



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JANUARY 17) (WEEK 3 OF 2023)**

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405

dbittinger@woodburycountyiowa.gov

Keith W. Radig
560-6542

kradig@woodburycountyiowa.gov

Jeremy Taylor
259-7910

jtaylor@woodburycountyiowa.gov

Matthew A. Ung
490-7852

matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held January 17, 2023 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

AGENDA

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

1. Approval of the agenda Action

Consent Agenda

Items 2 through 7 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of the January 10, 2023 meeting
3. Approval of claims
4. County Auditor – Patrick Gill
 - a. Receive Auditor’s Quarterly Report
 - b. Approval of Liquor License Application for Lofted View Events, Bronson

5. Board of Supervisors – Matthew Ung
Approval of letter appointing members to the Commission to Assess Damages
6. Conservation – Dan Heissel
Approval to appoint Aaron Gehling to the Conservation Board
7. Human Resources – Melissa Thomas
 - a. Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process

End Consent Agenda

- | | |
|---|--------------------|
| 8. Board Administration – Dennis Butler
Approval of Engagement Agreement with Dorsey for the I 29 Interchange Project | Action |
| 9. Secondary Roads – Mark Nahra
Approve the quit claim deed for vacated excess right of way on Old Lakeport Road and direct the Chair to sign the deed | Action |
| 10. Reports on Committee Meetings | Information |
| 11. Citizen Concerns | Information |
| 12. Board Concerns | Information |
| 13. Budget Review Discussion for FY 2024 | <u>Page</u> |
| a. Debt Services – G.B. | 86-101 |
| b. County Attorney | |
| 1. Administration – G.B. | 2-4 |
| 2. Edward Byrne Grant – G.B. | 5-6 |
| 3. County Attorney – Collections – G.B. | 7-8 |
| 4. HIDTA Grant – G.S. | 9-10 |
| 5. Juvenile Division – G.B. | 11-12 |
| 6. Jury & Witness Fees – G.S. | 13 |
| 7. County Attorney Forfeiture – N.T. | 14 |
| 8. County Fine Collections – N.T. | 15 |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., JAN. 18** 12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., JAN. 19** 4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JAN. 20** 12:00 p.m. Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
- MON., JAN. 23** 6:00 p.m. Zoning Commission Meeting, First Floor Boardroom
- TUE., JAN. 24** 2:00 p.m. Decat Board Meeting, Western Hills AEA, Room F
- WED., JAN. 25** 2:30 p.m. Rolling Hills Community Services Region Governance Board Meeting
- THU., JAN. 26** 10:00 a.m. Siouxland Regional Transit Systems (SRTS) Board Meeting, 1122 Pierce St.
11:15 a.m. Western Iowa Community Improvement Regional Housing Trust Fund - Hybrid
- WED., FEB. 1** 10:00 a.m. Loess Hills Alliance Protection Committee Meeting – Pisgah, Iowa
11:00 a.m. Loess Hills Alliance Stewardship Committee Meeting
1:00 p.m. Loess Hills Alliance Executive Meeting
4:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU., FEB. 2** 12:00 p.m. SIMPCO Regional Policy & Legislative Affairs Committee Meeting - Hybrid
- MON., FEB. 6** 6:00 p.m. Board of Adjustment meeting, First Floor Boardroom
- WED., FEB. 8** 7:30 a.m. SIMPCO Executive-Finance Committee Meeting - Hybrid
8:05 a.m. Woodbury County Information Communication Commission, First Floor Boardroom
12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
- THU., FEB. 9** 12:00 p.m. SIMPCO Board of Directors, 1122 Pierce St.
4:00 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., FEB. 15** 12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
1:00 p.m. Regional Workforce Development Meeting, 2508 4th Street, Sioux City
- THU., FEB. 16** 4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., FEB. 17** 12:00 p.m. Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G

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.

JANUARY 10, 2023, SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, January 10, 2023, at 3:30 p.m. Board members present were Taylor, Ung, Radig and Bittinger. Staff members present were Karen James, Board Administrative Assistant, Dennis Butler, Budget and Finance Director, James Loomis, County Attorney, Melissa Thomas, Human Resources Director, Michelle Skaff, Deputy Auditor 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 Radig to approve the agenda for January 10, 2023. Carried 4-0. Copy filed.

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

3. To approve minutes of the January 3, 2023 meeting. Copy filed.
To approve minutes of the January 5, 2023 budget meeting. Copy filed.
4. To approve the claims totaling \$599,381.24. Copy filed.
- 5a. To approve the other of Matthew Ung, Board Chairperson, Board of Supervisors Dept., effective 01-03-23, \$44,100.02/year, \$1,633.33/bi-weekly, 19%=\$7,059.31/yr. From Board Member to Board Chairperson.; the other of Keith Radig, Board Member, Board of Supervisors Dept., effective 01-03-23, 37,040.71/year, \$1,371.88/bi-weekly, -19%=-\$7,059.31/yr. From Board Chairperson to Board Member.; the separation of Rocky De Witt, Board Member, Board of Supervisors Dept., effective 01-03-23. Resignation.; and the reclassification of Brent Jensen, P/T Courthouse Safety & Security Officer, County Sheriff Dept., effective 01-09-23, \$23.37/hour, 10.5%=\$2.25/hr. Per Wage Plan comparability with AFSCME Courthouse Contract, from Grade 3/Step 4 to Grade 3/Step 5. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for a Legal Secretary III - Fine Collection, County Attorney Dept. AFSCME Courthouse: \$22.08/hour.; and Assistant County Attorney – Felony Division, County Attorney Dept. AFSCME Assistant County Attorney: \$67,271.54 - \$77,796.55/year. Copy filed.
- 5c. To approve the casualty policy with Princeton Excess and Surplus Lines Insurance Company. Copy filed.
Carried 4-0.
6. Motion by Radig second by Ung to receive for signatures a Resolution of proclamation for “Slavery and Human Trafficking Prevention and Awareness Month”. Carried 4-0.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,531
PROCLAMATION**

WHEREAS, the United States was founded upon the principle that all people are created with the inalienable right to freedom, and added the 13th amendment to the Constitution making slavery illegal; and

WHEREAS, slavery within the United States today is most often found in the form of forced labor and sex trafficking, which weakens our social fabric, increases violence and organized crime, and debases our humanity; and

WHEREAS, this problem is found even within our community; and

WHEREAS, every business, community organization, faith community, family and individual

can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problems of internet sex trafficking and pornography; and by becoming more aware of the problem and possible solutions.

