



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(MARCH 9, 2021) (WEEK 10 OF 2021)

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Live telephonic access at: 712-224-6014

Rocky L. DeWitt 253-0421 rdewitt@woodburycountyiowa.gov	Keith W. Radig 560-6542 kradig@woodburycountyiowa.gov	Mark A. Monson 204-1015 mmonson@woodburycountyiowa.gov	Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov	Justin Wright 899-9044 jwright@woodburycountyiowa.gov
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held March 9, 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.

AGENDA

4:00 p.m. 1. Closed session for litigation {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 11 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 March 2, 2021 meeting
5. Approval of claims
6. County Auditor – Patrick Gill
Approval of Liquor License Application for Anthon Golf Course, Anthon, IA.

7. Juvenile Detention – Ryan Weber
Receive Juvenile Detention February Population Report
8. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transactions
9. Board Administration – Karen James
Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension
10. Community Action Agency of Siouxland – Jean Logan
Approve the re-appointment of Mark Monson as the SW Rural Representative and Shelly Sorensen as the Financial Representative to the Community Action Agency Board of Directors
11. Secondary Roads – Mark Nahra
Approval of utility permit for installation of fiber optic cable in county right of way south of Correctionville for Lumen (Centurylink)

End Consent Agenda

- | | | |
|--------------------------------|---|-------------|
| | 12. County Auditor – Patrick Gill
Approve \$10,000.00 from gaming to remodel the Auditor’s Office | Action |
| 4:45 p.m.
(Set time) | 13. Board Administration – Dennis Butler
Public hearing and approval of proposed maximum tax levy | Action |
| | 14. Community & Economic Development – David Gleiser
Ordinance for Zoning District Map Amendment to re-zone GIS parcel 894634100004 owned by Gilbert C. Holmes Irrevocable Trust to Agricultural Estates | Action |
| 4:45 p.m.
(Set time) | a. Public hearing and approval of 2 nd reading | Action |
| | b. Adoption of ordinance – Waiver of 3 rd reading and final approval | Action |
| | 15. Board of Supervisors – Matthew Ung & Mark Monson
Approval for the Chairman to sign the engagement letter provided by the Office of the Auditor of State of Iowa | Action |
| | 16. Reports on Committee Meetings | Information |
| | 17. Citizen Concerns | Information |
| | 18. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., MAR. 10 8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
8:00 p.m. County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- WED., MAR. 17 10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., MAR. 18 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., MAR. 19 12:00 p.m.** Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
- MON., MAR. 22 6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- TUE., MAR. 23 2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F
- WED., MAR. 24 2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., MAR. 25 11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
- MON., APR. 5 6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- TUE., APR. 6 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., APR. 7 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- THU., APR. 8 10:00 a.m.** COAD Meeting, The Security Institute
- WED., APR. 14 8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
10:00 a.m. STARComm Board Meeting, The Security Institute, WIT Campus
- THU., APR., 15 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- FRI., APR., 16 12:00 p.m.** SHIP Board Meeting, ZOOM

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.

MARCH 2, 2021, NINETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, March 2, 2021 at 4:30 p.m. Board members present were Radig, Ung, Monson, De Witt, and Wright. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, HR Director, Joshua Widman, Board Attorney, Dennis Butler, Budget/Tax Analyst, 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 De Witt second by Radig to approve the agenda for March 2, 2021. Carried 5-0. Copy Filed.

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

3. To approve minutes of the February 23, 2021 meeting. Copy filed.
4. To approve the claims totaling \$371,012.95. Copy filed.
- 5a. To approve the appointment of Zachary Jaenisch, P/T Youth Worker, Juvenile Detention Dept., effective 03-03-21, \$19.83/hour. Job Vacancy Posted 10-28-20. Entry Level Salary: \$19.83/hour.; the separation of Scott Cameron, Civilian Jailer, County Sheriff Dept., effective 03-04-21. Resignation.; the separation of Bryan Maron, Maintenance Worker, Building Services Dept., effective 03-08-21. Retirement.; the promotion of Angel Chagolla, Sheriff Deputy, County Sheriff Dept., effective 03-09-21, \$25.14/hour, 22%=\$4.68/hr. Promotion from Civilian Jailer to Deputy.; the promotion of Luke Talbert, Sheriff Deputy, County Sheriff Dept., effective 03-09-21, \$25.14/hour, 22%=\$4.68/hr. Promotion from Civilian Jailer to Deputy.; the appointment of Maxwell Stewart, Sheriff Deputy, County Sheriff Dept., effective 03-09-21, \$25.14/hour. Appointment by County Sheriff.; and appointment of Andrew Theisen, Sheriff Deputy, County Sheriff Dept., effective 03-09-21, \$25.14/hour. Appointment by County Sheriff. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for (3) Civilian Jailers, County Sheriff Dept. CWA: \$20.46/hour. Copy filed.
- 5c. To approve the request of Bryan Maron to remain on the County's dental insurance. Copy filed.
6. To approve four agreements for electronic provision of Woodbury County Recorder's office public record images. Copy filed.
- 7a. To receive for signatures a Resolution thanking and commending Bryan Maron for his years of service to Woodbury County.

RESOLUTION #13,137
WOODBURY COUNTY, IOWA
A RESOLUTION THANKING AND COMMENDING
BRYAN MARON
FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Bryan Maron has capably served Woodbury County as an employee of the Woodbury County Building Services Department for 21 years from February 16, 2000 to March 8, 2021.

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

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

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

BE IT SO RESOLVED this 2nd day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7b. To receive for signatures a Resolution thanking and commending Darrell Oban for his years of services to Woodbury County.

RESOLUTION #13,138
WOODBURY COUNTY, IOWA
A RESOLUTION THANKING AND COMMENDING
DARRELL OBAN
FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Darrell Oban has capably served Woodbury County as an employee of the Woodbury County Secondary Roads Department for 25 years from December 23, 1996 to March 26, 2021.

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

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

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

BE IT SO RESOLVED this 2nd day of March, 2021.
WOODBURY COUNTY BOARD SUPERVISORS
Copy filed.

- 8. To approve the underground utility permit for Mid American Energy. Copy filed.
- 9a. To approve and authorize the Chairperson to sign the tax abatement for Nancy Spink, Vin #67A5852, 1976 Bonneville.

WOODBURY COUNTY, IOWA
RESOLUTION #13,139
RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Nancy J. Spink is the titleholder of a mobile home VIN #67A5258 located in Woodbury County, Iowa and legally described as follows:

VIN #67A5852 1976 Bonneville

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Nancy J. Spink.

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

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

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

SO RESOLVED this 2nd day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9b. To approve and authorize the Chairperson to sign the tax abatement for Sheryl Livingston, Vin #BE1488B, 1968 Buddy.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,140
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Sheryl Livingston is the titleholder of mobile home VIN #BE1488B located in Woodbury County, Iowa and legally described as follows:

VIN #BE1488B 1968 Buddy

WHEREAS, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Sheryl Livingston.

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

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

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

SO RESOLVED this 2nd day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9c. To approve and authorize the Chairperson to sign the tax abatement for Tallview Terrace, Vin #19A19371S, 1991 Colt and Vin #22375, 1967 Rollohome.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,141
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Tallview Terrace is the titleholder of mobile home VIN #19A19371S, VIN #22375 located in Woodbury County, Iowa and legally described as follows:

**VIN #19A19371S 1991 Colt
VIN #22375 1967 Rollohome**

WHEREAS, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Tallview Terrace.

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

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

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

SO RESOLVED this 2nd day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 10. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894728254003, 821 Jennings St.

**RESOLUTION #13,142
NOTICE OF PROPERTY SALE**

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

**All that part of Block 134, Sioux City East Addition, described as follows: Beginning at the Northeast Corner of said Block 134, thence South along the East line of said Block, 75 feet, thence West and parallel with the North line of said Block, 158 feet, thence North and parallel with the East line of said Block, 75 feet to the North line of said Block, thence East along the North line of said Block, 158 feet to the place of beginning, in the County of Woodbury and State of Iowa
(821 Jennings 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 **16th Day of March, 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 **16th Day of March, 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 \$602.00** 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 2nd Day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

- 11. A public hearing was held at 4:35 p.m. for the sale of parcels #884801246010, 1911 S. Alice St. and #884801246011, 1913 S. Alice St. The Chairperson called on anyone wishing to be heard.

Motion by Monson second by De Witt to close the public hearing. Carried 5-0.

Motion by De Witt second by Monson to approve and authorize the Chairperson to sign a Resolution for the sale of real estate parcels #884801246010, 1911 S. Alice St. and #884801246011, 1913 S. Alice St., to Joseph & Leann Birk, 1904 S Helen St, Sioux City, for \$870.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD
OF SUPERVISORS OF WOODBURY COUNTY, IOWA
RESOLUTION #13,143**

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

By Joseph A. Birk and Leann M. Birk in the sum of **Eight Hundred Seventy Dollars & 00/100 (\$870.00)** dollars.

For the following described real estate, To Wit:

Parcel #884801246010 & #884801246011

The East one-half (E ½) of Lot Three (3) in Block Seventy-Eight (78) of the West Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa (1911 S. Alice Street)

The East One Hundred and Eleven feet (E 111') of Lot Four (4) in Block Seventy-Eight (78) of the West Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa (1913 S. Alice Street)

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

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

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

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

SO DATED this 2nd Day of March, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 12a. Motion by De Witt second by Ung to approve the quote from Verizon for the Reveal GPS system. Carried 5-0. Copy filed.
- 12b. Motion by Monson second by De Witt to approve the quote for GeoEvent Server from ESRI. Carried 5-0. Copy filed.
- 12c. Motion by Monson second by De Witt to approve the contract for Briese Farm with Bruce Willems for calendar years 2021-2023. Carried 5-0. Copy filed.
- 13a. A public hearing was held at 4:45 p.m. for application for Zoning District Map Amendment for GIS parcel #894634100004 to Agricultural Estates. The Chairperson called on anyone wishing to be heard.

