/21/2021 by Primebank and \$2572.00 is due for the March 2022 payment. – Kimberlee Koepke, 11/9/21.

**REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE**



**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: November 18, 2021

Subject: Whiskey Creek 170th Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated November 9, 2021.

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. The driveway for Lot 1 has been in use for several years and is approved for continued use. A new drive for Lot 2 was constructed this summer and meets county requirements. There are no access issues with this subdivision.
- 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

# PARCEL REPORT

## Summary

Parcel ID 88470240006  
 Alternate ID 821386  
 Property 1695 170TH ST  
 Address SIOUX CITY IA 51106  
 Sec7TwpRng 2-88-47  
 Brief AN BRG G TCT BEG @ SE CORNER SESE THEC W675' THEC N312.41' THEC NE338.96' THEC N534.42' THEC  
 Tax Description E343.82' THEC S984.62' TO PT OF BEG SESE 10.530 GROSS AC. 10.020 NET ACRES  
 (Note: Not to be used on legal documents)  
 Deed 741-8299 (6/18/2015)  
 Book/Page  
 Gross Acres 10.53  
 Net Acres 10.53  
 Adjusted CSR 0  
 Pts  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0030 WOODBURY/LAWTON-BRONSON  
 School District LAWTON-BRONSON  
 Neighborhood N/A



## Owner

<b>Deed Holder</b> Feuchtenberger, Brenton & Sarah 1695 170th St Sioux City IA 51106	<b>Contract Holder</b>	<b>Mailing Address</b> Feuchtenberger Brenton & Sarah 1695 170th St Sioux City IA 51106
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## Land

Let Area 10.53 Acres; 458,687 SF

## Residential Dwellings

**Occupancy** Single-Family / Owner Occupied  
**Style** 2 Story Frame  
**Architectural Style** N/A  
**Year Built** 1995  
**Condition** Normal  
**Roof** Asph / Hlp  
**Flooring**  
**Foundation** C Blk  
**Exterior Material** Composite Siding  
**Interior Material** Drwl  
**Brick or Stone Veneer**  
**Total Gross Living Area** 2,472 SF  
**Main Area Square Feet** 1048  
**Attic Type** None;  
**Number of Rooms** 8 above; 3 below  
**Number of Bedrooms** 3 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 1,048  
**Basement Finished Area** 546 - Rec. Room (Single)  
**Plumbing** 1 Bath Sink; 1 Extra Tub or Shower; 1 Whirlpool Bathroom; 2 Base Plumbing (Full); 1 Three Quarter Bath; 1 Half Bath;  
**Appliances** 1 Dishwasher; 1 Barbeque;  
**Central Air** Yes;  
**Heat** FHA - Gas  
**Fireplaces** 1 Gas/Elec - Side;  
**Porches** 15 Frame Open (320 SF); 15 Frame Open (78 SF);  
**Decks** Asph/Wld Roof OH-Med (100 SF);  
**Additions** 1 Story Frame (112 SF);  
 1 Story Frame (86 SF);  
 1 Story Frame (18 SF);  
**Garages** 664 SF - Att Frame (Built 1995);

## Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Pole	HORSE BARN	36	56	1997	1
	Lean-To		10	56	2012	1
	Shed	SHED	10	12	2017	1

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/18/2015	JANSEN CHRISTINE E	FELUCHTENBERGER BRENTON & SARAH	741/8299	Normal	Deed		\$370,000.00
8/25/2011	WOOD BRIAN W & DEBRAD	JANSEN CHRISTINE E	718/2561	Normal	Deed		\$255,000.00

## Valuation

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$58,000	\$62,060	\$62,060	\$41,730	\$41,730
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$323,230	\$275,230	\$275,230	\$275,230	\$275,230
= Gross Assessed Value	\$381,230	\$337,290	\$337,290	\$316,960	\$316,960
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$381,230	\$337,290	\$337,290	\$316,960	\$316,960

## Sioux City Special Assessments and Fees

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

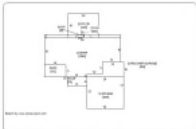
## Woodbury County Tax Credit Applications

