



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(OCTOBER 12, 2021) (WEEK 41 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

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 12, 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

- 4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence
1. Citizen Concerns Information
2. Approval of the agenda Action
Consent Agenda

Items 3 through 7 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

- 3. Approval of the minutes of the October 5, 2021 meeting
4. Approval of claims
5. County Treasurer – Tina Bertrand
a. Approval of resolution for abatement of taxes for T.H.
b. Approval of resolution for abatement of taxes for P. & V.P.
c. Approval of resolution for abatement of taxes for K.R.
d. Approval of resolution for abatement of taxes for M.L.
e. Approval of resolution for abatement of taxes for L.A.
f. Approval of resolution for abatement of taxes for City of Sioux City

6. Juvenile Detention – Ryan Weber
Receive Juvenile Detention September Population Report
7. County Auditor – Patrick Gill
Receive Auditor’s Quarterly Report

End Consent Agenda

- | | | |
|--------------------------------|--|-------------|
| | 8. Siouxland Chamber – Barbara Sloniker
Introduction of Kristi Franz, the new Executive Director of the Sioux City Regional Convention and Visitor Bureau | Information |
| 4:40 p.m.
(Set time) | 9. Community & Economic Development – David Gleiser | |
| | a. Public hearing on Ordinance for Zoning District Map Amendment to rezone GIS Parcel #894634300004, owned by Flewelling Farms, LC, to Agricultural Estates | Action |
| | b. Conduct the second reading of the ordinance as the final reading, waive the third reading and adopt the ordinance | Action |
| 4:45 p.m.
(Set time) | 10. Secondary Roads – Mark Nahra | |
| | a. Public hearing and approve the establishment of a Level B road system | Action |
| | b. Approve the plans for the Oak Ridge Park Project | Action |
| | c. Approve proposal from Urettek for \$82,000.00 for culvert repair on county route D50, west of Union Avenue | Action |
| | d. Receive bids for gravel production and return them to the county engineer for review and recommendation | Action |
| | e. Award bid if low quote is clearly determined by bid results | Action |
| | 11. Reports on Committee Meetings | Information |
| | 12. Citizen Concerns | Information |
| | 13. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., OCT. 13** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.** STARComm Board Meeting, The Security Institute, WIT Campus
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- THU., OCT. 14** **12:00 p.m.** SIMPCO Board of Directors Meeting, Expo Center Conference Room 1
- 4:00 p.m.** Conservation Board Meeting, Southwood Conservation Area
- FRI., OCT. 15** **12:00 p.m.** Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
- WED., OCT. 20** **12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
- THU., OCT. 21** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- MON., OCT. 25** **6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- TUE., OCT. 26** **2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F
- WED., OCT. 27** **2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., OCT. 28** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
- MON., NOV. 1** **6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- WED., NOV. 3** **9:00 a.m.** Loess Hills Alliance Protection Meeting, Pisgah, Iowa
- 10:30 a.m.** Loess Hills Alliance Stewardship Meeting
- 1:00 p.m.** Loess Hills Alliance Executive Meeting
- 3:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU., NOV. 4** **10:00 a.m.** COAD Meeting, The Security Institute
- WED., NOV. 10** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.** STARComm Board Meeting, The Security Institute, WIT Campus
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- 8:00 p.m.** County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- THU., NOV. 11** **12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St.
- 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

OCTOBER 05, 2021, FORTIETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 05, 2021 at 4:30 p.m. Board members present were Monson (phone), Ung (phone), De Witt and Radig; Wright was absent. Staff members present were Dennis Butler, Budget Tax/Analyst, Heather Satterwhite, Public Bidder, Melissa Thomas, Human Resources Director, Joshua Widman, Assistant County Attorney and Patrick Gill, Auditor/Clerk to the Board.

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

1. There were no citizen concerns.
2. Motion by De Witt second by Radig to approve the agenda for October 05, 2021. Carried 4-0. Copy filed.