NOW, THEREFORE, BE IT RESOLVED THAT the Woodbury County Board of Supervisors do hereby proclaim the month of January, 2023 as

**“SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH”
in Woodbury County, Iowa and urge all citizens to become more familiar with the problem and to work towards solutions.**

Dated this 10th day of January, 2023.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7. Motion by Ung second by Taylor to approve the appointment of Doyle Turner to the Board of Adjustment for a new five-year term (2023 to 2027). Carried 4-0. Copy filed.
- 8a. Motion by Taylor second by Radig to approve the Chairperson’s 2023 Liaison assignments and Committee assignments. Carried 4-0. Copy filed.
- 8b. Motion by Taylor second by Radig to approve the Committee Form for Health & Wellness Committee. Carried 4-0. Copy filed.
- 8c. Motion by Radig second by Taylor to approve the Committee Form for Woodbury County Courthouse Advisory Committee for Historical Preservation. Carried 4-0. Copy filed.
- 8d. Motion by Taylor second by Radig to approve the Committee Form for Policy Review Committee. Carried 4-0. Copy filed.
- 8e. Motion by Taylor second by Radig approve and authorize the Chairperson to sign a Resolution appointing Commissioner to Woodbury County Law Enforcement Center Authority’s Board of Commissioners. Carried 4-0.

**RESOLUTION #13,532
RESOLUTION APPOINTING COMMISSION TO
WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY’S
BOARD OF COMMISSIONERS**

WHEREAS, Woodbury County, State of Iowa (the “County”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the County has approached the City of Sioux City, Iowa (the “City”) with a proposal to establish a Joint County and City Building Authority pursuant to Iowa Code Section 346.27 (the “Authority”) for the purposes of building and financing a new law enforcement center for joint use by the City and County; and

WHEREAS, the County has now adopted a resolution adopting Articles of Incorporation to form the Woodbury County Law Enforcement Center Authority and has authorized the execution of the Articles of Incorporation: and

WHEREAS, Iowa Code Section 346.27 requires that the Authority be directed and governed by a Board of Commissioners of three members, one to be elected by the Board of Supervisors of the County from the area outside the county seat, one to be elected by the City Council of the City from the area inside the City, and one to be elected by the joint action of the Board of Supervisors of the County and the City Council of the City; and

WHEREAS, the County's appointee Rocky De Witt has resigned from the Woodbury County Board of Supervisors and per the County's Resolution #13,371 his appointment is vacant; and

WHEREAS, the County hereby intends to appoint a Commissioner to the Board of Commissioners of the Authority to serve the remainder of the current six-year term; and

WHEREAS, the following action is now considered to be in the best interests of the County and residents thereof.

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

Section 1. Appointment. Rocky De Witt, currently residing outside of the City of Sioux City, Iowa, is hereby appointed to serve as the County's Commissioner on the Woodbury County Law Enforcement Authority's Board of Commissioners for a remainder of the current six-year term ending December 31, 2027.

Section 2. Compensation. The Commissioner shall not receive compensation in any actual and necessary expenditures in connection with the performance of the Commissioner's duties.

Section 3. What constitutes vacancy. The appointment shall be vacant if the Commissioner ceases to reside in the area outside of the county seat of Woodbury County, Iowa (i.e. Sioux City, Iowa). If a vacancy occurs, the Woodbury County Board of Supervisors shall fill the vacancy and the person filling such vacancy shall serve out the remainder of the term of the prior Commissioner.

PASSED AND APPROVED this 10th day of January 2023.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8f. Motion by Taylor second by Radig to approve the rules of public participation in the Board of Supervisors meetings. Carried 4-0. Copy filed.
- 9a. Motion by Radig second by Taylor to approve to separate consideration of Board of Supervisors pay from other elected officials. Failed 2-2 on a roll call vote; Bittinger and Ung were opposed. Copy filed.
- 9b. There was no action taken to approve to reduce the supervisor's salaries to 0% increase for FY24.
- 10. James Loomis, County Attorney, addressed the Board about filling the vacancies in the Attorney's office. Copy filed.
- 11. Kenny Schmitz, Building Services, gave an update on the Trospen Hoyt Building. Copy filed.
- 12a. Motion by Taylor second by Ung to approve the contract for gravel production at the Little Sioux pit with Bedrock for \$1,575,000.00. Carried 4-0. Copy filed.
- 12b. Motion by Taylor second by Ung to approve the contract for overburden removal at the Little Sioux pit with Bedrock for \$108,000.00. Carried 4-0. Copy filed.
- 13. Motion by Taylor second by Radig to approve and authorize the Chairperson to sign a Resolution amending Resolution #13,518 confirming the issuance of not to exceed \$2,100,000 aggregate principal amount of Revenue Bonds (Siouxland Regional Transit System Project) and approving bank qualification designation. Carried 4-0.