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

- 13b. Motion by Radig second by Wright to conduct the first reading of Zoning District Map Amendment for GIS Parcel #894634100004 to Agricultural Estates. Carried 5-0. Copy filed.
14. The Board heard reports on committee meetings.
15. Citizen concerns.
16. Board concerns were heard.

The Board adjourned the regular meeting until March 9, 2021.

Meeting sign in sheet. Copy filed.

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

Date: 03/03/2021 Weekly Agenda Date: 03/09/2021

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

WORDING FOR AGENDA ITEM:

Consideration and approval for liquor license for Anthon Golf Course, Anthon, 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) (Commercial), with Outdoor Service and Sunday Sales privileges for Anthon Golf Course, effective 04/01/2021

**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: March 3, 2021

Subject: Liquor License Application for the Anthon Golf Course, Anthon, 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 Anthon Golf Course, Anthon, Iowa. The license would be effective 04/01/21 through 03/31/22.



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- > Applicant
- > Ownership
- > Criminal History
- > Applicant Signature
- > Local Endorse

Applicant LC0037482, Anthon Golf Course, Anthon

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Anthon Golf Club Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Anthon Golf Course

Address of Premise: 2236 hwy 31 South

Address Line 2:

City: Anthon

County: Woodbury

Zip: 51004

Business Phone: (712) 373-5774

Cell / Home Phone:

Same Address

Mailing Address: PO Box 277

Mailing Address Line 2:

City: Anthon

State: Iowa

Zip: 51004

Contact Name: Kari Cassens

Phone: (712) 253-7430

Email Address: anthongolfcourse@gmail.com

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Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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Ownership LC0037482, Anthon Golf Course, Anthon

- > Applicant
- > Ownership
- > Criminal History
- > Applicant Signature
- > Local Endorse

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
Kari Cassens	PO Box 277, Anthon, IA, 51004	0.00 %	View
1			

First Name: _____ Last Name: _____
 Address: _____
 Address Line 2: _____
 City: _____ State: Please Select
 Zip: _____
 Position: _____ SS#: _____ U.S. Citizen: Please Select
 Date of Birth: _____ MM/DD/YYYY % of Ownership: _____

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

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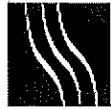


Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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Criminal History LC0037482, Anthon Golf Course, Anthon

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

No	▼	Have you ever been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
No	▼	Have any of the owners listed in the ownership screen ever been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
None	▼	If no arrests, indictments, summons or convictions are applicable select "NONE".

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Iowa Alcoholic Beverages Division
 1918 SE Hulsizer Road, Ankeny, IA 50021
 Toll Free 866.IowaABD (866.469.2223)
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- » Applicant
- » Ownership
- » Criminal History
- » Applicant Signature
- » Local Endorse

Applicant Signature LC0037482, Anthon Golf Course, Anthon

Complete the information below and click Finish to complete the application
Note that the license fees will only be withdrawn from accounts after the ABD approves the license.

This application must be completed by a person listed in the Ownership Section.

I hereby declare that all information contained in the Application is true and correct. I understand that misrepresentation of material facts in the Application is a crime and grounds for denial of the license or permit under Iowa law. I further understand that, as a condition of receiving a license, the licensed premises is subject to inspection during business hours by appropriate local, state and federal officials.

NOTE: The Applicant's Name must match one of the owner's names from the Ownership screen.

Owner's Signature: Kari Cassens

Date: 03/02/2021

MM/DD/YYYY

Tentative effective date: 04/01/2022

MM/DD/YYYY

Licensees are required to submit a bi-annual report of shipment to Iowa consumers due January 10th and July 10th for the previous six months of shipment. This report can be found on the "Action List" under "Complete a Tax Report".

Please notify your Financial Institution to allow ACH debits by our agency's ACH ID number, 142-6004553.

Funds will be pulled from your account 2 days after ABD approves the license.

Please print a copy of this page for your records before clicking the "FINISH" button.

Finish

If you are not taken to a confirmation screen after clicking on "Finish", please see the notes at the top of the applicant signature screen to find out why the application was not submitted.

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1918 SE Hulsizer Road, Ankeny, IA 50021

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Local Authority Endorsement LC0037482, Anthon Golf Course, Anthon

- > Applicant
- > Ownership
- > Criminal History
- > Applicant Signature
- > Local Endorse

Complete the information below and click **SUBMIT** to endorse the Ownership.

LICENSE INFORMATION

Local Authority: *County of Woodbury*
 Daytime Phone for Local Authority: (712) 279-6702

Ownership Update Approved
 Ownership Update Denied

Reason For Denial:

Effective Date: 04/01/2022 Expiration Date:

CHECK LIST

Privately held corporations, publicly traded corporations, and limited liability companies must submit a signed transfer of stock and minutes of corporate meetings.

Was a DCI background check run Yes No

Police Department Review Completed Yes No;

E-MAIL

Please provide the local authority email address below. Once the application has been reviewed and approved, a copy of the license will be emailed to this address.

Local Authority E-mail Address

COMMENTS

Signature: Date: MM/DD/YYYY

Reason for re-submittal:

Submit

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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Woodbury County Detention Census for February

Woodbury County Juvenile Holds

1. 101 Days 20 Hours (When Released)
2. 62 Days 14 Hours (When Released)
3. 47 Days 17 Hours (When Released)
4. 54 Days 8 Hours (When Released)
5. 52 Days 11 Hours (When Released)
6. 56 Days 17 Hours (As of 3/4/2021)
7. 25 Days 2 Hours (When Released)
8. 8 Days 20 Hours (When Released)
9. 15 Days 4 Hours (When Released)
10. 11 Days 16 Hours (When Released)
11. 16 Days 17 Hours (As of 3/4/2021)
12. 11 Days 10 Hours (When Released)
13. 11 Days 20 Hours (When Released)
14. 7 Days 19 Hours (As of 3/4/2021)

Adult Court Holds

1. 103 Days 16 Hours (As of 3/4/2021)
2. 62 Days 6 Hours (When Released)

Out of County Holds

1. 83 Days 19 Hours (As of 3/4/2021)
2. 62 Days 1 Hour (As of 3/4/2021)
3. 21 Days 15 Hours (As of 3/4/2021)
4. 13 Days 6 Hours (As of 3/4/2021)

Intake and Release

1. 1 Hour 15 Minutes
2. 12 Hours 40 Minutes
3. 12 Hours 30 Minutes
4. 14 Hours 15 Minutes

5. 1 Hour 35 Minutes
6. 3 Hours 5 Minutes
7. 9 Hours 50 Minutes
8. 1 Hour 35 Minutes
9. 2 Hours 45 Minutes
10. 1 Hour 20 Minutes
11. 1 Hour 15 Minutes
12. 1 Hour 32 Minutes
13. 5 Hours 30 Minutes
14. 12 Hours
15. 12 Hours
16. 1 Day 14 Hours
17. 4 Hours 30 Minutes
18. 1 Hour 20 Minutes
19. 50 Minutes
20. 1 Hour 55 Minutes
21. 2 Hour 55 Minutes
22. 2 Hours 35 Minutes
23. 1 Hour 15 Minutes
24. 3 Hours 25 Minutes
25. 9 Hours 15 Minutes
26. 3 Hours 30 Minutes

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

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

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

Yes No

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

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

Date: 2/22/21

Weekly Agenda Date: 3/9/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Jean Logan, Executive Director of the Community Action Agency of Siouxland

SUBJECT: Community Action Agency of Siouxland Board Appointments: SW Rural District Mark Monson and Financial, Shelly Sorensen

ACTION REQUIRED:

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

WORDING FOR AGENDA ITEM: Appointment of Mark Monson and Shelly Sorensen to the Community Action Agency of Siouxland Board of Directors for a 3-year term beginning 4/1/21.

EXECUTIVE SUMMARY: One third (the equivalent of 7 seats) of the Community Action Agency Board of Directors is appointed by the Woodbury County Board of Supervisors, serving as their representatives. Traditionally one of the county board members has filled one of the seats and the remaining six positions have been filled representing specific areas. Mark Monson has been representing the SW Rural District and Shelly Sorensen has been the Financial representative.

BACKGROUND: One of the agency programs requires a person with financial acumen hold a position on the agency board. While we have always recruited at least one member with these qualifications, it would be a best practice to specifically designate a seat on the board.

FINANCIAL IMPACT:

None

RECOMMENDATION: Approve the re-appointment of both directors.

ACTION REQUIRED / PROPOSED MOTION: Approve the re-appointment of Mark Monson as the SW Rural Representative and Shelly Sorensen as the Financial representative to the Community Action Agency Board of Directors.

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

Date: 3/4/2021 Weekly Agenda Date: 3/9/2021

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

WORDING FOR AGENDA ITEM:

Consideration of a utility permit for installation of fiber optic cable in county right of way south of Correctionville

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Lumen (aka Centurylink) has applied for a permit to move fiber optic cable outside the project limits for the (141) project south of Correctionville on L36, north of D38.

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 Lumen (Centurylink).

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the underground utility permit for Lumen (Centurylink) and to direct the chair to sign the permit.