Motion by De Witt second by Radig to approve the following items by consent:

3. To approve minutes of the September 28, 2021 meeting. Copy filed.
4. To approve the claims totaling \$439,639.70. Copy filed.
5. To approve the promotion of Thomas Hindman, Jail Sergeant, County Sheriff Dept., effective 10-01-21, \$31.15/hour, 36%=\$8.39/hr., Promotion from Civilian Jailer to Jail Sergeant. The promotion of Kyle Cleveringa, Deputy Sergeant; County Sheriff Dept., Effective 10-04-21, \$38.15/hour, 19%=\$6.16/hr., Promotion from Senior Deputy to Deputy Sergeant; the reclassification of Jordan Schultz, Civilian Jailer, County Sheriff Dept., Effective 10-18-21, \$21.88/hour, 4%=\$.86/hr., Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2; the reclassification of Christopher Tritz, P/T Youth Worker, Juvenile Detention Dept., effective 10-18-21, \$21.92/hour, 3.4%=\$.73/hr., Per AFSCME Juvenile Detention Contract agreement, from Step 2 to Step 3. Copy filed.
6. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894721355021, 1619 Pierce St.

RESOLUTION # 13,348 NOTICE OF PROPERTY SALE

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

The South Sixty-eight feet (S 68') of the North One Hundred and Eighteen feet (N 118') of Lot One (1) in Block Nine (9), of Higman's Addition to the City of Sioux City, in the County of Woodbury County and State of Iowa (1619 Pierce 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 **19th Day of October, 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 **19th Day of October, 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 \$374.00** 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 5th Day of October, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7. To approve the permit to work in the right of way for Jake Muecke. Copy filed.

Carried 4-0.

- 8. Motion by Radig second by Monson to receive for signatures a Resolution for Proclamation for Domestic Violence Awareness Month. Carried 4-0.

WOODBURY COUNTY, IOWA
RESOLUTION # 13,349
PROCLAMATION FOR DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, domestic violence is a serious crime affecting individuals and families in all Siouxland communities; all races, ages, income levels, lifestyles and sexes; and in fact, is probably affecting someone you know; and every 9 seconds someone experiences the crime of domestic violence; and

WHEREAS, one in three women and one in nine men will be a victim of violence in their lifetime; domestic violence violates an individual's human rights by destroying dignity, security, and self-worth due to the systematic use of physical, emotional, sexual, psychological, and economic control or abuse; SafePlace works every day to help end these acts of violence and to help rebuild the lives of the survivors; and

WHEREAS, in Siouxland, SafePlace is available 24 hours a day every day of the year and last year responded to nearly 2000 victims fleeing domestic abuse and despite high census and a global pandemic, no one in an unsafe situation was turned away; and

WHEREAS, the impact of domestic violence affects all of the members of the community, and only a coordinated community response will put a stop to these atrocious crimes and assure funding is continuously available to provide these lifesaving services; and

NOW, THEREFORE, I, Rocky De Witt, Chairman, on behalf of the Woodbury County Board of Supervisors, do hereby proclaim the month of October, 2021 as

"DOMESTIC VIOLENCE AWARENESS MONTH"
in Woodbury County, Iowa and urge all citizens to actively participate in the scheduled events and programs and to think about the fact that it is someone you know.

BE IT SO RESOLVED this 5th day of October, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9a. Bid letting was held for overburden removal in the Little Sioux Park gravel pit. The bids are as follows:

Leroy & Sons, Inc	\$85,600.00
Lieber Construction, Inc	\$95,000.00
Holly Brown Construction, Inc	\$106,900.00
Bedrock Gravel	\$139,000.00
West Branch Construction LLC	\$148,995.00
L.A. Carlson Contracting, Inc	\$165,400.00
Peterson Contractors, Inc	\$178,000.00
C.J. Moyna & Sons, LLC	\$182,400.00
Flewelling Earthmoving, Inc	\$195,434.00

Motion by Radig second by De Witt to receive the bids and return them to the County Engineer for recommendation. Carried 4-0. Copy filed.

9b. Motion by Radig second by De Witt to award the bid for overburden removal in the Little Sioux Park gravel pit to Leroy & Sons, Inc. for \$85,600.00. Carried 4-0. Copy filed.

9c. Motion by Radig second by De Witt to approve the contract for HMA Rout and Seal 2021 project with Sioux Commercial Sweeping for \$62,700.00. Carried 4-0. Copy filed.

10a. A public hearing was held at 4:45 p.m. for Zoning District Map Amendment to rezone GIS parcel #894634300004, owed by Flewelling Farms, LC, to Agricultural Estates. The Chairperson called to anyone wishing to be heard.

Motion by De Witt second by Radig to close the public hearing. Carried 4-0.