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

## Photos

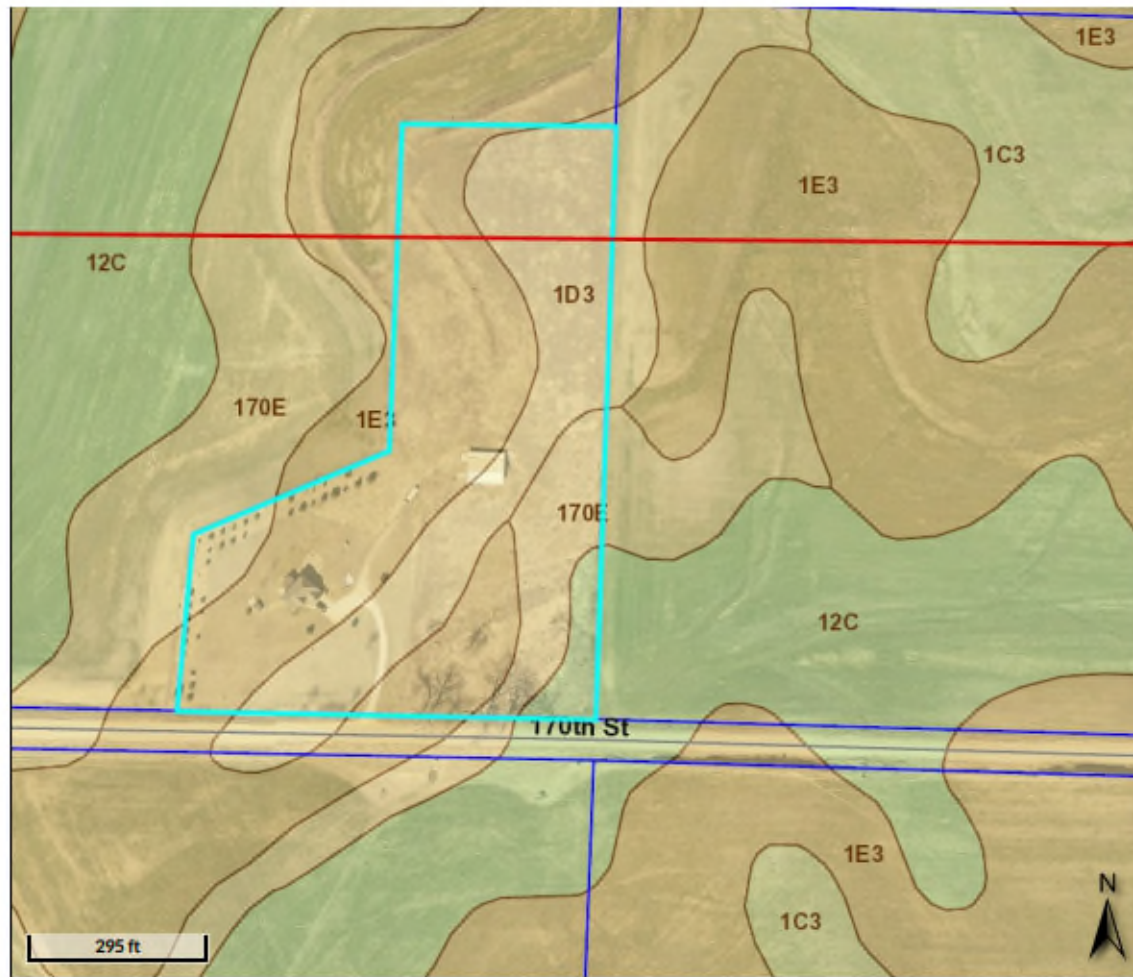


## Sketches



No data available for the following modules: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications.

# 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>	884702400006	<b>Alternate ID</b>	821386	<b>Owner Address</b>	FEUCHTENBERGER BRENTON & SARAH
<b>Sec/Twp/Rng</b>	2-88-47	<b>Class</b>	R		1695 170TH ST
<b>Property Address</b>	1695 170TH ST	<b>Acreage</b>	10.53		SIOUX CITY, IA 51106
	SIOUX CITY				
<b>District</b>	0030				
<b>Brief Tax Description</b>	AN IRREG TCT BEG @ SE CORNER SESE THEC W675' THEC N312.41' THEC NE338.96' THEC N534.42' THEC E343.82' THEC S984.62' TO PT OF BEG SESE 10.530 GROSS AC 10.020 NET ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

**ELEVATION**

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):	2 T. 88 N., R. 47 W.
ALIQUOT PART:	PART OF THE S.E.1/4 OF THE S.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	BRENTON FEUCHTENBERGER AND SARAH FEUCHTENBERGER, HUSBAND AND WIFE
REQUESTED BY:	BRENTON FEUCHTENBERGER

**AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471**

A MINOR SUBDIVISION PLAT  
OF  
**WHISKEY CREEK 170TH ADDITION**  
WOODBURY COUNTY, IOWA

E. 1/4 CORNER  
SEC. 2-88-47  
FOUND WPA MON.

**SURVEYOR'S DESCRIPTION:**

PART OF THE S.E.1/4 OF THE S.E.1/4 OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.90°00'00"W, ALONG THE SOUTH LINE OF SAID S.E.1/4 OF THE S.E.1/4 FOR 675.00 FEET; THENCE N.5°58'53"E, FOR 312.41 FEET; THENCE N.65°43'17"E, FOR 338.96 FEET; THENCE N.1°19'03"E, FOR 534.42 FEET; THENCE N.90°00'00"E, FOR 343.82 FEET TO THE EAST LINE OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.1°19'03"W, ALONG SAID EAST LINE FOR 944.62 FEET TO THE POINT OF BEGINNING. CONTAINING 10.530 ACRES INCLUDING COUNTY ROADWAY AND 10.020 ACRES EXCLUDING SAID ROADWAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

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

**OWNERS/SUBDIVIDERS**  
BRENTON FEUCHTENBERGER  
SARAH FEUCHTENBERGER

**SURVEYOR**  
ALAN L. FAGAN

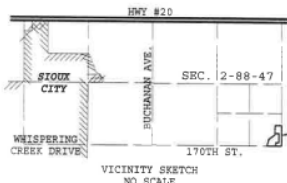
**BUILDING SETBACKS**  
FRONT YARD - 100 FEET  
FROM ROAD R.O.W.

SIDE YARD - 20 FEET  
ACCESSORY STRUCTURE - 10 FEET  
REAR YARD - 50 FEET  
ACCESSORY STRUCTURE - 10 FEET

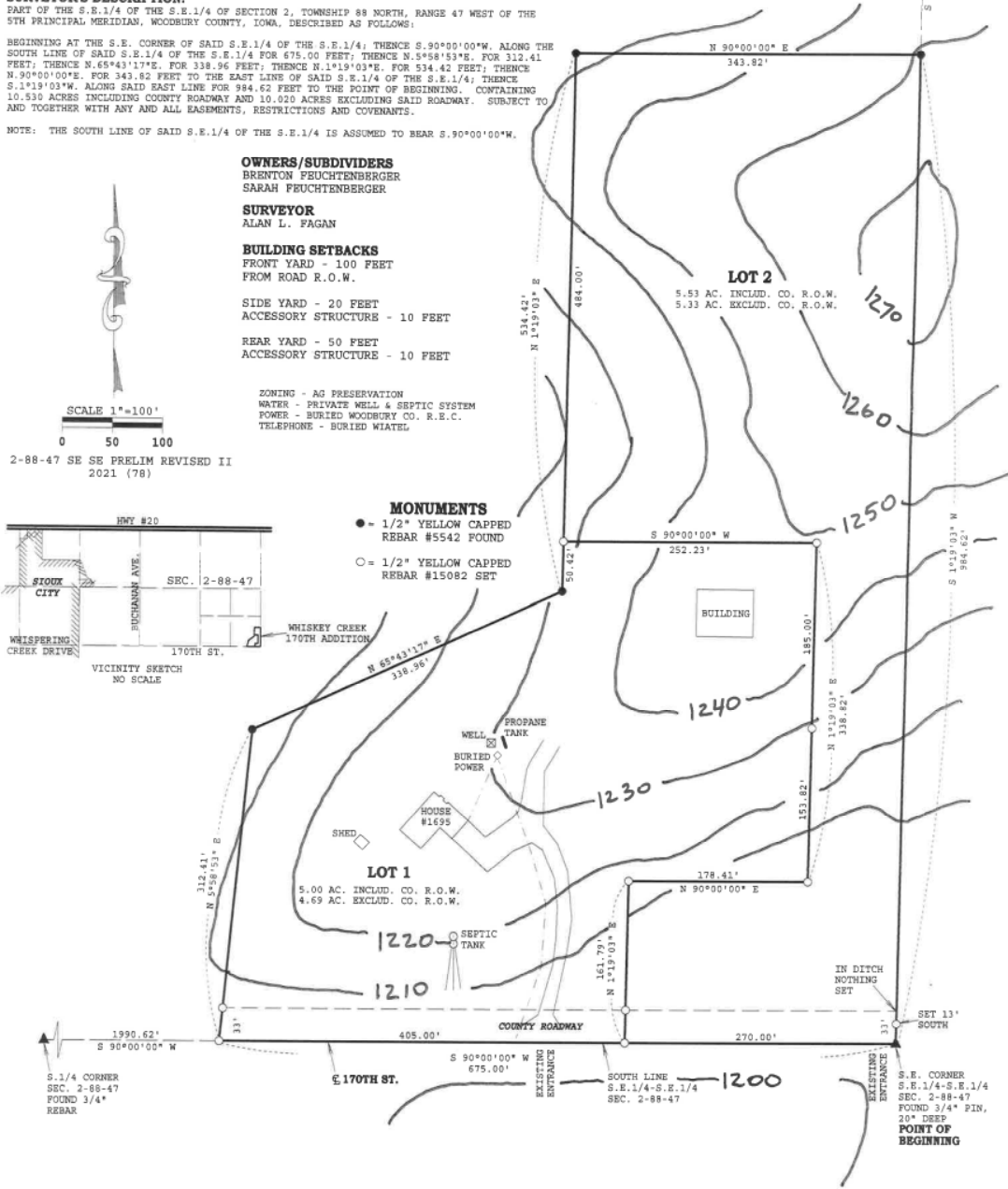
ZONING - AG PRESERVATION  
WATER - PRIVATE WELL & SEPTIC SYSTEM  
POWER - BURIED WOODBURY CO. R.E.C.  
TELEPHONE - BURIED WIATEL