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

REQUEST BY APPLICANT:

Name Lumen (Centurylink) Highway Obrien Ave
Address Coon Creek Bridge, Kedron, IA (on Obrien Ave & 210th St) Township _____
City of Kedron

Office Phone _____ Local Phone _____ Section: 36 1/4 of 1/4 Sec
Type of Utility Installation Fiber Optic Cable & hand hole placement T 88 N, R 43 W
Plans Prepared By Pearce Services Copy Enclosed X Yes _____ No

Map Showing Location Enclosed X Yes _____ No
Utility Location is _____ cross right-of-way X parallel to right-of-way
_____ overhead X underground

Proposed Method of Installation
_____ tunnel _____ suspend on poles _____ cased
X jack & bore _____ suspend on towers _____ trench
_____ open cut _____ plow

Estimated Starting Date 05/10/2021 Estimated Restoration Date 06/11/2021

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 Michelle Alvarez Title Permit Specialist
(Signature of Authorized Utility Representative) Date 02/26/2021

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)

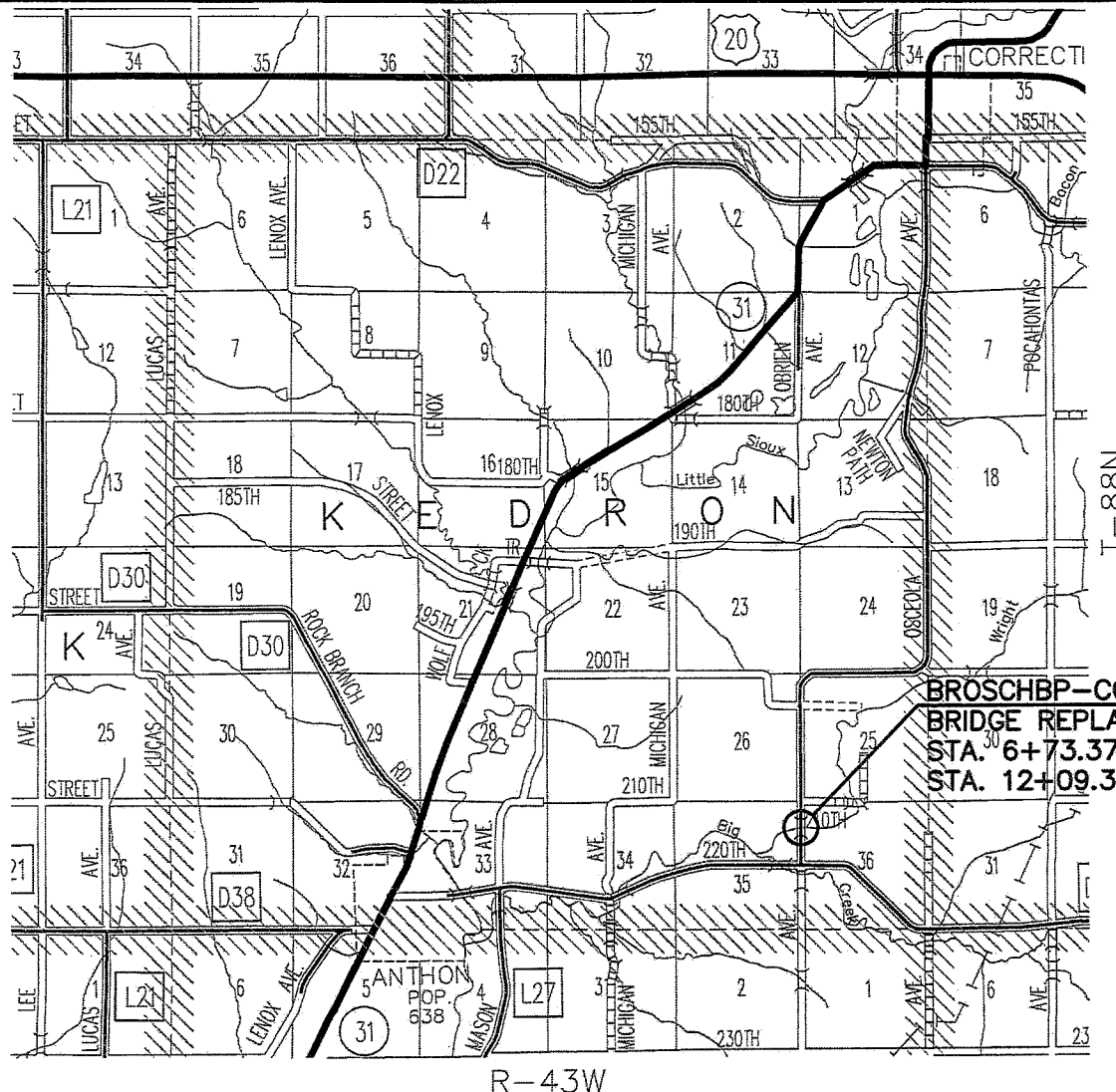
Date _____

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.

2. The Applicant shall take all reasonable precaution during the construction of said facilities to protect and safeguard the lives and property of the adjacent property owners and the traveling public and shall save the County and the Board of Supervisors harmless of any damages or losses that may be sustained by adjacent property owners and the traveling public on account of such construction operations.
3. Operations in the construction and maintenance of said facilities shall be carried on in such a way as to not interfere with, or interrupt traffic on said roads. However, should the performance of work called for in this permit in any way interfere with or obstruct traffic on said roads, the Applicant shall provide the necessary flagmen as required by the Statutes when one-way traffic is involved and/or otherwise mark said work so as to protect the traveling public.
4. The Applicant shall hold the County and the Board of Supervisors harmless from any damages that may result to said highway because of the construction or maintenance of said facilities and shall reimburse the County or the Board of Supervisors for any expenditures that the County or the Board of Supervisors may have to make on said roads on account of replacement of surfacing gravel and bridge and culvert repairs.
5. Applicant shall lay, construct, operate and maintain said facilities so as not to interfere with natural drainage of the road and so as not to interfere with the construction or maintenance of said roads. When buried cable or wire lines are to be placed lengthwise with the roadway, they shall be placed in the County road shoulder or ditch near the toe of the fore-slope and parallel to centerline of roadbed at a depth of three (3) to four (4) feet by using specially designed plows or by trenching, whichever is appropriate. Plow slots and trenches shall be repacked as necessary to restore the disturbed area to its original condition. For buried line crossings of roadways not paved, an open trench may be dug and the lines placed therein, and the trench back-filled over the lines. Buried line crossings on paved roadways, lines may be placed through the sub-grade by jacking, or by boring a hole just large enough to take the lines; or if the County Engineer approves, a tunnel may be dug through and the cable or wire lines placed therein. All backfill of tunnels and trenches shall be thoroughly compacted in layers of 6" or less in depth. Back-filling of trenches within the right-of-way by not under the traveled roadway shall be tamped sufficiently to avoid settlement. When crossing an existing roadway, all buried facilities shall be placed a minimum of three (3) to four (4) below the bottom of the existing adjacent ditches. Overhead lines, where practical, shall be placed adjacent to and with two (2) feet of the Road/Highway Right-of-Way Line.
6. The Applicant will at any time subsequent to placing the facilities, and at the Applicant's expense, relay, replace, alter, change, reconstruct, or relocate its overhead and/or buried facilities and appurtenances thereto as may become necessary to conform to new grades, alignment, or widening right-of-way, resulting from maintenance or construction operations by the County Board of Supervisors irrespective of whether or not additional right-of-way is acquired in connection with such road improvements. The Applicant agrees to do this within ninety (90) days written notice from the Board of Supervisors, and without cost to the County. If the Applicant is unable to comply within said ninety (90) days, the Board of Supervisors may cause the work to be done and the Applicant will pay the cost thereof upon receipt of statement.
7. All work shall be done in a workmanlike manner; the surrounding ground, slopes, and ditch bottoms shall be reshaped to conform to the area and left in a neat condition satisfactory to the County Engineer. All areas where sod has been damaged or destroyed shall be re-seeded.
8. The Applicant shall notify the County Board of Supervisors at least forty-eight (48) hours in advance of the Applicant's intention of starting work covered by this permit on the road right-of-way. Said notice shall be in writing to the County Engineer.
9. Applicant, its' successors, grantees and assigns shall and hereby agrees to assume all responsibility, risks and liabilities for all accidents and damages that may occur to persons and/or property on account of the work done under this permit, and to this end, indemnify and hold the County and all authorized representatives thereof harmless from any and all claims, damages, losses, and expense including judgements, costs and including attorney's fees, for personal injuries (including death) or property damage arising or resulting from the activities of the Applicant in connection herewith, now and at all times in the future.
10. It is understood that this permit is issued only insofar as Woodbury County has jurisdiction and does not presume to release the Applicant from fulfilling any existing statutes relating to the installation, construction and operation of said facilities.
11. It is further understood that the facilities covered by this permit shall be constructed or installed within one (1) year after the date of approval of this permit, unless otherwise extended in writing by Woodbury County.
12. Engagement in the operations as herein applied for by the Applicant shall be considered and constitute an acceptance of all the terms and conditions herein set forth.