RESOLUTION #13,533
RESOLUTION AMENDING RESOLUTION #13,518 CONFIRMING THE
ISSUANCE OF NOT TO EXCEED \$2,100,000 AGGREGATE PRINCIPAL
AMOUNT OF REVENUE BONDS (SIOUXLAND REGIONAL TRANSIT
SYSTEM PROJECT) AND APPROVING BANK QUALIFICATION

DESIGNATION

WHEREAS, Woodbury County, State of Iowa (the "Issuer"), is a county and political subdivision of the State of Iowa authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, as amended (the "Act"), to issue revenue bonds or notes for a project located within, or within eight miles of, the Issuer for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization"), to refund any bonds issued pursuant to the Act, and to retire any existing indebtedness on a facility for a Tax Exempt Organization; and

WHEREAS, the Issuer has been requested by Siouxland Regional Transit System (the "Borrower"), a Tax Exempt Organization, to issue revenue bonds or notes, in one or more series, in an aggregate principal amount of not to exceed \$2,100,000 (the "Bonds"), pursuant to the Act, and to loan said amount to the Borrower for the purpose of (1) financing a portion of the cost of constructing, equipping and furnishing a bus operation facility (the "Project") to be located at 6401 Gordon Drive, Sioux City, Iowa, and (2) paying for certain costs of issuance of the Bonds; and

WHEREAS, pursuant to published notice of intention, this Board has previously conducted a public hearing thereon on August 2, 2022, as required by Section 419.9 of the Act and Section 147(f) of the Code; and

WHEREAS, this Board has previously adopted a resolution on November 22, 2022 (the "Authorizing Resolution") authorizing and providing for the issuance of the Bonds in calendar year 2022, the execution and delivery of a Loan Agreement providing for the repayment of the loan, the sale of said Bonds, the execution of an Assignment and Pledge Agreement, and the execution of other documents related thereto; and

WHEREAS, the Borrower has negotiated with Security National Bank (the "Lender") to purchase the Bonds and the Borrower anticipated the issuance of the Bonds and the Closing of the Loan to occur in calendar year 2022; and

WHEREAS, the issuance of the Bonds was delayed until calendar year 2023, and the Borrower has requested the County confirm the issuance of the Bonds for calendar year 2023;

NOW, THEREFORE, Be It Resolved by the Board of Woodbury County, Iowa, as follows:

Section 1. The issuance of the Bonds in calendar year 2023 is approved, and the Authorizing Resolution is amended as provided herein and remains in full force and effect.

Section 2. In order to qualify the Bonds as "qualified tax exempt obligations" within the meaning of Section 265(b)(3) of the Code for calendar year 2023, the Issuer hereby makes the following factual statements and representations:

(A) The Issuer hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(B) The reasonably anticipated amount of tax-exempt obligations (other than obligations described in clause (ii) of Section 265(b)(3)(c) of the Code) which will be issued by the Issuer (and all entities whose obligations will be aggregated with those of the Issuer) during this calendar year 2023 will not exceed \$10,000,000; and

(C) Not more than \$10,000,000 of obligations issued by the Issuer during this calendar year 2023 (including the Bonds) have been designated for purposes of Section 265(b)(3) of the Code.

Section 3. The provisions of this Resolution are hereby declared to be separable and if any action, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

Section 4. All resolutions or parts thereof in conflict herewith are repealed, to the extent of such conflict.

Section 5. That this Resolution shall become effective immediately upon its passage and approval.

Passed and approved January 10, 2023.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

14. Reports on committee meetings were heard.
15. There were no citizen concerns.
16. Board concerns were heard.
- 17a. Motion by Ung second by Taylor to rescind the January 18, 2022 motion which split proceeds of the sale of the county farm for FY23 and FY24, and to instead retain \$2,518,784.00 in general basic revenues and within a restricted reserve account purposed for FY24 budget review sessions. Carried 4-0.
- 17b. The Board discussed cash reserves.
- 17c. Tina Bertrand, Treasurer, updated the Board on interest rates on idle investments.

Motion by Ung second by Taylor to budget \$300,000.00 in interest revenue. Carried 4-0.
- 17d. Motion by Taylor second by Ung to receive the County Supervisors Communication Center budget as submitted. Carried 4-0.

Motion by Radig second by Taylor to receive the County Supervisors Starcom Program budget as submitted. Carried 4-0.

Motion by Ung second by Radig to receive the County Supervisors Youth Guidance Services budget as submitted. Carried 4-0.
- 17e. Motion by Taylor second by Radig to receive the Emergency Management budget increased by \$756.00. Carried 4-0.
- 17f. Motion by Taylor second by Radig to receive the Community Economic Development budget reduced by \$122,606.00. Carried 4-0.
- 17g. Motion by Taylor second by Ung to use \$535,000.00 of Hard Rock Gaming Fees to fund equipment purchases. Carried 4-0.

Motion by Taylor second by Ung to receive the County Supervisors Hard Rock Gaming Fees: Woodbury County Senior Meal Program budget as submitted. Carried 4-0.

Motion by Taylor second by Ung to receive the County Supervisors Hard Rock Gaming Fees: Siouxland Regional Transit System budget as submitted. Carried 4-0.

Motion by Ung second by Radig to receive the County Supervisors Hard Rock Gaming Fees: Centers Against Abuse & Sexual Assault budget reduced to \$0.00. Carried 4-0.

Motion by Taylor second by Radig to receive the County Supervisors Infrastructure/Economic Development: Event Center budget, Siouxland Initiative budget, Woodbury County Fair budget, SIMPCO Improvement Regional Housing budget, SIMPCO Memberships budget, and the Western Iowa Tourism budget as submitted. Carried 4-0.

The Board adjourned the regular meeting until January 17, 2023.

Meeting sign in sheet. Copy filed.