SCALE 1"=100'  
0 50 100

2-88-47 SE SE PRELIM REVISED II  
2021 (78)



**MONUMENTS**  
● = 1/2" YELLOW CAPPED  
REBAR #5542 FOUND  
○ = 1/2" YELLOW CAPPED  
REBAR #15082 SET



S. 1/4 CORNER  
SEC. 2-88-47  
FOUND 3/4"  
REBAR

S.E. CORNER  
S.E.1/4-S.E.1/4  
SEC. 2-88-47  
FOUND 3/4" PIN,  
20" DEEP  
POINT OF  
BEGINNING



FINAL PLAT  
A MINOR SUBDIVISION PLAT  
OF  
**WHISKEY CREEK 170TH ADDITION**  
WOODBURY COUNTY, IOWA

**SURVEYOR'S DESCRIPTION:**

PART OF THE S.E.1/4 OF THE S.E.1/4 OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.90°00'00"W. ALONG THE SOUTH LINE OF SAID S.E.1/4 FOR 675.00 FEET; THENCE N.5°58'53"E. FOR 312.41 FEET; THENCE N.65°43'17"E. FOR 338.96 FEET; THENCE N.1°19'03"W. FOR 534.42 FEET; THENCE N.90°00'00"E. FOR 343.82 FEET TO THE EAST LINE OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.1°19'03"W. ALONG SAID EAST LINE FOR 984.62 FEET TO THE POINT OF BEGINNING. CONTAINING 10.530 ACRES INCLUDING COUNTY ROADWAY AND 10.020 ACRES EXCLUDING SAID ROADWAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

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

**OWNERS/SUBDIVIDERS**  
BRENTON FEUCHTENBERGER  
SARAH FEUCHTENBERGER

**SURVEYOR**  
ALAN L. FAGAN

**BUILDING SETBACKS**  
FRONT YARD - 100 FEET  
FROM ROAD R.O.W.

SIDE YARD - 20 FEET  
ACCESSORY STRUCTURE - 10 FEET

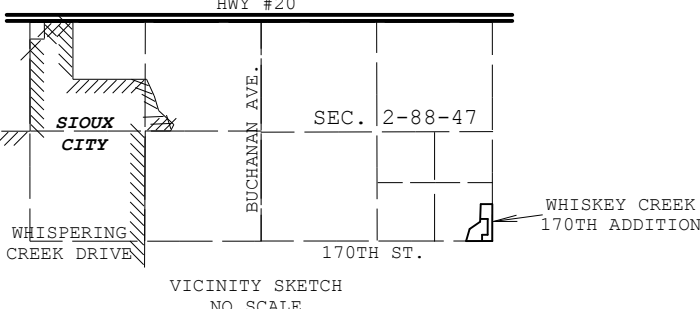
REAR YARD - 50 FEET  
ACCESSORY STRUCTURE - 10 FEET

**MONUMENTS**

- = 1/2" YELLOW CAPPED REBAR #5542 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET

SCALE 1"=100'

2-88-47 WHISKEY CREEK FINAL  
2021 (79)



**LOT 2**

5.53 AC. INCLUD. CO. R.O.W.  
5.33 AC. EXCLUD. CO. R.O.W.

**LOT 1**

5.00 AC. INCLUD. CO. R.O.W.  
4.69 AC. EXCLUD. CO. R.O.W.

E.1/4 CORNER  
SEC. 2-88-47  
FOUND WPA MON.

S 1°19'03" W  
984.62'

S 1°19'03" W  
534.42'

N 90°00'00" E  
343.82'

S 1°19'03" W  
534.42'

S 90°00'00" W  
252.23'

S 1°19'03" W  
984.62'

S 90°00'00" W  
252.23'

S 1°19'03" W  
984.62'

N 1°19'03" E  
338.82'

N 90°00'00" E  
178.41'

N 1°19'03" E  
113.82'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

S 90°00'00" W  
675.00'

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

RESOLUTION ACCEPTING AND APPROVING WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS WHISKEY CREEK 170TH 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 WHISKEY CREEK 170TH 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 OF \_\_\_\_\_, 202\_\_\_\_.

ROCKY DEWITT  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: \_\_\_\_\_  
PATRICK F. GILL  
SECRETARY

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

BRENTON FEUCHTENBERGER AND SARAH FEUCHTENBERGER, 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 PROFESSIONAL SURVEYOR WHO SURVEIED AND PLATTED THE REAL ESTATE TO BE KNOWN AS WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BRENTON FEUCHTENBERGER  
SARAH FEUCHTENBERGER

**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF IOWA : \_\_\_\_\_  
WOODBURY COUNTY: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED BRENTON FEUCHTENBERGER AND SARAH FEUCHTENBERGER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

**ANNEXATION AGREEMENT CERTIFICATE**  
THE PROPERTY INCLUDED ON THE ATTACHED PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT # \_\_\_\_\_ IN THE WOODBURY COUNTY RECORDER'S OFFICE.