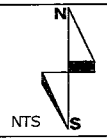


BROSCHBP-C097(141)--GA-97
BRIDGE REPLACEMENT, FHWA-353400
STA. 6+73.37 TO
STA. 12+09.34

R-43W

ADDRESS: COON CREEK BRIDGE REPLACEMENT, ANTHON IA

WOODBURY COUNTY PERMIT REQUIRED

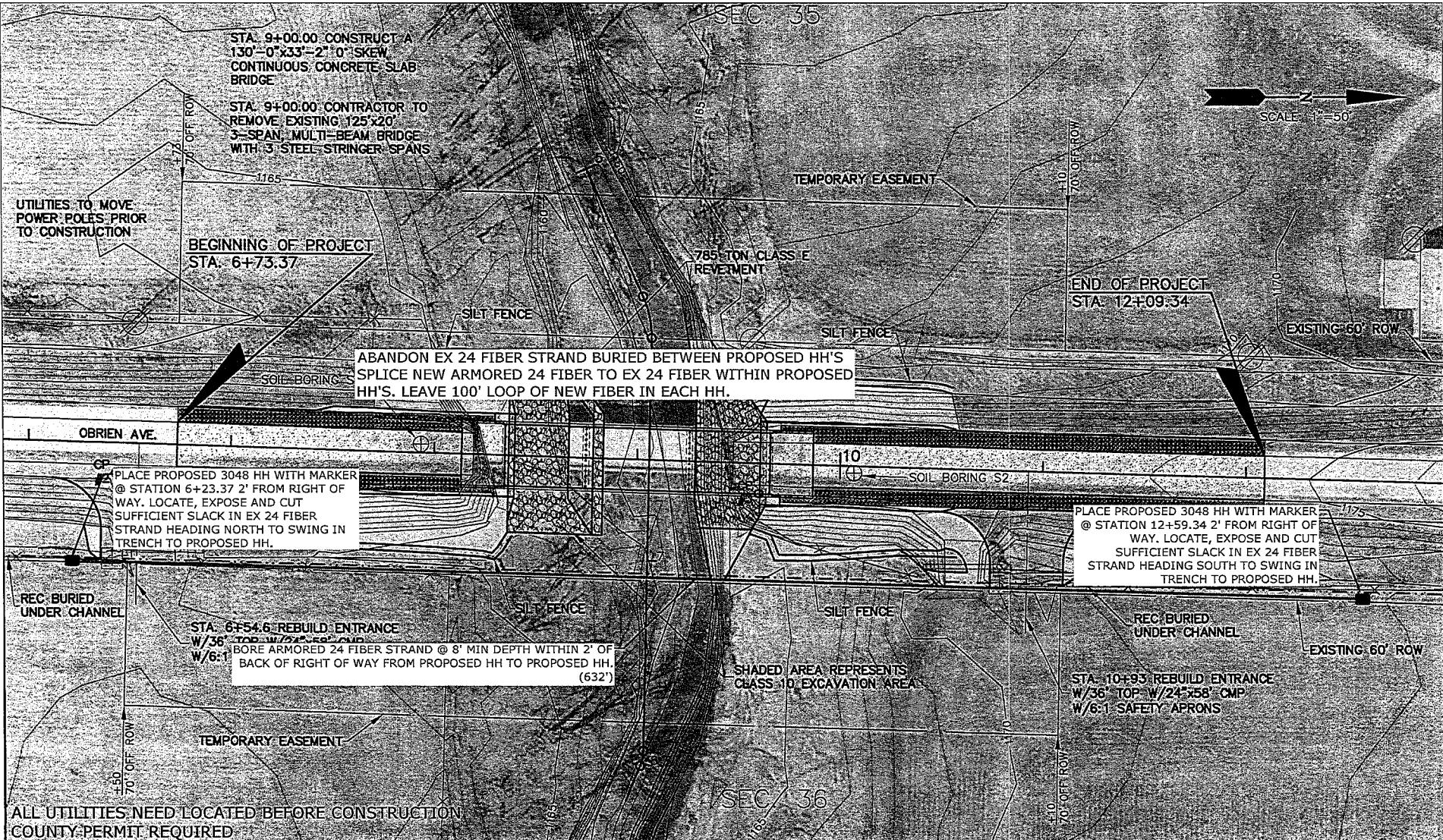


ENGINEER: TIM KEMPER
 DRAWN BY: PEARCE SERVICES - BRIAN SCHAEFER
 REVISION:
 SHEET: VICINITY MAP



JOB NUMBER: N.833254
 CLLI:
 DATE: 2/14/21





STA. 9+00.00 CONSTRUCT A
130'-0"x33'-2" 0" SKEW
CONTINUOUS CONCRETE SLAB
BRIDGE

STA. 9+00.00 CONTRACTOR TO
REMOVE EXISTING 125'x20'
3-SPAN MULTI-BEAM BRIDGE
WITH 3 STEEL STRINGER SPANS

UTILITIES TO MOVE
POWER POLES PRIOR
TO CONSTRUCTION

BEGINNING OF PROJECT
STA. 6+73.37

785-TON CLASS E
RIVER WALL

END OF PROJECT
STA. 12+09.34

ABANDON EX 24 FIBER STRAND BURIED BETWEEN PROPOSED HH'S
SPLICE NEW ARMORED 24 FIBER TO EX 24 FIBER WITHIN PROPOSED
HH'S. LEAVE 100' LOOP OF NEW FIBER IN EACH HH.

PLACE PROPOSED 3048 HH WITH MARKER
@ STATION 6+23.37 2' FROM RIGHT OF
WAY. LOCATE, EXPOSE AND CUT
SUFFICIENT SLACK IN EX 24 FIBER
STRAND HEADING NORTH TO SWING IN
TRENCH TO PROPOSED HH.

PLACE PROPOSED 3048 HH WITH MARKER
@ STATION 12+59.34 2' FROM RIGHT OF
WAY. LOCATE, EXPOSE AND CUT
SUFFICIENT SLACK IN EX 24 FIBER
STRAND HEADING SOUTH TO SWING IN
TRENCH TO PROPOSED HH.

STA. 6+54.6 REBUILD ENTRANCE
W/36" TOP W/24"x58" CMP
W/6:1
BORE ARMORED 24 FIBER STRAND @ 8' MIN DEPTH WITHIN 2' OF
BACK OF RIGHT OF WAY FROM PROPOSED HH TO PROPOSED HH.
(632')

STA. 10+93 REBUILD ENTRANCE
W/36" TOP W/24"x58" CMP
W/6:1 SAFETY APRONS

ALL UTILITIES NEED LOCATED BEFORE CONSTRUCTION
COUNTY PERMIT REQUIRED

ADDRESS: COON CREEK BRIDGE
REPLACEMENT, ANTHON IA

WOODBURY COUNTY PERMIT REQUIRED

NTS

ENGINEER: TIM KEMPER

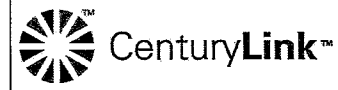
DRAWN BY: PEARCE SERVICES
BRIAN SCHAEFER

REVISION:
SHEET: 1

JOB NUMBER: N.833254

CLLI:

DATE: 2/14/21



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

Date: 03/04/2021

Weekly Agenda Date: 03/09/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Auditor Pat Gill

WORDING FOR AGENDA ITEM:

Discuss and consider approval of Auditor Office Remodel

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Due to the approval to hire a new Finance Clerk, there is a need to increase the work area for the finance side of the Auditor's Office. The current space has been assessed and it is proposed to move the Auditor's finance team to the back area of the office to optimize the use of an underutilized area. Three larger work stations will be configured for the finance team by using the cubicles from the Auditor's Finance and the Board Office. The Board Office desk space will be replaced by Building Services. Elections equipment and two cubicles for temporary elections work will replace the current finance team work space.

Auditor's Finance and Elections deputies have shared the restructure plan with IT and Building Services for feedback and feel that this restructure will be a benefit both elections and finance by creating more efficient work spaces.

BACKGROUND:

In order to manage the increased duties of the Auditor's Office, the Auditor's finance team is in of he need of larger work spaces.

FINANCIAL IMPACT:

\$10,000.00 from gaming is requested to cover IT and Building Services expenses.

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?

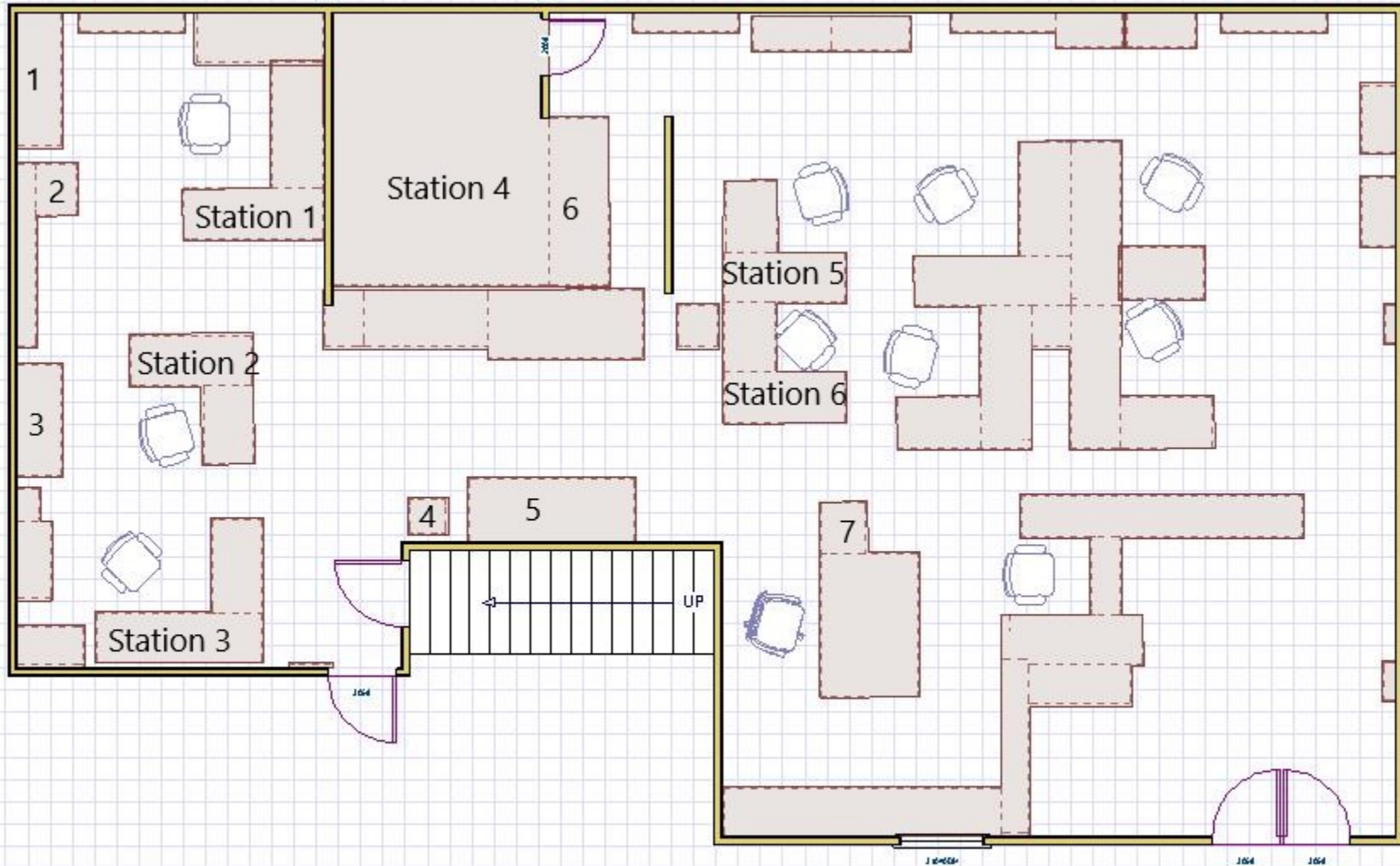
Yes No

RECOMMENDATION:

Approve motion

ACTION REQUIRED / PROPOSED MOTION:

Approve motion to approve \$10,000.00 from gaming to remodel the Auditor's Office.