Office Of The
AUDITOR/RECORDER
Of Woodbury County

PATRICK F. GILL
Auditor/Recorder



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

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

AUDITOR'S QUARTERLY REPORT

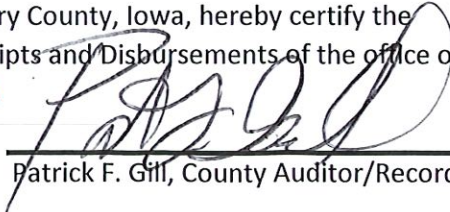
October 1, 2022/ December 31, 2022

Patrick F. Gill, Woodbury County Auditor/Recorder

Payroll Taxes

Beginning Cash Balance	October 1, 2022		
Payroll Taxes		321,858.20	
Other		(5,424.11)	
Total Beginning Balance			316,434.09
Receipts:			
Payroll Taxes		3,067,793.31	
Interest		946.19	
Other			
Total Receipts			3,068,739.50
Total Resources			3,385,173.59
Disbursements:			
Payroll Taxes		2,574,761.08	
Interest Paid to Treasurer		594.70	
Other			
Total Disbursements			2,575,355.78
Ending Cash Balance	December 31, 2022		
Payroll Taxes		814,890.43	
Other		(5,072.62)	
Total Ending Balance			809,817.81

I, Patrick F. Gill, County Auditor/Recorder of Woodbury County, Iowa, hereby certify the above to be a true and correct statement of the Receipts and Disbursements of the office of County Auditor for the 2nd Quarter ending 12/31/22.


Patrick F. Gill, County Auditor/Recorder

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

Date: 1/6/23 Weekly Agenda Date: 1/17/23

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

WORDING FOR AGENDA ITEM:

Consideration and approval for liquor license for Lofted View Events, Bronson, Iowa

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

n/a

BACKGROUND:

n/a

FINANCIAL IMPACT:

Unknown at this time

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

Yes No

RECOMMENDATION:

Approve Motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an application for a 12-Month, Class C Liquor License (LC), with Outdoor Service and Sunday Sales privileges for Lofted View Events, effective 12/05/2022 through 12/04/2023.

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

PATRICK F. GILL
Auditor/Recorder



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

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

To: Board of Supervisors
From: Patrick F. Gill, Auditor & Recorder
Date: January 6, 2023
Subject: Liquor License Application for the Lofted View Events, Bronson, Iowa.

Please approve and receive for signature, an applicaton for a 12-month, Class C Liquor License (LC) (Commercial), with Outdoor Service and Sunday sales privileges, for the Lofted View Events, Bronson, Iowa. The license would be effective 12/05/22 through 12/04/23.



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Lofted View Events, L.L.C	Lofted View Events	(712) 948-3250		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2086 210th St.		Bronson	Woodbury	51007
MAILING ADDRESS	CITY	STATE	ZIP	
524 Monterey Trail	Dakota Dunes	South Dakota	57049	

Contact Person

NAME	PHONE	EMAIL	
Heather Hennings	(712) 870-1740	loftedviewevents@gmail.com	

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0044968	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Dec 5, 2022	Dec 4, 2023	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Heather Hennings	Lawton	Iowa	51030	Owner	100.00	Yes
Eric Hennings	Lawton	Iowa	51030	Owner	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

Founders Insurance Company

Jan 5, 2023

Jan 5, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Woodbury County Board of Supervisors

Courthouse • Room 104

620 Douglas Street • Sioux City, Iowa 51101

Telephone (712) 279-6525 • Fax (712) 279-6577

MEMBERS

DANIEL A. BITTINGER II
SIOUX CITY

KEITH W. RADIG
SIOUX CITY

JEREMY J. TAYLOR
SIOUX CITY

MATTHEW A. UNG
SIOUX CITY

FINANCE / BUDGET DIRECTOR
DENNIS BUTLER

ADMINISTRATIVE ASSISTANT
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER
HEATHER SATTERWHITE

January 17, 2023

The Honorable Judge Patrick Tott
Woodbury County Courthouse
620 Douglas Street
Sioux City, IA 51101

Dear Judge Tott:

The Woodbury County Board of Supervisors wishes to submit the following names to serve on the Commission to Assess Damages, Code of Iowa Section 6B.4 for the calendar year 2023:

CATEGORY A - OWNER/OPERATORS OF AGRICULTURAL PROPERTY:

Leo Jochum	1691 250th St	Salix, IA 51052	12/31/23
Tony Ashley	3356 170 th St	Correctionville, IA 51016	12/31/23
Julie Hamann	4424 230 th Ave	Correctionville, IA 51016	12/31/23
Bradley H. Hopp	2475 Hwy 20	Lawton, IA 51030	12/31/23
Dennis Reyman	1923 Safford Ave	Correctionville, IA 51016	12/31/23
Eric F. Nelson	1514 Jasper Ave	Moville, IA 51039	12/31/23
Mark E. Nelson	3773 180 th St	Correctionville, IA 51016	12/31/23
Blake S. Flewelling	7462 Correctionville Road	Sioux City, IA 51106	12/31/23

CATEGORY B – OWNERS OF CITY PROPERTY:

G. R. Batcheller, Jr.	P.O. Box 3311	Sioux City, IA 51102	12/31/23
Ruth A. Groth	305 N. Cauley Ave	Anthon, IA 51004	12/31/23
Sean Conrad	6114 Holly Lane	Sioux City, IA 51106	12/31/23
Stephen Warren	6720 Wildbloom Court	Sioux City, IA 51106	12/31/23
Melissa E. Tjeerdsma	1090 Pachsama Court	Sioux City, IA 51108	12/31/23
Cheryl Reynolds	2207 Hanford St	Sioux City, IA 51109	12/31/23
Michelle R. Clark	1808 S Patterson St	Sioux City, IA 51106	12/31/23
Robert N. Stewart	4101 Country Club Blvd	Sioux City, IA 51104	12/31/23

CATEGORY C – LICENSED REAL ESTATE SALESMAN OR REAL ESTATE BROKERS:

Tori Jackson	4601 S. Ridge Road	Sioux City, IA 51101	12/31/23
Colleen R. Baker	3422 Jackson St	Sioux City, IA 51104	12/31/23
Rachel Raak Law	1407 Megan's Way	Correctionville, IA 51016	12/31/23
Jason Geary	3316 5 th Ave	Sioux City, IA 51106	12/31/23
Joe Krage	4313 Lincoln Way	Sioux City, IA 51106	12/31/23
Eric S. Hoak	6808 Cypress Point	Sioux City, IA 51106	12/31/23
Barbara Parker	2621 Carroll Ave	Salix, IA 51052	12/31/23