**CERTIFICATE OF COUNTY ASSESSOR**  
I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

JULIE CONOLLY  
WOODBURY COUNTY ASSESSOR

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

**CITY COUNCIL RESOLUTION NO. \_\_\_\_\_**  
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THAT SAID PLAT OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED \_\_\_\_\_

ROBERT E. SCOTT  
MAYOR

APPROVED \_\_\_\_\_

ATTEST: LISA MCCARDLE  
CITY CLERK

STATE OF IOWA : \_\_\_\_\_  
COUNTY OF WOODBURY: \_\_\_\_\_

I, LISA MCCARDLE, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, 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 \_\_\_\_\_

ROBERT E. SCOTT  
MAYOR

LISA MCCARDLE  
CITY CLERK

**STATEMENT BY MORTGAGE HOLDER**  
THE UNDERSIGNED, PRIMEBANK, THE PRESENT OWNER AND HOLDER OF THE MORTGAGE RECORDED ON ROLL 749, IMAGE 6906 (RECORDED SEPTEMBER 29, 2016), STATES THAT THE PLAT OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA IS PREPARED WITH PRIMEBANK'S FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRE. BY SIGNING THIS PLAT, THE MORTGAGEE CONSENTS TO THE SUBDIVISION, INCLUDING A RELEASE OF THE MORTGAGE OR LIEN WHICH IS RECORDED FOR ANY AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC. THIS STATEMENT IS MADE IN ACCORDANCE WITH IOWA CODE SECTION 354.11(2).

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF IOWA : \_\_\_\_\_  
COUNTY OF WOODBURY: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF SAID CORPORATION TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE EXECUTING THE WITHIN AND FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED THERETO IS THE SEAL OF SAID CORPORATION; THAT SAID INSTRUMENT WAS SIGNED (AND SEALED) ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT THE SAID \_\_\_\_\_ AS SUCH OFFICER ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, BY IT AND BY HIM/HER VOLUNTARILY EXECUTED.

JASON GEARY  
CHAIRPERSON

DATED \_\_\_\_\_

JEFF HANSON  
PLANNING DIRECTOR

NOTARY PUBLIC IN AND FOR SAID STATE

**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 WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ 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 \_\_\_\_\_, 202\_\_\_\_.

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

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND PLANNING DIRECTOR, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

JASON GEARY  
CHAIRPERSON

DATED \_\_\_\_\_

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

JEFF HANSON  
PLANNING DIRECTOR

October 29, 2021

Re: Title Opinion -1695 170th Street

Pursuant to your request, we have examined the Abstract of Title in one part prepared by Engleson Abstract Company, purporting to reflect matters of record pertaining to the following-described property situated in Woodbury County, Iowa, to wit:

OPINION ABSTRACT OF TITLE TO:  
PART OF THE S.E.1/4 OF THE S.E.1/4 OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.90°00'00"W. ALONG THE SOUTH LINE OF SAID S.E.1/4 OF THE S.E.1/4 FOR 675.00 FEET; THENCE N.5°58'53"E. FOR 312.41 FEET; THENCE N.65°43'17"E. FOR 338.96 FEET; THENCE N.1°19'03"E. FOR 334.42 FEET; THENCE N.90°00'00"E. FOR 343.82 FEET TO THE EAST LINE OF SAID S.E.1/4 OF THE S.E.1/4; THENCE S.1°19'03"W. ALONG SAID EAST LINE FOR 984.62 FEET TO THE POINT OF BEGINNING. CONTAINING 10.530 ACRES INCLUDING COUNTY ROADWAY AND 10.020 ACRES EXCLUDING SAID ROADWAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE SOUTH LINE OF SAID S.E.1/4 OF THE S.E.1/4 IS ASSUMED TO BEAR S.90°00'00"W.  
to the 25th day of October, 2021 at 5:00 p.m., and certify that, as of the date of the last continuation of the abstract, and a 24-month chain of title is shown and vested of record in:

Brenton Feuchtenberger and Sarah Feuchtenberger  
by virtue of a Warranty Deed noted at Entry 69 dated and acknowledged June 18, 2015 and filed June 24, 2015 at Roll 741, Image 8299.

subject to the following restrictions and limitations:  
INTEREST IN THE SUBJECT REAL ESTATE

1.MORTGAGES/FINANCING STATEMENTS/ASSIGNMENT OF RENTS. Entry 75 shows a Mortgage to Primebank dated and acknowledged September 29, 2016 and filed September 29, 2016 at Roll 749, Image 6906. The homestead exemption is waived. The Mortgage contains six month, sixty days redemption clause in the event of foreclosure.

2.REAL ESTATE TAXES. Entry 76 shows Taxes for 2020/21 on pt SE 2-88-47 Woodbury Township; \$5,144.00; payable in two installments of which the first installment is paid, the second installment remains unpaid. (See GIS # 884702400006).

3.PERSONAL LIENS. The Abstract reflects that searches for personal liens of the current titleholder have been made and reports no adverse findings. No Buyer search was performed.

4.MECHANIACS LIENS. The Abstract reflects that appropriate searches for mechanic's liens have been made and reports no adverse findings.

5.PATENT. Entry 2 shows a Patent dated January 16, 1858 at Original Entry, Page 199.

6.SURVEYS. Entry 25 shows a Survey Corner Certificate filed September 28, 1993 at Roll 292, Image 502. Entry 26 shows a Survey filed November 7, 1994 at Roll 318, Image 12. Entry 27 shows a Survey Corner Certificate filed November 7, 1994 at Roll 318, Image 13.

7.EASEMENTS. Entry 13 shows an Easement to Woodbury County for a public highway dated and acknowledged October 29, 1984 and recorded January 9, 1985 at Roll 152, Image 1649.

8.COVENANTS. None shown.

9.PLEASE NOTE: The Purchaser should ascertain that the intended use of the subject real estate is not in conflict with any assessments, covenants, restrictions, or applicable ordinances.

SEE ATTACHED CAUTIONS.  
Sincerely,

Emilee B. Gehling  
Partner  
ITC #10271  
Gehling Osborn Law Firm, PLC  
600 4th Street, Suite 900  
Sioux City, IA 51101  
(712) 226-4601 (Direct)  
(712) 226-4600 (Main)  
(712) 560-3860 (Mobile)  
Emilee@oslawfirm.com

The Abstract is being delivered to Brenton Feuchtenberger.

GEHLING OSBORN LAW FIRM, PLC  
CAUTIONS TO TITLE OPINIONS

This title opinion is limited to an examination of the condition of title to the abstracted real estate covering the period of time up to the most recent certification.

This opinion is provided to the persons or entities identified as the addressees of this opinion, and it is not to be relied upon by any other person or entity.

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstractor in preparing the above reference abstracts.