LIVING AREA
2080 sq ft

Auditor's Office Remodel Key

Station 1: Michelle's station (IT & Bldg Svs)

- Computer with 3 monitors
- Phone
- Canon Scanner
- Adding Machine
- Dymo Printer
- Extra Outlet

Station 2: New Finance Clerk (IT & Bldg Svs)

- Computer with 2 monitors
- Phone
- Fujitsu Scanner
- Adding Machine
- Dymo Printer
- Extra Outlet

Station 3: Lisa (IT & Bldg Svs)

- Computer with 3 monitors
- Phone
- Canon Scanner
- Adding Machine
- Dymo Printer
- Extra Outlet

Station 4: Unity Room (IT & Bldg svcs)

- Computer with monitor (non-networked)
- Phone
- 2 Printers connected to computer
- Extra Outlet

Station 5: Elections Temp (IT & Bldg svcs)

- Computer with 1 monitor
- HP ScanJet Pro 3000
- Phone
- Dymo Printer
- Extra Outlet

Station 6: Elections Temp (IT & Bldg svcs)

- Computer with 1 monitor
- HP ScanJet Pro 3000
- Phone
- Dymo Printer
- Extra Outlet

Item 1: Table (Bldg Svs)

Outlet only (for laptop), misc)

Item 2: Auditor Lexmark Printer (IT & Bldg Svs)

Elections is connected to this for HTE

Elections reports are printed to here (election results)

3 finance work stations need to be connected to this also

Item 3: Typewriter (Bldg Svs)

Outlet only

Item 4: Shredder (Bldg Svs)

Outlet only

Item 5: Postage Machine (IT & Bldg Svs)

Network & Outlet

Item 6: Balotar (IT & Bldg Svs)

Network & Outlet only

Item 7: Shared Ricoh Printer (IT)

Stays in same place but needs to be connected to new finance room 3 PC and 2 new temp stations

Major Points

- 1) Desk in Board Office will be relocated and used as Station 1 (pieces will be reconfigured)
Building services will reconfigure a desk for the Board Office.
- 2) Lisa's current workstation will be used as Station 2
- 3) Michelle's current workstation will be used as Station 3
- 4) Wall will be built to give maximum space in finance area while giving Election's ample room for Unity Room and Balotar with privacy wall
- 5) 2 large blue supply cabinets will be moved
- 6) Privacy Wall will be added parallel to Balotar
- 7) Station 5 & 6 will be created from the desk in old mail room, payroll desk, and any pieced remaining from the scanner station
- 8) Two walls of Unity Room will be relocated
- 9) Lektriever will be disassembled and removed

NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2021 - June 30, 2022
County Name: WOODBURY COUNTY County Number: 97

The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County budget as follows:

Meeting Date: 3/9/2021 Meeting Time: 04:45 PM Meeting Location: Board of Supervisor's Meeting Room, Lower Level of Courthouse

Contact Person: Dennis Butler Contact Phone Number: (712) 234-2910

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed county budget.

County Website (if available)
www.woodburycountyiowa.gov

County Telephone Number
 (712) 279-6525

		Current Year Certified Property Tax FY 2020/2021	Budget Year Effective Property Tax FY 2021/2022	Budget Year Proposed Maximum Property Tax FY 2021/2022	Proposed Percentage Change
Taxable Valuations-General Services	1	4,795,203,984	4,886,270,455	4,886,270,455	
Requested Tax Dollars-General Basic	2	17,547,866		17,881,111	
Requested Tax Dollars-General Supplemental	3	11,920,910		12,147,317	
Requested Tax Dollars-General Services Total	4	29,468,776	29,468,776	30,028,428	1.90
Estimated Tax Rate-General Services	5	6.14547	6.03093	6.14547	
Taxable Valuations-Rural Services	6	1,316,389,483	1,346,414,230	1,346,414,230	
Requested Tax Dollars-Rural Basic	7	3,255,961		3,320,368	
Requested Tax Dollars-Rural Supplemental	8				
Requested Tax Dollars-Rural Services Total	9	3,255,961	3,255,961	3,320,368	1.98
Estimated Tax Rate-Rural Services	10	2.47340	2.41825	2.46608	

Explanation of increases in the budget:

Wage adjustments, increases in general operating costs.

If applicable, the above notice is also available online at:

The above tax rates do not include county voted levies, mental health and disabilities services levy, debt service levy and the rates of other local jurisdictions. Regarding proposed maximum dollars, the Board of Supervisors cannot adopt a higher tax asking for these levies following the public hearing. Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming year.

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

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

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

Yes No

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:



**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

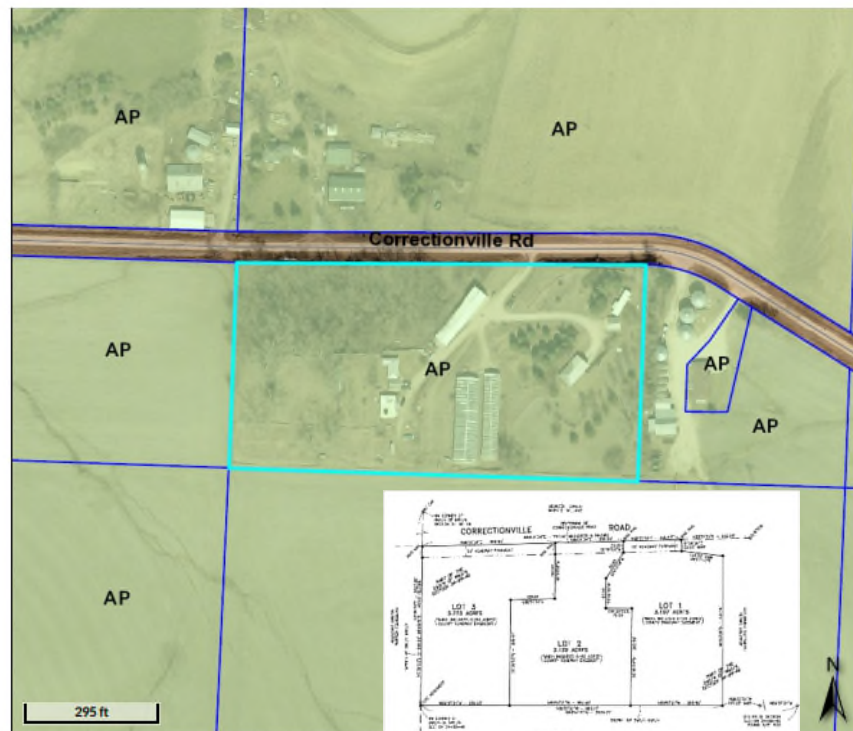
**FINAL REPORT
ZONING ORDINANCE MAP AMENDMENT (REZONE) PROPOSAL
Gilbert C. Holmes Irrevocable Trust
AGRICULTURAL PRESERVATION (AP) to AGRICULTURAL ESTATES (AE)**

Parcel #894634100004

FACTS OF THE CASE

Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a zoning ordinance map amendment application to rezone their family property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District concurrently with a minor subdivision application to divide the parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition.

The purpose of this proposal is to divide the property among three siblings and enable the opportunity for Steve Holmes to build a single-family dwelling on the proposed Lot 3. The property was purchased by his father, Gilbert C. Holmes in 1961 who operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019.



Parcel ID	894634100004	Alternate ID	882285	Owner Address	HOLMES GILBERT C IRREVOCABLE TRUST %STEVEN HOLMES CO TRUSTE
Sec/Twp/Rng	34-89-46	Class	R		255 BOULDER LN
Property Address	7510 CORRECTIONVILLE RD SIOUX CITY	Acreage	8.8		AUGUSTA, WV 26704
District	0025				
Brief Tax Description	EX E437.5' S OF CVILLE RD SWNW <i>(Note: Not to be used on legal documents)</i>				

The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain.

Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed.

The Zoning Commission, following their public hearing on February 22, 2021, voted unanimously to recommend approval of zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District.