CATEGORY D – PERSONS HAVING KNOWLEDGE OF PROPERTY VALUES IN THE COUNTY BY REASON OF THEIR OCCUPATION:

Patrick A. Curry	502 Huntington Court	Sergeant Bluff, IA 51054	12/31/23
Doug Lehman	P.O. Box 1381	Sioux City, IA 51105	12/31/23
Linda C. Mathison	5008 Ravine Park Lane	Sioux City, IA 51106	12/31/23
Donald Eggerling	3 Rose Lane	Sioux City, IA 51106	12/31/23
Christine Conrad	6114 Holly Lane	Sioux City, IA 51106	12/31/23
Doyle K. Turner	2738 200 th St	Moville, IA 51039	12/31/23
Barbara Sloniker	1336 Buchanan Ave	Sioux City, IA 51106	12/31/23

I am pleased to report that the Board of Supervisors has filled all vacancies in these positions. There is also one additional appointee in Category A and one additional in Category B.

Sincerely,

Matthew Ung
Chairman
Board of Supervisors

The Honorable Judge Patrick Tott
January 17, 2023
Page 3

CC:

IOWA DEPARTMENT OF TRANSPORTATION
MS. KATIE JOHNSON
CONDEMNATION UNIT COORDINATOR
OFFICE OF RIGHT OF WAY
800 LINCOLN WAY
AMES, IA 50010

SHERIFF CHAD SHEEHAN
COUNTY SHERIFF
LAW ENFORCEMENT CENTER
407 7TH STREET
SIOUX CITY, IA 51101

CITY ATTORNEY'S OFFICE
CITY HALL
P.O. BOX 447
SIOUX CITY, IA 51102

PROPERTY OFFICER
CITY OF SIOUX CITY
P.O. BOX 447
SIOUX CITY, IA 51102

COMMISSIONERS TO ASSESS DAMAGES

Karen James

From: Aaron Gehling <agehling@fmbankne.com>
Sent: Thursday, January 5, 2023 4:23 PM
To: Karen James
Subject: FW: Agenda Item

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

Karen,

Good afternoon! I did mail off my paperwork to be reappointed a few weeks ago. I want you to know that I would like to continue with the conservation board for another term.

Let me know if you need anything else other than this email.

Happy New Year
Aaron

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: January 17, 2023

*** 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
Hayes, Todd	Juvenile Detention	1-18-23	Youth Worker	\$26.28/hour	0%	T	Position Transfer from Part-time to Full-time Youth Worker
Olague, Emily	County Treasurer	1-19-23	Clerk II			S	Resignation.
Anderson, Tyler	County Sheriff	1-30-23	Civilian Jailer	\$23.33/hour		A	Job Vacancy Posted 12-7-22. Entry Level Salary: \$23.33/hour.
Hamman, Luis	County Sheriff	1-30-23	Civilian Jailer	\$23.33/hour		A	Job Vacancy Posted 12-7-22. Entry Level Salary: \$23.33/hour.
Smith, Landon	County Sheriff	1-30-23	Civilian Jailer	\$23.33/hour		A	Job Vacancy Posted 12-7-22. Entry Level Salary: \$23.33/hour.
Priestley, Daniel	Community & Economic Dev	2-06-23	Coordinator	\$67,184.87/year \$2,488.33/ bi-weekly	5%= \$3,199.28/yr	R	Salary Change.

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: Melissa Thomas HR Director

**HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA**

DATE: January 17, 2023

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Treasurer	Clerk II	AFSCME Courthouse: \$18.22/hour		

Chairman, Board of Supervisors



January 6, 2023

Dennis Butler
Finance/Budget Director
Woodbury County Courthouse
Sioux City, Iowa

Re: 2023 I-29 Interchange Project

Dear Dennis:

The purpose of this letter is to explain our role as legal counsel for Woodbury County's urban renewal and tax increment financing activity with respect to the I-29 Interchange Project. It is our understanding that the representation will entail (1) an amendment to an existing urban renewal area and plan; and (2) the review/drafting and authorization of an agreement (the "Agreement") with respect to the financing of the I-29 Interchange Project, including the use of tax increment financing support in connection therewith. It is anticipated that the Agreement will be entered into among Woodbury County (the "County"), the City of Sergeant Bluff, Iowa ("Sergeant Bluff") and the City of Sioux City, Iowa.

As legal counsel, it will be our responsibility to coordinate activity and legal proceedings necessary to enable the County to (1) amend the urban renewal plan for an existing urban renewal area; (2) review/negotiate and draft the Agreement; and (3) facilitate proper approval by the Board of Supervisors of the necessary urban renewal action and the Agreement. As part of the representation, we will prepare appropriate resolutions, agreements, notices and ordinances as required by state law and consult with the County with respect to the negotiation of the terms of the Agreement.

In performing our services as legal counsel, our sole client will be the County. We will not represent any other party in this matter, and it is mutually understood that the services to be provided by us as described herein are solely for the benefit of the County.

Based upon: (1) our current understanding of the Project, (2) the duties we will undertake, (3) the time we anticipate devoting to the representation, and (4) the responsibilities we assume, we estimate that our fees and expenses for serving as legal counsel will be \$10,000.

This firm currently represents the County and Sergeant Bluff in other, unrelated matters; however, in this matter the firm would represent only the County and the firm would not represent Sergeant Bluff.

In this matter, the interests of the County and Sergeant Bluff are potentially or actually adverse for purposes of professional rules. We ask the County to confirm its consent to our representation of the County under these conditions. As required by rule we are also asking

Page 2

Sergeant Bluff to consent to our representation of the County in this matter and in other unrelated matters under separate correspondence.

In asking these consents, we assure you (1) that we will not use confidential client information in any way to either client's disadvantage; and (2) that we will be able to fully and properly represent each client on its separate matters without our representation of either client being affected by our representation of the other client. If, however, contentious disputes or threats of litigation were to arise during our representation of the County in this matter, we would not represent the County or Sergeant Bluff with respect to such disputes.