The abstract may be prepared pursuant to the Iowa 40-year Marketable Title Act (Iowa Code§§ 614.29 to 614.38).

Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code§ 455.172(11).

Please note: No visual inspection of the property has been made. Certain matters are not discernible from the abstract. Your attention is, therefore, called to the fact that you are required to take notice of the following potential encumbrances on the real estate under examination:

1.This opinion does not cover the rights of any parties in possession. It shall be determined by independent means if there are any parties in possession and if they have any rights.  
2.This opinion does not cover the rights of undisclosed spouses.

3.The boundaries, whether all structures are within those boundaries, and anything that would be revealed by a survey, and similar municipal ordinances.

4.Any facts which would be disclosed by a visual inspection or survey and which would identify physical use, location of easements and improvements on bordering real estate. This opinion does not assure correctness of boundary and lot lines.

5.Unidentified or unreported zoning or other ordinances relative to building, improvements, use or access.

6.Flood Plain regulations, if any.

The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous waste, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state, and local regulations may, in the event that there are environmental and/or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up activity." The costs of such "clean up" may become a lien against the real estate under examination, and you may have personal liability even though you may not have diagnosed such hazardous substances on the real estate under examination that would subject you to liability for environmental clean-up. You are advised to seek independent professional evaluations of potential environmental exposures.

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

7.Real estate taxes and special assessments not yet spread on the county books and charges for municipal services, which are not included in the abstract, that constitute a lien on the benefited property. It would be advisable to check with the City Clerk, Board of Supervisors, or the County Auditor's office to determine if any resolutions of necessity for special assessments have been adopted or charges have been assessed which pertain to the real estate under examination.

8.Real estate taxes for the current year, which will not become a lien until June 30, and the responsibility for payment thereof.

9.Whether the property may be or become subject to additional or corrected assessments for real estate taxes by authority of Section 443.6 through 443.22, The Code.

10.Whether a "due on sale" clause will interfere with your plans, if any, to assume an existing mortgage.

11.Elancing Statements filed with the Secretary of State in Des Moines, including those covering crops.

12.Unrecorded purchase money liens.

13.The right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from furnishing of the last item of material or labor. In this regard, you should examine the same and satisfy yourself that no labor or materials have been furnished for improvements within the last 90 days or, if such improvements have been made, that all suppliers of labor or materials have been fully paid.

14.Whether the City claims any unrecorded liens for sidewalk maintenance, weed cutting, building demolition or utilities including storm water drainage.

MISCELLANEOUS

15. Forged or altered instruments.

16.Whether there have been any bankruptcy filings that may affect the property. No opinion can be given concerning the effect of bankruptcy proceedings on title to the real property.

17.Whether you are entitled to a homestead credit and/or a Veteran's exemption. Persons entitled should file application thereof f.

18.Whether it would be appropriate to participate in the Iowa Title Guaranty Program, operated through the Title Guaranty Division of the Iowa Finance Authority, (515) 242 -4989.

ADDITIONAL NOTE: The abstract that we have examined in preparing this opinion is a valuable document which is expensive to replace if it is lost. After the abstract is examined, we normally deliver it to the closing agent or the financial institution making the loan. We do not keep clients' abstracts in our office. It is the client's responsibility to be certain that the abstract is returned to them and kept in a safe place at the conclusion of the transaction.

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**  
THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF WHISKEY CREEK 170TH ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 202\_\_\_\_.

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

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):	2 T. 88 N., R. 47 W.
ALIQUOT PART:	PART OF THE S.E.1/4 OF THE S.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	BRENTON FEUCHTENBERGER AND SARAH FEUCHTENBERGER, HUSBAND AND WIFE
REQUESTED BY:	BRENTON FEUCHTENBERGER

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

STATE OF IOWA : \_\_\_\_\_  
COUNTY OF WOODBURY: \_\_\_\_\_

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

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

O'CLOCK \_\_\_\_\_M. RECORDED IN PLAT ENVELOPE \_\_\_\_\_, DATED \_\_\_\_\_

INDEXED AND \_\_\_\_\_

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_

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

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

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

Date: 11/29/21 Weekly Agenda Date: 12/7/21

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

**WORDING FOR AGENDA ITEM:**

Public Hearing and 1st Reading: An Ordinance Relating to the Assessment of Wind Energy Conversion Property as Authorized by Iowa Code Chapter 427B.26

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Board will consider adopting an ordinance to provide the special valuation of wind energy conversion property as provided by Iowa Code Section 427B.26.

**BACKGROUND:**

Pursuant to Iowa Code Section 427B.26, a special valuation of wind energy conversion property is allowed if a county adopts an ordinance. Wind energy conversion property first assessed on or after the effective date of the proposed ordinance shall be valued by the County Assessor for property tax purposes as follows:

- a. For the first assessment year, at zero (0%) of the net acquisition cost.
- b. For the second through sixth assessment years, at the percent of the net acquisition cost which rate increases by five (5%) each assessment year.
- c. For the seventh and succeeding assessment years, at thirty percent (30%) of the net acquisition cost.

**FINANCIAL IMPACT:**

The financial impact of the proposed ordinance will be the amount of taxes the county exempts and collects as provided by law under the 427B.26 exemption schedule.

**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:**

Conduct the public hearing, then approve the 1st reading.

NOTE: 2nd & 3rd readings have been set for 12/14 and 12/21 at 4:40pm, respectively.

This ordinance requires 30 days from the initial public hearing before it can be passed, approved, and become effective. We will schedule the final public hearing for passage and approval with the Board of Supervisors on 1/11/22.

**ACTION REQUIRED / PROPOSED MOTION:**

Conduct the public hearing.

Motion to close the public hearing.

Motion to conduct the 1st reading of the ordinance as proposed.

**427B.26 Special valuation of wind energy conversion property.**

1. *a.* A city council or county board of supervisors may provide by ordinance for the special valuation of wind energy conversion property as provided in [subsection 2](#). The ordinance may be enacted not less than thirty days after a public hearing on the ordinance is held. Notice of the hearing shall be published in accordance with [section 331.305](#) in the case of a county, or [section 362.3](#) in the case of a city. The ordinance shall only apply to property first assessed on or after the effective date of the ordinance.

*b.* If in the opinion of the city council or the county board of supervisors continuation of the special valuation provided under [this section](#) ceases to be of benefit to the city or county, the city council or the county board of supervisors may repeal the ordinance authorized by [this subsection](#). Property specially valued under [this section](#) prior to repeal of the ordinance shall continue to be valued under [this section](#) until the end of the nineteenth assessment year following the assessment year in which the property was first assessed.