10b. Motion by Radig second by De Witt to approve the zoning district map amendment for GIS Parcel #894634300004 to Agricultural Estates. Carried 4-0. Copy filed

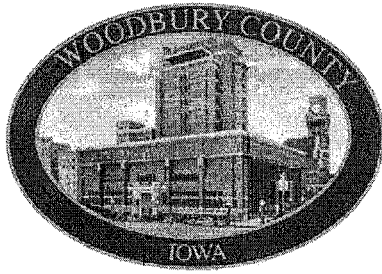
11. The Board heard reports on committee meetings.

12. There were no citizen concerns.

13. Board concerns were heard.

The Board adjourned the regular meeting until October 12, 2021.

Meeting sign in sheet. Copy filed.



Tina M Bertrand
Treasurer of Woodbury County
Property Tax
822 Douglas Street Suite 102
Sioux City, IA 51101
712-279-6495

October 6, 2021

RE: Abatement of Taxes

Dear Board of Supervisors,

Please abate the taxes on the following mobile homes. The taxes are uncollectable.

GE10233281-1975 New Moon (owned by Tavain Hatfield) that was located at 5309 Hwy 75 N #18
Mobile home was destroyed & removed 6-17-21 Taxes due \$207.00

0500746403AB-1980 Champion (owned by Paul & Vicki Pollard) was located at 5309 Hwy 75 N #103
Mobile home was destroyed & removed 4-1-21 Taxes due \$216.00

39A20955S-1993 Colt (owned by Keith Ryan) that was located at 5309 Hwy 75 N #428
Mobile home was removed ?-park owner did not know. Taxes & T/Sale due \$858.00

27154-1969 Trl Enterprises (owned by Marco Diaz Lopez) was located at 5403 Morningside Ave #8
Mobile home was destroyed & removed ?-park owner did not know. Taxes & T/Sale due \$1314.00

AP11378-1978 Artcraft (owned by Lidia Angel) was located at 5403 Morningside Ave #27
Mobile home was destroyed & removed in 2020. Taxes & T/Sale due \$802.00

Thank you for your time,

A handwritten signature in black ink, appearing to read "Janet L. Trimpe". The signature is fluid and cursive, with the first name being the most prominent.

Janet L. Trimpe
Woodbury County Tax Deputy

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Tavain Hatfield is the titleholder of a mobile home VIN #GE10233281 located in Woodbury County, Iowa and legally described as follows:

VIN #GE10233281 1975 New Moon

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Tavain Hatfield.

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 mobile home 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 12th day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor/Recorder

Rocky De Witt, Chairman

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Paul & Vicki Pollard is the titleholder of a mobile home VIN #0500746403AB, located in Woodbury County, Iowa and legally described as follows:

VIN #0500746403AB 1980 Champion

WHEREAS, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Paul & Vicki Pollard.

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 mobile home 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 12th day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor/Recorder

Rocky De Witt, Chairman

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Keith Ryan is the titleholder of a mobile home VIN #39A20955S located in Woodbury County, Iowa and legally described as follows:

VIN #39A20955S 1993 Colt

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

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 12th day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor/Recorder

Rocky De Witt, Chairman

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS Marco Diaz Lopez is the titleholder of a mobile home VIN #27154 located in Woodbury County, Iowa and legally described as follows:

VIN #27154 1969 Trl Enterprises

WHEREAS, the above-stated property has taxes payable including special assessments and the property is owned by Marco Diaz Lopez.

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 12th day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor/Recorder

Rocky De Witt, Chairman

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Lidia Angel is the titleholder of a mobile home VIN #AP11378 located in Woodbury County, Iowa and legally described as follows:

VIN #AP11378 1978 Artcraft

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Lidia Angel.

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.

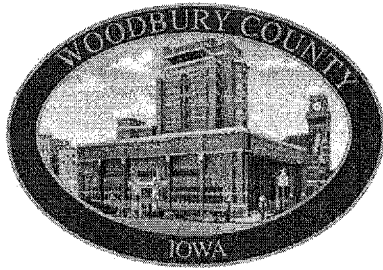
SO, RESOLVED this 12th day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor/Recorder

Rocky DeWitt, Chairman



Tina M Bertrand
Treasurer of Woodbury County
Property Tax
822 Douglas Street Suite 102
Sioux City, IA 51101
712-279-6495

October 7, 2021

RE: Parcel 8948 13 429 011 (Cleveland Ave)

Dear Board of Supervisors,

Please abate the taxes due for the assessment year of 2020, payable 2021-2022 for parcel number 8948 13 429 011 owned by the City of Sioux City for \$22.00. There was an error made in recording of this property and this parcel should not have been created with taxes due.