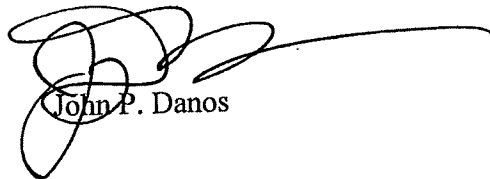
During this representation, and subsequent representation of the County and Sergeant Bluff, we may be asked to represent the County or Sergeant Bluff on other matters unrelated to the instant matter and not adverse to the County or Sergeant Bluff. We ask the County to consent to these present and future representations as described above.

After this arrangement is approved on behalf of the County, please have this letter executed in the space below and scan and email an executed copy to lemke.susan@dorsey.com. Further, please sign below, to indicate the consent of the County to the representations set forth above and to acknowledge that this consent is adequately informed.

If you have questions, please call me.

We look forward to working with you. Thank you for the opportunity to serve the County.

Best regards,


John P. Danos

Page 3

I understand and agree to the arrangements stated above.

WOODBURY COUNTY, IOWA

BY: _____
Chairperson, Board of Supervisors

Date: _____

ATTEST: _____
County Auditor

Date: _____

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

Date: 1/7/2023 Weekly Agenda Date: 1/17/2023

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

WORDING FOR AGENDA ITEM:

Consideration of the issuance of a quit claim deed for vacated excess right of way on Old Lakeport Road near Sioux City

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 Board vacated excess right of way along Old Lakeport Road near the town of Sioux City. The owner has requested a quit claim deed for the subject property. The county no longer needs the ROW.

BACKGROUND:

The property adjacent to Old Lakeport Road was acquired by fee title for the Lakeport Road relocation project. In examining the right of way, the county engineer determined that it is not needed for maintenance of the roadway. The owner of the land from which it was severed has requested the county return the property. A survey has been completed. Vacation is by ch. 306.23 of the Iowa Code.

FINANCIAL IMPACT:

The county receives payment for the land based on a recent appraisal. The landowner has agreed to pay \$4200 for the land. The landowner also paid for the survey and platting of the vacation parcel.

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

Yes No

RECOMMENDATION:

I recommend that the board approve the quit claim deed to excess right of way along Old Lakeport Road as shown on the accompanying plat.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the quit claim deed for vacated excess right of way on Old Lakeport Road and direct the chair to sign the deed.

THIS DOCUMENT WAS PREPARED BY MARK J. NAHRA, WOODBURY COUNTY ENGINEER'S OFFICE, 759 E. FRONTAGE RD., MOVILLE, IA 51039. 712-873-3215

Return to Mark Nahra, Woodbury County Engineer, 759 E. Frontage Rd. Merville, IA 51039

Tax Statement to: Richard Derocher, 4900 Derocher Path, Sioux City, IA 51106

QUIT CLAIM DEED

For the consideration of one dollar (\$4200.00) and other valuable consideration, Woodbury County represented by its Board of Supervisors, Matthew Ung, Chairperson does hereby quit claim to Richard K. and Connie L. Derocher, all right, title, interest, estate, claim, and demand on the following described real estate in Woodbury County, Iowa:

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF THE EAST 20 RODS OF THE NORTH 40 RODS OF SAID N.E.1/4 OF THE N.W.1/4; THENCE S.0°02'07"E. ALONG THE EAST LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 660.00 FEET TO THE S.E. CORNER OF SAID EAST 20 RODS OF THE NORTH 40 RODS; THENCE S.87°40'31"W. ALONG THE SOUTH LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 329.08 FEET TO THE S.E. CORNER OF LOT 2, LAMBERT'S SUBDIVISION, WOODBURY COUNTY, IOWA; THENCE S.88°58'01"W. ALONG THE SOUTH LINE OF SAID LOT 2 FOR 111.97 FEET TO THE S.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 349, IMAGE 2133 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE SOUTH LINE OF SAID PARCEL FOR 312.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD LAKEPORT ROAD AS DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 211, IMAGE 1497 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE S.3°55'47"W. ALONG SAID EASTERLY LINE FOR 114.04 FEET; THENCE S.54°51'50"E. ALONG SAID EASTERLY LINE FOR 85.59 FEET; THENCE S.23°19'17"E. ALONG SAID EASTERLY LINE FOR 15.25 FEET; THENCE S.44°10'12"W. FOR 179.78 FEET TO THE CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION AS SHOWN ON A PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°17'29"W. ALONG SAID CENTERLINE FOR 168.11 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 349, IMAGE 2133 EXTENDED WEST, SAID CURVE HAVING A CHORD BEARING OF N.3°08'24"E. AND A CHORD LENGTH OF 137.17 FEET; THENCE N.88°58'01"E. ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST FOR 50.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR S.0°02'07"E.

Said real estate being part subject to other easements of record.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine or feminine gender, according to the context.

Dated: _____

Chair, County Board of Supervisors

County Seal:

County Auditor

On this ____ day of _____, 2023, before me _____ a notary public in and for the State of Iowa appeared _____ and _____, to me personally known, and who, being by me duly sworn, did say that they are the Chairperson of the County Board of Supervisors and County Auditor, respectively, of the County of Woodbury, Iowa; that the seal affixed to the foregoing instrument is the county seal of the county, and that the instrument was signed and sealed on behalf of the county, by authority of its Board of Supervisors, as contained in the Supervisors Minute Book, as passed by the Board of Supervisors on the ____ day of _____, 2023 and, _____ and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the county, by it voluntarily executed.