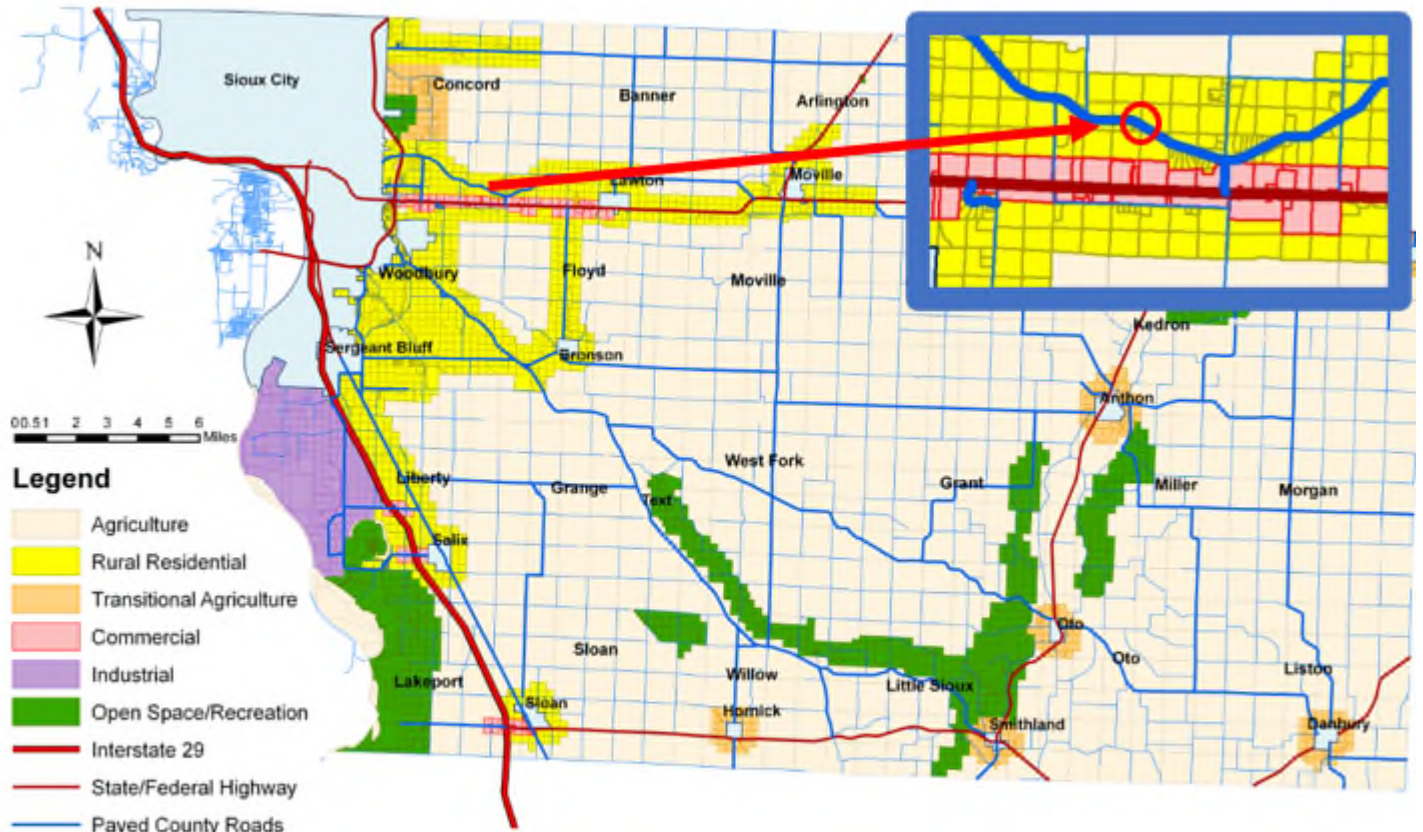
ZONING ORDINANCE EVALUATION CRITERIA FOR BOARD APPROVAL

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map.

The applicant's proposal to rezone from AP to AE comports with the 2005 General Development Plan's residential goal, its policies, and the future land use map. The area abutting Correctionville Road between Sioux City and Lawton is designated as "Rural Residential" which is an area of the county planned for the development of residences. The general plan's residential policies establish the AE Zoning District as a clear fit based on its purpose and intent. As proposed, the Rainbow Addition final plat meets the zoning requirements for access, setbacks, and use.

Future Land Use Map



Planning for 2025

The Woodbury County General Development Plan

Adopted November 22, 2005

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There are no compatibility or conformance issues with the policies and plans of other agencies with respect to the subject property.

Consideration of the Corn Suitability (CSR) of the property.

The property is suitable for residential purposes. The CSR2 ratings are 32, 58, and 89 with the majority of the property at 58. The general plan discourages non-farm residential uses in prime farmland areas (CSR over 65) and other agricultural districts. The mapping data is attached.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LOGLINES:	No comments.
MAGELLAN PIPELINE:	Magellan has no issue with the change. – Adrian Reents, 2/3/21
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed rezoning for MEC electric. We have no conflicts with the rezoning. Let me know if you have any questions or concerns. – Casey Meinen, 2/2/21
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas either. – Tyler Ahlquist, 2/2/21
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	Northern has no easements on this parcel. – Tom Hudson, 2/2/21
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with this Rezone & Minor Subdivision. – Jeff Zettel, 2/8/21
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	Emergency Services has no issues with this proposal. – Gary Brown, 2/3/21
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I have no questions or concerns. – Rebecca Socknat, 2/3/21
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury REC does not have any concerns on the proposals. – Kent Amundson, 2/2/21
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposed rezoning project. – Neil Stockfleth, 2/2/21

STAFF RECOMMENDATION

Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed.

ZONING COMMISSION RECOMMENDATION AND DRAFT MINUTES FROM FEBRUARY 22, 2021 MEETING

RECOMMENDATION:

The Zoning Commission, following their public hearing on February 22, 2021, voted unanimously to recommend approval of zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District.

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

The Zoning Commission (ZC) meeting convened on the 22nd of February 2021 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

ZC Members Present (Telephone): Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: David Gleiser, Dan Priestley
Public Present (Telephone): Doug Mordhorst, Steve Holmes

Call to Order

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

Public Comment on Matters Not on the Agenda

Zoning Coordinator Priestley updated the commission on the final approval of Dustin Stieneke's rezone request by the Board of Supervisors on January 19, 2021.

Approval of Minutes

The December 28, 2020 minutes were approved. Motion by Commissioner O'Tool to approve; second by Commissioner Parker. Motion passed 5-0.

Election of Chair and Vice Chair

Commissioner Parker made a motion to nominate Commissioner Chris Zellmer Zant as Chair of the Woodbury County Zoning Commission for 2021; second by Commissioner Meister. Motion passed 5-0. Chair Zellmer Zant accepted the position. Chair Zellmer Zant made a motion to nominate Commissioner Tom Bride as Vice Chair of the Woodbury County Zoning Commission for 2021; second by Commissioner O'Tool. Motion passed 5-0. Vice Chair Bride accepted the position.

Public Hearing – Zoning Ordinance Map Amendment (Rezone) Proposal

Priestley delivered the staff report. Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a zoning ordinance map amendment application to rezone their family property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District concurrently with a minor subdivision application to divide the parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. The purpose of this proposal is to divide the property among three siblings and enable the opportunity for Steve Holmes to build a single-family dwelling on the proposed Lot 3. The property was purchased by his father, Gilbert C. Holmes in 1961 who operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019. The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain. As of February 22, 2021, no comments were received from property owners within 1000'. Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed. Commissioner Parker inquired about the issue of two residences located on Lot 1. Priestley indicated that this was brought to the property owners' attention and staff will work with the property owners on bringing the property into compliance. Commissioner Parker inquired if anyone resides on the property. Steve Holmes, co-trustee of the Gilbert C. Holmes Estate discussed the historical nature of the dwellings. Vice Chair Bride discussed the legal nonconforming structures on the lots. CED Director Gleiser indicated that staff will work with the property owners administratively on the oversight of the second dwelling. A motion was made by Commissioner O'Tool to recommend approval of the zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District; second by Commissioner Parker. Motion passed 5-0.

Public Hearing – Rainbow Addition Minor Subdivision Proposal

Priestley delivered the staff report. Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a minor subdivision application to divide their family parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. It is required that this property be concurrently rezoned from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to meet the requirements of Section 3.01.1(B) of the Woodbury County Zoning Ordinance as not more than two homes are allowed in a 40 acre tract in the AP Zoning District as is allowed in the AE Zoning District. The purpose of this proposal is to divide the property among three siblings. Steve Holmes plans to build a single-family dwelling on the proposed Lot 3 while Lot 1 has two existing dwellings and Lot 2 has an existing dwelling as a result of the property's previous agricultural use. Holmes' father, Gilbert C. Holmes, purchased the land in 1961 and operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019. The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain. As of February 22, 2021, no comments were received from property owners within 1000'. Following the evaluation of the staff review requirements for a minor subdivision as per the Woodbury County Zoning and Subdivision ordinances, the staff recommends approval of the final plat as proposed. Vice Chair Bride inquired about the septic system on Lot 2 and about the required lot frontage. Priestley indicated that Lot 1 complies with the 200 FT frontage requirement. Steve Holmes stated that the septic system including drain fields are contained on Lot 2. Chair Zellmer Zant inquired about septic system transfer protocol. Priestley stated that Siouxland District Health oversees the septic requirements. Chair Zellmer Zant inquired about the mag nails on the plat in terms of frontage. Surveyor Doug Mordhorst discussed the areas of roadway easement and right-of-way. Chair Zellmer Zant inquired whether each lot would be served by a driveway. Mordhorst stated yes. Commissioner Meister inquired about the approval of lots with nonconforming structures. Priestley indicated that it is common and allowed. Chair Zellmer Zant indicated that in 2005 the opportunity for a grandpa house was put into place for a relative who could not live alone. Commissioner Meister inquired about what happens if a non-family member lives in a house that was at one time designed as one for a relative or worker. Gleiser indicated that once the allowed use ceases for a year, then its no longer allowed. Also, if the property sustains more than 50% of what it costs to repair it, it would not be allowed. Staff will work with the property owner to bring the property into compliance. Commissioner O'Tool inquired about the location of the driveways. Priestley indicated that the driveway location is the role of the Secondary Roads department. Chair Zellmer Zant made a motion to close the public hearing; second by Vice Chair Bride. Motion passed 5-0. A motion was made Commissioner Meister to recommend approval of the Rainbow Addition final plat as proposed to the Board of Supervisors; second by Commissioner O'Tool. Motion passed 5-0.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

None.

Adjourn

Motion by Chair Zellmer Zant to adjourn; second by Commissioner Meister. Motion passed 5-0. Meeting adjourned at 6:47 PM.

PROPOSAL TIMELINE: Public Hearings

- Zoning Commission (Rezone Request) – February 22, 2021
- Board of Supervisors (Rezone Request) – March 2, March 9, & March 16, all at 4:45 PM

PROPOSED ORDINANCE REZONE AMENDMENT

ORDINANCE NO. __

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

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

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

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

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

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____ 2021.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Rocky De Witt, Chairman

Matthew A. Ung, Vice Chairman

Mark Monson

Keith Radig

Justin Wright

Adoption Timeline:

Public Hearing and 1st Reading:

Public Hearing and 2nd Reading:

Public Hearing and 3rd Reading:

Adopted:

Effective:

ITEM ONE (1)

Property Owner: Gilbert C. Holmes Irrevocable Trust, 255 Boulder LN, Augusta, WV
26704

Petitioner Applicant: Steve Holmes, Co-trustee, Gilbert C. Holmes Irrevocable Trust, 255
Boulder LN, Augusta, WV 26704

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on Monday, February 22, 2021, to review and make recommendation for an amendment to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 9.510 acres located in the SW ¼ of the NW ¼ in Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel # 894634100004.





