2. In lieu of the valuation and assessment provisions in [section 441.21, subsection 8](#), paragraphs “*b*”, “*c*”, and “*d*”, and [sections 428.24 to 428.29](#), wind energy conversion property which is first assessed for property taxation on or after January 1, 1994, and on or after the effective date of the ordinance enacted pursuant to [subsection 1](#), shall be valued by the local assessor for property tax purposes as follows:

*a.* For the first assessment year, at zero percent of the net acquisition cost.

*b.* For the second through sixth assessment years, at a percent of the net acquisition cost which rate increases by five percentage points each assessment year.

*c.* For the seventh and succeeding assessment years, at thirty percent of the net acquisition cost.

3. The taxpayer shall file with the local assessor by February 1 of the assessment year in which the wind energy conversion property is first assessed for property tax purposes, a declaration of intent to have the property assessed at the value determined under [this section](#) in lieu of the valuation and assessment provisions in [section 441.21, subsection 8](#), paragraphs “*b*”, “*c*”, and “*d*”, and [sections 428.24 to 428.29](#).

4. For purposes of [this section](#):

*a.* “*Net acquisition cost*” means the acquired cost of the property including all foundations and installation cost less any excess cost adjustment.

*b.* “*Wind energy conversion property*” means the entire wind plant including, but not limited to, a wind charger, windmill, wind turbine, tower and electrical equipment, pad mount transformers, power lines, and substation.

93 Acts, ch 161, §2

Referred to in [§437A.6](#), [441.21](#), [476B.6](#)

**WOODBURY COUNTY, IOWA**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RELATING TO THE ASSESSMENT OF WIND ENERGY  
CONVERSION PROPERTY AS AUTHORIZED BY IOWA CODE CHAPTER 427B.26**

**BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA:**

**SECTION 1. PURPOSE**

The purpose of this Ordinance is to provide for the special valuation of wind energy conversion property pursuant to Iowa Code Section 427B.26.

**SECTION 2. DEFINITIONS**

For use in this Ordinance, certain terms and words used herein shall be interpreted or defined as follows:

- A.) "Net Acquisition Cost" means the acquired cost of the property including all foundations and installation cost less any excess cost adjustment.
- B.) "Wind Energy Conversion Property" means the entire windplant including, but not limited to, a wind charger, windmill, wind turbine, tower and electrical equipment, pad mount transformers, power lines and substation.

**SECTION 3. AUTHORITY TO ESTABLISH**

The Board of Supervisors is authorized, pursuant to Iowa Code Section 427B.26 to provide by ordinance for special valuation of wind energy conversion property as provided in Section 4.

**SECTION 4. ESTABLISHMENT**

Pursuant to Iowa Code Section 427B.26, a special valuation of wind energy conversion property is allowed in lieu of the valuation assessment provisions in Iowa Code Section 441.21(8)(b) and (c), and Iowa Code Sections 428.24 to 428.29. The special valuation shall only apply to wind energy conversion property first assessed on or after the effective date of this Ordinance.

**SECTION 5. AMOUNT OF VALUATION**

Wind energy conversion property first assessed on or after the effective date of the Ordinance shall be valued by the County Assessor for property tax purposes as follows:

- A.) For the first assessment year, at zero percent (0%) of the net acquisition cost.
- B.) For the second through sixth assessment years, at a percent of the net acquisition cost which rate increases by five percent (5%) each assessment year.
- C.) For the seventh and succeeding assessment years, at thirty percent (30%) of the net acquisition cost.

**SECTION 6. DECLARATION OF SPECIAL VALUATION**

The taxpayer shall file with the County Assessor by February 1 of the assessment year in which the wind energy conversion property is first assessed for property tax purposes, a declaration of intent to have the property assessed at the value determined under Section 5 in lieu of the valuation assessment provisions in Iowa Code Section 441.21(9)(b) and (c), and Iowa Code Sections 428.24 to 428.29.

If the taxpayer does not file with the County Assessor by February 1 of the assessment year for which the person files a declaration of intent to have the property assessed as provided above, then the declaration of intent shall be considered as a declaration filed for the following year.

#### **SECTION 7. REPORTING REQUIREMENTS**

The following reports shall be filed annually with the County Assessor by the taxpayer; in the first year, with the declaration of intent as prescribed in Section 6; and by Feb. 1 of each year thereafter.

- A.) Copy of Asset ledger sheet to IRS;
- B.) Engineering breakdown of component parts;
- C.) Tower numbering system;
- D.) Name of contact person, phone number, fax number and mailing address;
- E.) Report of all leased equipment, the name(s) of the company(s) it is leased from, and the agreement between the lessor and lessee regarding who is responsible for the property tax on the leased equipment.

#### **SECTION 8. REPEAL OF SPECIAL VALUATION**

If in the opinion of the Board of Supervisors, continuation of the special valuation provided under Sections 4 and 5 ceases to be of benefit to the County, the Board of Supervisors may repeal the Ordinance. Property specially valued in accordance with the above prior to the repeal of this Ordinance shall continue to be so valued until the end of the nineteenth (19th) assessment year following the assessment year in which the property was first assessed.

#### **SECTION 9. REPEALER**

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

#### **SECTION 10. SEVERABILITY CLAUSE**

If any section, provision, or other part of this Ordinance shall be adjudged invalid or unconstitutional, said adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or other part thereof not adjudged invalid or unconstitutional.

#### **SECTION 11. PENALTY**

Any person, firm or corporation violating any regulation in or any provision of this Ordinance or of any amendment or supplement thereto, shall be guilty of a simple misdemeanor which is punishable by a fine of not more than One Hundred Dollars (\$100) or by imprisonment of not more than thirty (30) days and shall be guilty of a county infraction punishable by a civil penalty of not more than One Hundred Dollars (\$100), or if the infraction is a repeat offense, by a civil penalty not to exceed Two Hundred Dollars (\$200). Each day that a violation occurs or is permitted by the Defendant to exist, constitutes a separate offense.

#### **SECTION 11. EFFECTIVE DATE**

This Ordinance shall become effective after final passage, approval, and publication as provided by law.

Passed and Approved this \_\_\_\_\_ day of January, 2022.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Rocky DeWitt, Chairman

First Reading: \_\_\_\_\_

\_\_\_\_\_  
Matthew Ung, Vice-Chairman

Second Reading: \_\_\_\_\_

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

Third Reading: \_\_\_\_\_

\_\_\_\_\_  
Jeremy Taylor, Member

Approved: \_\_\_\_\_

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

Published: \_\_\_\_\_

Effective: \_\_\_\_\_

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

Date: 11/24/2021 Weekly Agenda Date: 12/7/2021

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Pat Gill, Auditor & Recorder

**WORDING FOR AGENDA ITEM:**

Authorization for the Chairperson to sign Letters of Agreement relating to combined city and county precincts

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

When counties and cities combine precincts, Iowa Code Section 49.6 requires letters of agreement be signed and submitted with precinct plans to the Secretary of State.