Notary Public
My Commission Expires: _____

Seal:

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):	20 T. 88 N., R. 47 W.
ALIQUOT PART:	PART OF THE N.E.1/4-N.W.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	WOODBURY COUNTY
REQUESTED BY:	RICHARD DEROCHE

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

PAGE 1 OF 2

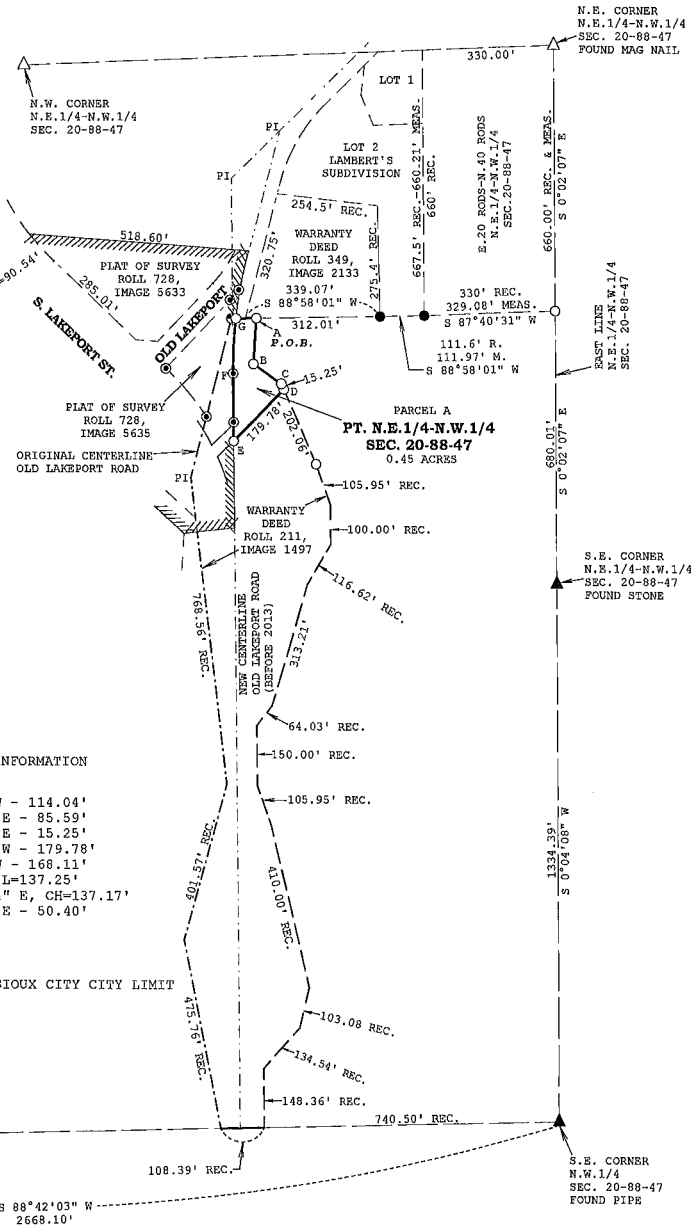
PLAT OF SURVEY

PLAT OF SURVEY SHOWING PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, T.88N., R.47W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF THE EAST 20 RODS OF THE NORTH 40 RODS OF SAID N.E.1/4 OF THE N.W.1/4; THENCE S.0°02'07"E. ALONG THE EAST LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 660.00 FEET TO THE S.E. CORNER OF SAID EAST 20 RODS OF THE NORTH 40 RODS; THENCE S.87°40'31"W. ALONG THE SOUTH LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 329.08 FEET TO THE S.E. CORNER OF LOT 2, LAMBERT'S SUBDIVISION, WOODBURY COUNTY, IOWA; THENCE S.88°58'01"W. ALONG THE SOUTH LINE OF SAID LOT 2 FOR 111.97 FEET TO THE S.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 349, IMAGE 2133 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE SOUTH LINE OF SAID PARCEL FOR 312.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD LAKEPORT ROAD AS DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 211, IMAGE 1497 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE S.3°55'47"W. ALONG SAID EASTERLY LINE FOR 114.04 FEET; THENCE S.54°51'50"E. ALONG SAID EASTERLY LINE FOR 85.59 FEET; THENCE S.23°19'17"E. ALONG SAID EASTERLY LINE FOR 15.25 FEET; THENCE S.44°10'12"W. FOR 179.78 FEET TO THE CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION AS SHOWN ON A PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°17'29"W. ALONG SAID CENTERLINE FOR 168.11 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 349, IMAGE 2133 EXTENDED WEST, SAID CURVE HAVING A CHORD BEARING OF N.3°08'24"E. AND A CHORD LENGTH OF 137.17 FEET; THENCE N.88°58'01"E. ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST FOR 50.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:
THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR S.0°02'07"E.



NOTE:
SEE PAGE 2 FOR MORE INFORMATION

- A-B: S 3°55'47" W - 114.04'
- B-C: S 54°51'50" E - 85.59'
- C-D: S 23°19'17" E - 15.25'
- D-E: S 44°10'12" W - 179.78'
- E-F: N 0°17'29" W - 168.11'
- F-G: R=1145.92', L=137.25'
- CH=N 3°08'24" E, CH=137.17'
- G-A: N 88°58'01" E - 50.40'

SCALE 1"=300'
0 150 300
20-88-47 NE NW II
2020 (20)

S.W. CORNER
N.W.1/4
SEC. 20-88-47
FOUND WPA MON.