All that part of the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-Four (34) lying south of the resurvey of the Goodrich survey of the Sioux City and Correctionville Road; except that portion thereof described as follows: a tract commencing in the center of the resurvey of the Goodrich survey of Sioux City and Correctionville Road at a point Twelve and Forty-Five hundredths (1245/100) chains West variation 10 degrees from the center of said section Thirty-Four (34); thence West variation 10 degrees Twelve and Forty-Five hundredths (12-45/100) chains to a pipe; thence North variation 10 degrees Seven and Eleven hundredths (7-11/100) chains to the center of same road; thence South Fifty-Nine (59) degrees Fifteen (15) minutes East, along the center of said section of same road, Fourteen and Thirty-Nine hundredths (14-39/100) chains to the point of beginning; and except that portion thereof described as follows: Commencing on the South line of the South half of the Northwest Quarter (S1/2NW1/4) of said Section Thirty-Four (34) at a point directly west of and adjoining the tract last above excepted: thence North Twenty-Nine (29) rods; thence West Six and One half (6-1/2) rods; thence South Twenty-Nine (29) rods; thence East Six and One half (6-1/2) rods to the point of beginning; and also except that portion thereof described as follows: Commencing at the West Quarter (W1/4) corner of Section Thirty-Four (34); thence North Four Hundred Sixty Three and Eight-Tenths (463.8) feet to the center line of the present established highway; thence North Eighty-Seven (87) degrees Forty-Two (42) minutes East Seven Hundred Fifty-Seven and Five-Tenths (757-5/10) feet along the center line of said established highway; thence South Two (2) degrees Eighteen (18) minutes East Thirty-Three (33) feet to the point of beginning; thence North Eighty-Seven (87) degrees Forty-Two (42) minutes East One Hundred Two and Nine-Tenths (102-9/10) feet; thence Easterly Seventeen and Eight-Tenths (17-8/10) feet along a Three Hundred Twenty and Seven-Tenths (320-7/10) foot radius curve concave Southerly; thence South Seventeen (17) feet; thence North Eighty-Four (84) degrees Five-Tenths (5/10) minutes West One Hundred Twenty-One and Three-Tenths (121-3/10) feet to the point of beginning; All in Township Eighty-Nine (89) North, Range Forty-Six (46) West of the Fifth P.M., in the County of Woodbury and state of Iowa, more particularly described as follows:

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 89 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of said Section 34; thence North 0° 39' 05" East along the West line of said Southwest 1/4 of the Northwest 1/4 for 464.42 feet to the centerline of Correctionville Road; thence North 88° 31' 34" East along said centerline for 757.50 feet; thence South 1° 28' 26" East for 33.00 feet to the southerly right-of-way line of said Correctionville Road; thence South 83° 11' 17" East along said southerly right-of-way line for 121.30 feet; thence South 0° 05' 09" West for 437.18 ft to the South line of said Southwest 1/4 of the Northwest 1/4; thence North 89° 57' 21" West along said South line for 883.17 feet to the point of beginning.

Said described parcel contains 9.510 acres, more or less, which includes 0.574 acres in roadway easement.

MAP LEGEND

- Area of Interest (AOI)  Area of Interest (AOI)
- Background  Aerial Photography
- Soils
 - Soil Rating Polygons
 -  <= 32
 -  > 32 and <= 58
 -  > 58 and <= 89
 -  Not rated or not available
 - Soil Rating Lines
 -  <= 32
 -  > 32 and <= 58
 -  > 58 and <= 89
 -  Not rated or not available
 - Soil Rating Points
 -  <= 32
 -  > 32 and <= 58
 -  > 58 and <= 89
 -  Not rated or not available
- Water Features
 -  Streams and Canals
- Transportation
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: www.nrcs.usda.gov/wss
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa
 Survey Area Data: Version 30, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 1, 2014—Nov 25, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	2.8	29.2%
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	6.4	66.5%
12C	Napier silt loam, 5 to 9 percent slopes	89	0.4	4.2%
Totals for Area of Interest			9.6	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

PARCEL REPORT

Summary

Parcel ID 894634100004
 Alternate ID 882285
 Property Address 7510 CORRECTIONVILLE RD
 SIOUX CITY IA 51106
 Sec/Twp/Rng 34-89-46
 Brief Tax Description EX E437.5' S OF CVILLE RD SWNW
 (Note: Not to be used on legal documents)
 Deed Book/Page 742-8837 (8/21/2015)
 Gross Acres 8.80
 Net Acres 8.80
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A
 Main Area Square Feet N/A



Owner

Deed Holder
 Holmes Gilbert C Irrevocable
 Trust %Steven Holmes CO Truste
 255 Boulder Ln
 Augusta WV 26704



Land

Lot Area 8.80 Acres ; 383,328 SF

Residential Dwelling Occupancy Single-Family / Owner Occupied Style 1 Story Frame Architectural Style N/A Year Built 1958 Condition Normal Roof Asph / Hip Flooring Foundation TILE Exterior Material Alum Interior Material Drwl Brick or Stone Veneer Total Gross Living Area 840 SF Attic Type None; Number of Rooms 4 above; 0 below Number of Bedrooms 2 above; 0 below Basement Area Type None Basement Area 0 Basement Finished Area Plumbing 1 Base Plumbing (Full ; Appliances 1 Range Unit; 1 Dishwasher; Central Air Yes Heat Yes Fireplaces Porches Decks Additions Garages 528 SF - Det Frame (Built 1900); Main Area Square Feet 840	Residential Dwelling Occupancy Single-Family / Owner Occupied Style 1 Story Frame Architectural Style N/A Year Built 1971 Condition Normal Roof Asph / Hip Flooring Foundation C Blk Exterior Material Composite Siding Interior Material Drwl Brick or Stone Veneer Total Gross Living Area 1,242 SF Attic Type None; Number of Rooms 0 above; 0 below Number of Bedrooms 0 above; 0 below Basement Area Type Full Basement Area 1,242 Basement Finished Area 340 - Standard Finish Plumbing 1 Base Plumbing (Full ; Appliances 1 Dishwasher; Central Air Yes Heat Yes Fireplaces Porches 1S Frame Enclosed (336 SF); Decks Additions Garages 576 SF - Det Frame (Built 1991); Basement Stall - 2 stalls; Main Area Square Feet 1242	Residential Dwelling Occupancy Single-Family / Owner Occupied Style Mfd Home (Single) Architectural Style N/A Year Built 1976 Condition Normal Roof T & G / Flat Flooring Foundation Poured Conc Exterior Material Composite Siding Interior Material Plas Brick or Stone Veneer Total Gross Living Area 784 SF Attic Type None; Number of Rooms 0 above; 0 below Number of Bedrooms 0 above; 0 below Basement Area Type None Basement Area 0 Basement Finished Area Plumbing 1 Base Plumbing (Full ; Appliances Central Air No Heat Yes Fireplaces Porches 1S Frame Enclosed (70 SF); Decks Additions Garages Main Area Square Feet 784
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Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Machine or Utility Building		26	42	1950	1
0	Barn - Pole	STORAGE	30	32	1986	1
0	Steel Utility Building		30	130	1978	1
0	Barn - Pole		32	180	1979	1
0	Barn - Pole	MINK SHED	30	180	1986	1

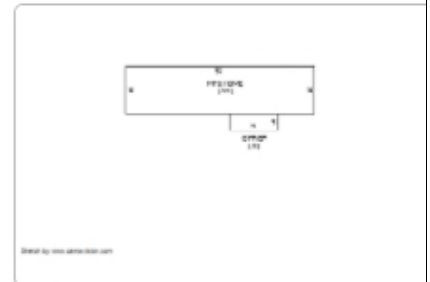
Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/17/2008	HOLMES GILBERT C FUNNEL TRUST	HOLMES GILBERT C	701/1285	TRANSFER TO / BY ADMINISTRATOR, GUARDIAN, CONSERVATOR, REFEREE, TRUSTEE	Deed		\$0.00
12/17/1991	HOLMES GILBERT C TRUSTEE	HOLMES GILBERT C FUNNEL TRUST	255/1688	TRANSFER TO / BY ADMINISTRATOR, GUARDIAN, CONSERVATOR, REFEREE, TRUSTEE	Deed		\$0.00

Valuation

Classification	2020	2019	2018	2017
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$57,780	\$57,780	\$44,940	\$44,940
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$246,710	\$246,710	\$246,710	\$246,710
= Gross Assessed Value	\$304,490	\$304,490	\$291,650	\$291,650
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$304,490	\$304,490	\$291,650	\$291,650

Sketches



PROPOSED PLAT EXCERPT

ADJACENT OWNER:
WARREN FLEWELLING

WEST LINE SW1/4 NW1/4

N0°39'05"E - 464.42' MEASURED - 463.8' RECORD

SW/4 CAP
NW CORNER OF
NW1/4 OF NW1/4
SECTION 34-89-46

CORRECTIONVILLE

ROAD

ADJACENT OWNER:
MARK E. WILLIAMS

CENTERLINE OF
CORRECTIONVILLE ROAD

33' ROADWAY EASEMENT

MAG NAIL

MAG NAIL

MAG NAIL

MAG NAIL

5/8" B' ROD

N88°31'34"E - 388.93'

N88°31'34"E - 757.50'

MEASURED & RECORD
N88°31'34"E - 200.00'

N88°31'34"E - 168.57'

N88°31'34"E - 202.05'

128.81

162.87

87.54

90.85

121.30' M&R
S83°11'17"E

51°28'26"E
33.00' M&R

PART OF THE
SW1/4 OF NW1/4
SECTION 34-89-46

LOT 3
3.273 ACRES

(WHICH INCLUDES 0.295 ACRES
(WHICH INCLUDES COUNTY ROADWAY EASEMENT))