**BACKGROUND:**

These agreements are part of the reprecinting process that has to be completed by 1/15/2022.

**FINANCIAL IMPACT:**

None.

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

Yes  No

**RECOMMENDATION:**

Approve the agreements

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to authorize the Chairperson to sign letters of agreement with the City of Sioux City and Lawton.

**Letter Agreement Between Woodbury County, Iowa Board of Supervisors, the City of Sioux City, Iowa, and the City of Lawton, Iowa concerning election precincts and polling places pursuant to Section 49.6 of the Iowa Code.**

WHEREAS Chapter 49 of the Code of Iowa grants cities and counties the power to combine township and city precincts as long as the combined precinct does not have a total population in excess of three thousand five hundred, as shown by the most recent federal decennial census, and the combined precinct is contained wholly within a legislative district.

WHEREAS Combining the Banner Township precinct, the Concord Township precinct the Lawton City precinct, and a certain area of the City of Sioux City (described in Attachment A) complies with Chapter 49 of the Iowa Code and allows township voters to vote at a nearby location.

WHEREAS Township voters will vote separate township ballots and are not eligible to vote in the City of Lawton and the City of Sioux City municipal elections. Voters of the City of Lawton and the City of Sioux City will vote separate ballots applicable to their respective elections.

NOW, THEREFORE, IT IS HEREBY AGREED by the Woodbury County, Iowa Board of Supervisors, and the city councils of the City of Lawton, Iowa and the City of Sioux City, Iowa as follows: The Banner Township precinct, the Concord Township precinct, the Lawton City precinct and certain area of the City of Sioux City described in Attachment A, shall all be combined to form Woodbury County Precinct 17.

\_\_\_\_\_  
Mayor, City of Lawton

\_\_\_\_\_  
Chairperson, Woodbury County  
Board of Supervisors

Attest:

Attest:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Sioux City

Attest:

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

\_\_\_\_\_  
Date



## Attachment A

That portion of the following described parcel of land lying North of Primary Road US20 within the City of Sioux City, Iowa:

A parcel of land located in part of the State of Iowa land and road Right of Way located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , lying South of 155<sup>th</sup> Street, the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 89 North, Range 46 West of the 5<sup>th</sup> P.M., and part of the State of Iowa road Right of Way located in Government Lots 1, 2, 4 and 9 of Section 4, Township 88 North, Range 47 West of the 5<sup>th</sup> P.M., and more particularly described as follows:

Commencing at the Southeast Corner of the Southeast  $\frac{1}{4}$  of said Section 31; thence North  $03^{\circ}01'55''$  East, 145.21 feet along the East line of said Southeast  $\frac{1}{4}$  to the Point of Beginning; thence North  $88^{\circ}48'58''$  West, 910.26 feet; thence South  $03^{\circ}05'36''$  West, 332.66 feet to a point on the existing South Right of Way line of Primary Road US20; thence continuing along said existing South Right of Way line for the following 5 courses; South  $82^{\circ}53'49''$  West, 944.30 feet; thence South  $47^{\circ}44'09''$  West, 976.73 feet; thence South  $23^{\circ}40'41''$  West, 589.56 feet; thence South  $00^{\circ}22'51''$  East, 1074.62 feet; thence South  $29^{\circ}03'44''$  West, 77.26 feet; thence South  $86^{\circ}41'20''$  West, 603.75 feet to a point on the existing West Right of Way line of Primary Road US20; thence continuing along said existing West Right of Way line for the following 5 courses; North  $00^{\circ}11'20''$  East, 378.82 feet; thence North  $11^{\circ}18'44''$  West, 1386.90 feet; thence North  $52^{\circ}19'57''$  West, 595.91 feet; thence North  $01^{\circ}33'49''$  East, 553.38 feet; thence North  $86^{\circ}25'55''$  West, 200.80 feet to a point on the East Corporate line of the City of Sioux City; thence continuing along said East Corporate line for the following 7 courses; North  $86^{\circ}25'55''$  West, 218.86 feet; thence North  $01^{\circ}08'52''$  East, 308.50 feet; thence South  $86^{\circ}16'01''$  East, 256.81 feet; thence North  $39^{\circ}02'23''$  East, 121.39 feet; thence North  $27^{\circ}14'02''$  East, 325.83 feet; thence Northeasterly a distance of 174.34 feet along the arc of a non-tangential curve, having a radius of 643.71 feet, concave Northwesterly and having a chord bearing, North  $19^{\circ}41'25''$  East, 173.81 feet; thence Northerly a distance of 212.14 feet along the arc of a non-tangential curve, having a radius of 583.00 feet, concave Easterly and having a chord bearing, North  $18^{\circ}36'33''$  East, 210.97 feet; thence Northeasterly a distance of 191.84 feet along the arc of a non-tangential curve, having a radius of 669.70 feet, concave Southeasterly and having a chord bearing, North  $36^{\circ}18'34''$  East, 191.19 feet to a point on the East line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 31; thence South  $01^{\circ}57'34''$  West, 50.65 feet along said East line to the centerline of County Road 158<sup>th</sup> Street; thence continuing along said road centerline for the following 2 courses; Northeasterly a distance of 260.32 feet along the arc of a non-tangential curve, having a radius of 636.70 feet, concave Southeasterly and having a chord bearing, North  $52^{\circ}37'18''$  East, 258.51 feet; thence Northeasterly a distance of 151.05 feet along the arc of a non-tangential curve, having a radius of 636.70 feet, concave Southeasterly and having a chord bearing, North  $71^{\circ}48'41''$  East, 150.70 feet to a point on the existing West Right of Way line of Primary Road US75; thence continuing along said existing West Right of Way line for the following 2 courses; North  $32^{\circ}29'20''$  East, 98.14 feet; thence North  $07^{\circ}04'54''$  East, 1138.59 feet; thence South  $86^{\circ}31'27''$  East, 500.05 feet to a point on the existing East Right of Way line of Primary Road US75; thence continuing along said existing East Right of Way line for the following 8 courses;

South 19°05'27" East, 202.57 feet; thence South 04°56'13" East, 145.36 feet; thence South 31°52'26" West, 210.06 feet; thence South 26°11'51" East, 138.02 feet; thence North 84°18'26" East, 76.01 feet; thence South 05°01'33" East, 304.49 feet; thence South 01°10'56" West, 248.02 feet; thence South 88°59'23" East, 155.13 feet to the Northwest Corner of the Southwest ¼ of the Southeast ¼; thence continuing along said existing East Right of Way line for the following 3 courses; South 02°10'34" West, 309.94 feet; thence South 38°12'22" East, 254.84 feet; thence South 60°15'30" East, 185.99 feet; thence North 02°11'26" East, 595.59 feet to a point on North line of the South ½ of the Southeast ¼ of said Section 31; thence South 88°46'15" East, 2288.97 feet to the Northeast Corner of the Southeast ¼ of the Southeast ¼; thence South 03°01'55" West, 1167.81 feet along the East line of said Southeast ¼ to the Point of Beginning, containing 219.22 acre.