S.E. CORNER
N.W.1/4
SEC. 20-88-47
FOUND PIPE

DATE OF SURVEY: 2015 & 2020

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

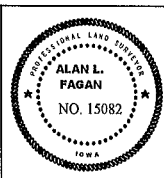
ALAN L. FAGAN

DATE

LICENSE NUMBER 15082

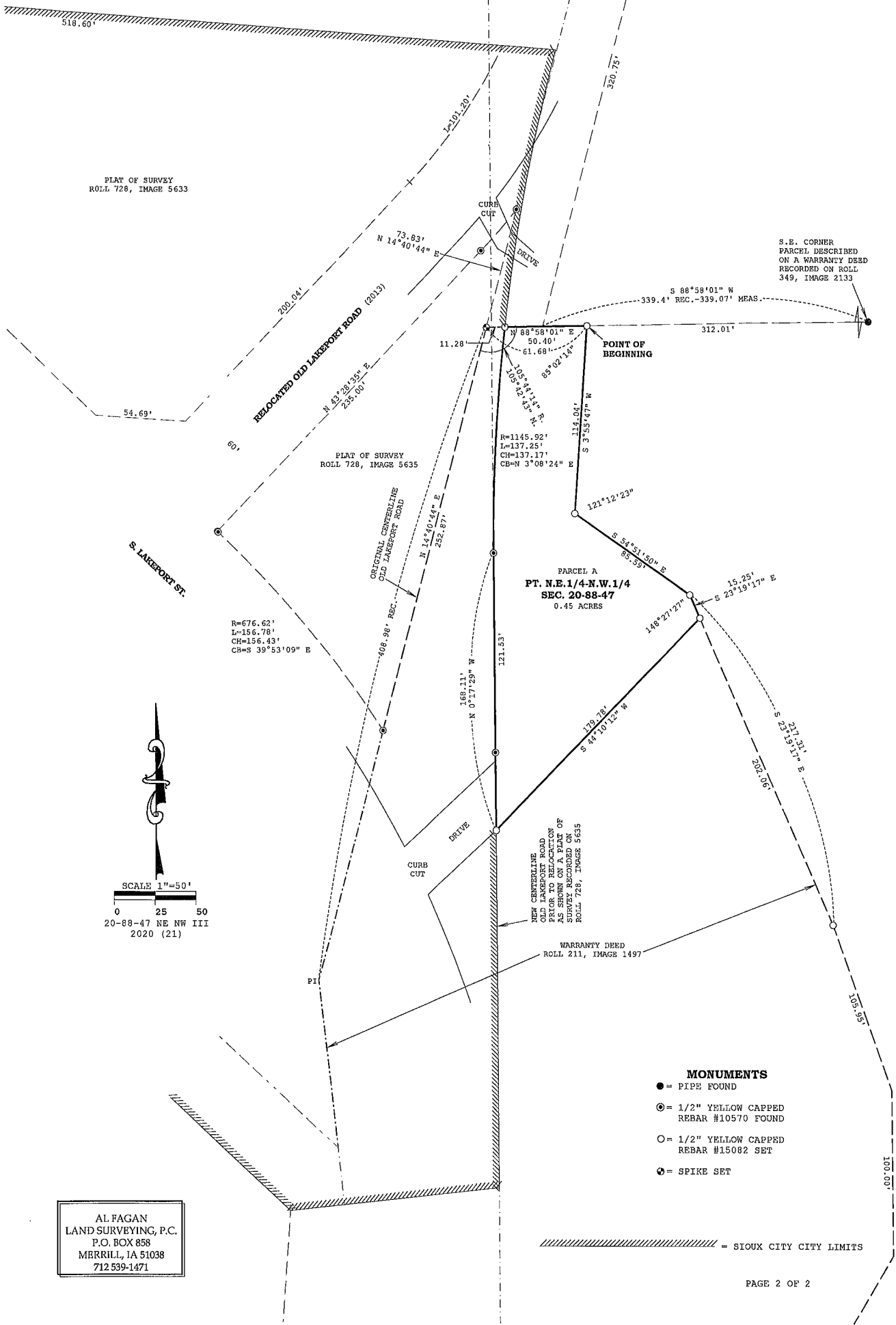
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL: TWO



MONUMENTS

- = PIPE FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊖ = SPIKE SET



PLAT OF SURVEY
ROLL 728, IMAGE 5633

PLAT OF SURVEY
ROLL 728, IMAGE 5635

S. E. CORNER
PARCEL DESCRIBED
ON A WARRANTY DEED
RECORDED ON ROLL
349, IMAGE 2133

PARCEL A
PT. N.E. 1/4-N.W. 1/4
SEC. 20-88-47
0.45 ACRES

NEW CENTERLINE
OLD LAKEPORT ROAD
PRIOR TO RELOCATION
AS SHOWN ON A PLAT OF
SURVEY RECORDED ON
ROLL 728, IMAGE 5635

WARRANTY DEED
ROLL 211, IMAGE 1497



SCALE 1"=50'
0 25 50
20-88-47 NE NW III
2020 (21)

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712.539-1471

- MONUMENTS**
- = PIPE FOUND
 - ⊙ = 1/2" YELLOW CAPPED REBAR #10570 FOUND
 - = 1/2" YELLOW CAPPED REBAR #15082 SET
 - ⊛ = SPIKE SET

————— = SIOUX CITY CITY LIMITS

The Running Total: Current Tax Rates for FY 23

Certified budget March 29, 2022

Woodbury County: County-Wide
\$7.149 / \$1,000

Woodbury County: Rural Unincorporated
\$9.610 / \$1,000

The Running Total: Current Tax Rates for FY 24

Proposed January 3, 2023 Tax Rates

Woodbury County: County-Wide
\$8.070 / \$1,000

+\$0.921

Woodbury County: Rural Unincorporated
\$10.690 / \$1,000

+\$1.080

The Running Total: Current Tax Rates for FY 24

After January 3, 2023 Adjustment

Woodbury County: County-Wide
\$8.057 / \$1,000

+\$0.908

-\$0.013

Woodbury County: Rural Unincorporated
\$10.676 / \$1,000

+\$1.066

-\$0.014

The Running Total: Current Tax Rates for FY 24

After January 5, 2023 Adjustment

Woodbury County: County-Wide
\$7.824 / \$1,000

+\$0.675

-\$0.233

Woodbury County: Rural Unincorporated
\$10.295 / \$1,000

+\$0.685

-\$0.381

The Running Total: Current Tax Rates for FY 24

After January 10, 2023 Adjustment

Woodbury County: County-Wide
\$7.204 / \$1,000

+\$0.055

-\$0.620

Woodbury County: Rural Unincorporated
\$9.675 / \$1,000

+\$0.665

-\$0.620