LOT 2
3.130 ACRES

(WHICH INCLUDES 0.152 ACRES
(WHICH INCLUDES COUNTY ROADWAY EASEMENT))

LOT 1
3.107 ACRES

(WHICH INCLUDES 0.128 ACRES
(WHICH INCLUDES COUNTY ROADWAY EASEMENT))

ADJACENT OWNER:
FLEWELLING FARMS LTD

S0°05'09"W - 437.18'

CONC MONUMENT

SW CORNER OF
SW1/4 OF NW1/4
SECTION 34-89-46

N89°57'21"W - 259.95'

S0°39'05"W - 308.44'

N89°57'21"W - 354.40'

N89°57'21"W - 883.17'

N89°57'21"W - 2635.27'

SOUTH LINE SW1/4 NW1/4

N89°57'21"W - 268.82'

CENTER OF SECTION
SECTION 34-89-46
FOUND 3/8" ROD

N89°57'21"W - 107.25' M&R

N89°57'21"W

ADJACENT OWNER:
FLEWELLING FARMS LTD



**Rezoning Application &
Zoning Ordinance Map Amendment**

Owner Information:	Applicant Information:
Owner <u>Silbert C Holmes IRREV TRUST</u>	Applicant <u>[Signature]</u>
Address <u>255 Boulder Ln</u>	Address <u>255 Boulder Ln</u>
<u>Augusta WV 26704</u>	<u>Augusta WV 26704</u>
Phone <u>304-703-3036</u>	Phone <u>304-703-3036</u>

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

Property Information:

Property Address or Address Range 7510 Correctionville Road

Quarter/Quarter SW 1/4 NW 1/4 Sec. 34 Twship/Range E9-46

Parcel ID # 894634100004 or GIS # _____ Total Acres 2.510

Current Use Residential Proposed Use Residential

Current Zoning AP Proposed Zoning AP

Average Crop Suitability Rating (submit NRCS Statement) Not on file

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

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

Pre-app mtg. date 9/8/21 Staff present Don Priestley, David Gleason, Mark Nabe

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

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

Owner Silbert C. Holmes IRREV TRUST Applicant [Signature] Trustee

Date Nov/9/2020 Date Nov/9/2020

Fee: \$400 Case #: 16636

Check #: 0198117619

Receipt #: _____

Date Received



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

Date: 3/4/21 Weekly Agenda Date: 3/9/21

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Matthew Ung and Mark Monson

WORDING FOR AGENDA ITEM:

Consideration, discussion, and approval of engagement letter with the Iowa State Auditor to review the operations, sale, and trade-in procedures of county vehicles within the Sheriff's Office

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Concerns were brought several weeks ago regarding events that happened in prior years under the previous Sheriff's administration. The State Auditor may review concerns as an impartial third party.

BACKGROUND:

Following Chairman De Witt's concern, I was asked to work with an internal review group also consisting of Supervisor Monson, and representatives of the County Sheriff and Attorney. We spent several days reviewing prior events and current practice. After considering the evidence, issues, and parties involved, Monson & I recommend referral to an outside entity to act as an impartial third party.

FINANCIAL IMPACT:

The exact cost is unknown, but unfortunately is likely to cost somewhere in the realm of \$5,000 to \$30,000, depending on scope. Should the Board deem this cost worthwhile, it is essentially the cost to assuage the public's concern that any review being conducted internally would not adequately resolve the issue.

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?

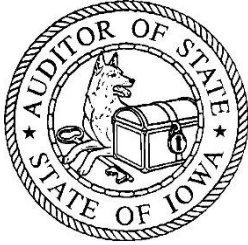
Yes No

RECOMMENDATION:

Several weeks have passed since these concerns were brought up publicly, and there is understandably much interest in a resolution. The State Auditor's Office requires public action by the Board of Supervisors in order to begin this process. The Board would assume and anticipate that the Sheriff will likewise sign the letter.

ACTION REQUIRED / PROPOSED MOTION:

Approval for the Chairman to sign the attached engagement letter provided by the Office of the Auditor of State of Iowa



OFFICE OF AUDITOR OF STATE
STATE OF IOWA

Rob Sand
Auditor of State

State Capitol Building
Des Moines, Iowa 50319-0004

Telephone (515) 281-5834 Facsimile (515) 281-6518

February 22, 2021

Sheriff Chad Sheehan
Woodbury County
Law Enforcement Center
407 7th Street
Sioux City, IA, 51101

To Sheriff Sheehan and
the Board of Supervisor's:

We are pleased to confirm our understanding of the procedures we will provide the Woodbury County Sherriff's Office (Department). You have requested we review Department operations, including the sale and trade-in of Department vehicles. Testing procedures will begin with the period for which a concern has been identified and end to the period for which we determine there was not improper action taken or until the period for which reliable records are no longer available.

Objective

The objective of our engagement is to address Department operations and allegations /concerns that have come to your attention regarding the sale and trade-in of vehicles owned by your Department. We will assess controls and conditions in the Department to determine if additional risks are present and if it is necessary to evaluate additional transaction cycles/risk areas.

We will review selected records related to the sale and trade-in of the vehicles to determine propriety and whether adequate records are maintained. Our engagement will include examination techniques, which include, but are not limited to, examination of books and records, interviews of appropriate individuals, and other evidence gathering procedures as necessary. Based on the condition of records available, it is possible we may not be able to provide assurance at the completion of our testing that all improper transactions were identified.

We will provide a report on our findings, if any, regarding the procedures performed. If, for any reason, we are unable to complete any procedures, we will describe all restrictions on the performance of the procedures in our report. The report, which will not include opinions on financial statements, will include a statement the purpose of the report is to address the allegations/concerns identified by you. The report will also include any resulting recommendations pertaining to selected accounting records, Department policies and procedures, County policies and procedures, and, if applicable, the *Code of Iowa* or federal requirements.

Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. If we become aware the Department is subject to an audit requirement not encompassed in the terms of this engagement letter, we will communicate to you the procedures we performed may not satisfy the relevant legal, regulatory or contractual requirements the Department is subject to.

General

This engagement includes examining Department records and transactions for propriety. Therefore, our procedures will involve judgment about the number of transactions to be examined and the areas to be reviewed.

Because of the inherent limitations of the engagement, combined with the inherent limitations of internal control and because we will not perform a detailed examination of all transactions of the Department, there is a risk additional improper disbursements and/or undeposited collections may exist and not be detected by us. However, we will inform the appropriate level of management of any fraudulent financial reporting or misappropriation of assets which come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse which comes to our attention. Our responsibility as independent accountants is limited to the period covered by our procedures and does not extend to any later periods for which we are not engaged.

Internal Control

Our procedures will include obtaining an understanding of the Department and its environment, including internal control. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed.

Our procedures are not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, we will communicate to management and those charged with governance any matters involving internal control and its operations.

Compliance

As part of our procedures, we will perform tests of the Department's compliance with provisions of applicable laws, regulations, contracts and grant agreements, and other matters which are significant to this engagement. We will inform you of any violations of laws or governmental regulations that come to our attention during our procedures, unless clearly inconsequential. However, the objective of our procedures is not to provide an opinion on overall compliance and we will not express such an opinion in our report.

Management Responsibilities

Management is responsible for designing, implementing, establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities to help ensure appropriate goals and objectives are met, following laws and regulations and ensuring management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contract and grant agreements and other matters. You are also responsible for the selection and application of accounting principles.

Management is also responsible for maintaining adequate financial records, making all financial records and related information available to us and for the accuracy and completeness of the information. You are also responsible for providing us with access to all information of which you are aware is relevant to the engagement and providing us with unrestricted access to persons within the Department from whom we determine it is necessary to obtain information and/or documentation.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud and for informing us about all known or suspected fraud affecting the Department involving (a) management, (b) employees who have significant roles in internal control and (c) others where the fraud could have a material effect on the financial data. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Department received in communications from employees, former employees, grantors, regulators or others. In addition, you are responsible for identifying and ensuring the Department complies with applicable laws, regulations, contracts and grant agreements and other matters and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements and other matters or abuse we may report.

Management is responsible for establishing and maintaining a process for tracking the status of findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, previous agreed-upon procedures, previous performance audits or other engagements or studies related to the objectives discussed in the Objective section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, agreed-upon procedures, performance audits or other engagements or studies.

Other Matters

We will provide an electronic copy of our report to the Department and other officials prior to the issuance of the report. A copy will also be provided to the Department after the report has been issued, however, management is responsible for distribution of the report. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our report are to be made available for public inspection.

The documentation for the engagement will be retained for a minimum of six years after the report release date or for any additional period requested by regulators or other interested parties. If we are aware a federal awarding agency or entity is contesting a finding, we will contact the party(ies) contesting the findings for guidance prior to destroying the documentation.

If it becomes necessary for our staff to work on site at the Department, we request you provide a high speed internet connection, if one is available and allowed by the security policies, for each of our staff members or permission to connect a switch to a single connection if that is available. We will use that connection to establish an SSL VPN connection to our network. If no internet connection is available, we may request permission to use a Verizon Hot Spot at your location to obtain an internet connection.

Billing

At the completion of the engagement, a bill will be submitted to your Department based on the time necessary to perform the procedures at hourly rates for individual staff levels, necessary travel expenses at rates governed by State regulations, and other costs. The time necessary to perform the procedures depends significantly on the activities conducted by the Department and the internal controls the Department establishes over its activities, and the availability of records.

You may request we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We appreciate the opportunity to be of service to the Sheriff's Office and believe this letter accurately summarizes the significant terms of our engagement to perform the procedures. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, we ask that you submit it to the Board of Supervisors for approval. Upon adoption, please sign the enclosed copy and return it to us, along with minutes from the Board of Supervisors meeting formally approving the terms.

Regards,

Rob Sand
Auditor of State

RESPONSE:

This letter correctly sets forth the understanding of management.

Sheriff Chad Sheehan

On Behalf of the Board of Supervisors

By: _____

Title: _____

Date: _____

Date motion to hire our office was approved
Please include a copy of the approved motion