LETTER AGREEMENT BETWEEN WOODBURY COUNTY, IOWA, AND CITY OF SIOUX CITY, IOWA, CONCERNING ELECTION PRECINCTS AND POLLING PLACES PURSUANT TO SECTION 49.6 OF THE IOWA CODE.

WHEREAS, Chapter 49 of the Code of Iowa grants cities and counties the power to combine township and city precincts as long as the combined precinct does not have a total population in excess of three thousand five hundred, as shown by the most recent federal decennial census, and the combined precinct is contained wholly within a legislative district; and

WHEREAS, due to redistricting, there is no satisfactory polling place within Iowa House District 14 in unincorporated Woodbury Township for citizens to vote in; and

WHEREAS, the Board of Supervisors of Woodbury County, Iowa and the City Council of the City of Sioux City wish to establish a polling place within the city limits, specifically Precinct 28, that can be used by both voters in Sioux City Precinct 28 and voters of unincorporated Woodbury Township to cast ballots for their respective officials; and

WHEREAS, combining the unincorporated Woodbury Township precinct with the contiguous Sioux City precinct allows the unincorporated Woodbury Township voters to vote at a nearby location; and

WHEREAS, the unincorporated Woodbury Township voters will vote separate township ballots and are not eligible to vote City of Sioux City municipal elections.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA AND THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA as follows:

1. The City Council of the City of Sioux City, Iowa, and the Woodbury County Board of Supervisors of Woodbury County, Iowa agree to create a combined township and city precinct hereby known as Precinct 28.
2. The City of Sioux City precinct contiguous to the unincorporated Woodbury Township precinct, specifically Precinct 28, shall be combined with the unincorporated Woodbury Township precinct.
3. The unincorporated Woodbury Township precinct contiguous to the City of Sioux City precinct, specifically Precinct 28, shall be combined with the City of Sioux City precinct, specifically Precinct 28.
4. That voters in the unincorporated Woodbury Township may use the designated polling place in Sioux City Precinct 28 to cast ballots for all elections that pertain to unincorporated Woodbury Township.

By: \_\_\_\_\_  
City of Sioux City Iowa  
Robert E. Scott  
Mayor

By: \_\_\_\_\_  
Woodbury County Board of Supervisors  
Title: \_\_\_\_\_

Attest:  
By: \_\_\_\_\_  
Lisa L. McCardle  
City Clerk

Attest:  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

LETTER AGREEMENT BETWEEN WOODBURY COUNTY, IOWA, AND CITY OF SIOUX CITY, IOWA, CONCERNING ELECTION PRECINCTS AND POLLING PLACES PURSUANT TO SECTION 49.6 OF THE IOWA CODE.

WHEREAS, Chapter 49 of the Code of Iowa grants cities and counties the power to combine township and city precincts as long as the combined precinct does not have a total population in excess of three thousand five hundred, as shown by the most recent federal decennial census, and the combined precinct is contained wholly within a legislative district; and

WHEREAS, due to redistricting, there is no satisfactory polling place within Iowa House District 14 in unincorporated Woodbury and Liberty Townships for citizens to vote in; and

WHEREAS, the Board of Supervisors of Woodbury County, Iowa and the City Council of the City of Sioux City wish to establish a polling place within the city limits, specifically Precinct 29, that can be used by both voters in Sioux City Precinct 29 and voters of unincorporated Woodbury and Liberty Townships to cast ballots for their respective officials; and

WHEREAS, combining the unincorporated Woodbury and Liberty Township precincts with the contiguous Sioux City precinct allows the unincorporated area of Woodbury and Liberty Township voters to vote at a nearby location; and

WHEREAS, the unincorporated Woodbury and Liberty Township voters will vote separate township ballots and are not eligible to vote City of Sioux City municipal elections.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA AND THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA as follows:

1. The City Council of the City of Sioux City, Iowa, and the Woodbury County Board of Supervisors of Woodbury County, Iowa agree to create a combined township and city precinct hereby known as Precinct 29.
2. The City of Sioux City precinct contiguous to the unincorporated Woodbury Township precinct, specifically Precinct 29, shall be combined with the unincorporated Woodbury and Liberty Township precincts.
3. The unincorporated Woodbury and Liberty Township precincts contiguous to the City of Sioux City precinct, specifically Precinct 29, shall be combined with the City of Sioux City precinct, specifically Precinct 29.
4. That voters in the unincorporated Woodbury and Liberty Township may use the designated polling place in Sioux City Precinct 29 to cast ballots for all elections that pertain to unincorporated Woodbury and Liberty Townships.

By: \_\_\_\_\_  
City of Sioux City Iowa  
Robert E. Scott  
Mayor

By: \_\_\_\_\_  
Woodbury County Board of Supervisors  
Title: \_\_\_\_\_

Attest:  
By: \_\_\_\_\_  
Lisa L. McCardle  
City Clerk

Attest:  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: 11.30.21 Weekly Agenda Date: 12.7.21

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Sheriff Chad Sheehan

**WORDING FOR AGENDA ITEM:**

Addition to CIP request for new IN-CAR Video System

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Approve purchase of IN-CAR video system for 31 WCSO Squads

**BACKGROUND:**

The Woodbury County Sheriff's Office has had L3 as an in-car video system for over 11 years. We were notified recently that the company was sold and L3 no longer exists. As a result, our in-car cameras will no longer be supported if something was to go wrong with them. We have contacted AXON that is our Body Worn Cameras(BWC), and Taser supplier, and have a plan to rectify that.

**FINANCIAL IMPACT:**

\$429,900 over 8 years. \$53,737 spread out over 8 years. Already spending a minimum of \$13,000 a year on existing system.

**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 allow the contract with Axon be signed after approval by the County Attorneys Office.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve and allow the contract with Axon be signed after approval by the County Attorneys Office.