Thank you for your time,

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

Janet L. Trimpe
Woodbury County Tax Deputy

WOODBURY COUNTY, IOWA

RESOLUTION # _____

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, the City of Sioux City is the titleholder of real estate parcel #894813429011 and located in Woodbury County, Iowa and legally described as follows:

Parcel #894813429011

LL-SC COMM 89-48 W ½ VAC CLEVELAND ST; N ½ VAC W 31ST ST;
INTERSECTION OF W ½ VAC CLEVELAND ST & N ½ W 31ST ST;
INTERSECTION OF W ½ VAC FOX ST & N ½ VAC W 31ST ST; AND
INTERSECTION W ½ VAC CLEVELAND ST AND VAC W 30TH ST

WHEREAS, the above-stated property has an unpaid balance of taxes owing, and the parcels are owned by a political subdivision of the state; and

WHEREAS, the City of Sioux City requests the Board of Supervisors abate the balance of \$22.00, tax representing that part of the taxes after which the City of Sioux City was in sole possession; and

WHEREAS, the political subdivision, namely the City of Sioux City is failing to immediately pay the taxes due; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the balance of \$22.00 of the taxes owing on the above parcel according to Code of Iowa, 445.63 for the taxes owed for the 2021-2022 tax year and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 12th day of October, 2021.

ATTEST:

WOODBURYCOUNTYBOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
And Recorder

Rocky De Witt, Chairman

Woodbury County Juvenile Detention Census for September 2021

Woodbury and Out of County Adult Holds

1. 317 Days 2 Hours (As of 10/3/2021) Woodbury Co.
2. 155 Days 12 hours (As of 10/3/21) Woodbury Co.
3. 48 Days 1 Hour (As of 10/3/2021) Monona Co.
4. 17 Days 9 Hours (As of 10/3/2021) Woodbury Co.
5. 11 Days 22 Hours (As of 10/3/2021) Woodbury Co.

Woodbury County Juvenile Holds

1. 164 Days 9 Hours (As of 10/3/2021)
2. 80 Days 7 Hours (When Released)
3. 62 Days 7 Hours (When Released)
4. 40 Days 19 Hours (When Released)
5. 12 Days 17 Hours (When Released)
6. 16 Days 20 Hours (When Released)
7. 10 Days 8 Hours (When Released)
8. 11 Days 16 Hours (When Released)
9. 6 Days 2 Hours (When Released)
10. 4 Days 2 Hours (When Released)

Interstate Compacts

1. 10 Days 18 Hours (When Released) Florida
2. 11 Days 5 Hours (When Released) California
3. 22 Hours (When Released) Nebraska

Omaha Nation Holds

1. 9 Hours 45 Minutes (When Released)
2. 9 Hours 45 Minutes (When Released)
3. 9 Hours 45 Minutes (When Released)
4. 9 Hours 45 Minutes (When Released)

Intake and Release

1. 1 Day
2. 2 Hours
3. 2 Hours
4. 2 Hours 34 Minutes
5. 2 Hours 20 Minutes
6. 5 Hours 5 Minutes
7. 3 Hours
8. 10 Hours 35 Minutes
9. 50 Minutes
10. 4 Hours 5 Minutes
11. 1 Hour 20 Minutes
12. 45 Minutes
13. 6 Hours 5 Minutes
14. 1 Hour 15 Minutes
15. 1 Hour 30 Minutes
16. 2 Hours 30 Minutes
17. 3 Hours 50 Minutes
18. 1 Hour 10 Minutes

BIA Holds

N/A

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

PATRICK F. GILL
Auditor/Recorder



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

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

AUDITOR'S QUARTERLY REPORT

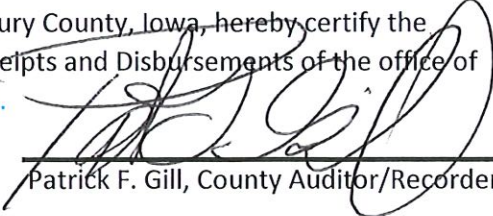
July 1, 2021/ September 30, 2021

Patrick F. Gill, Woodbury County Auditor/Recorder

Payroll Taxes

Beginning Cash Balance	July 1, 2021		
Payroll Taxes		291,567.96	
Other		1,090.83	
Total Beginning Balance			292,658.79
Receipts:			
Payroll Taxes		2,889,963.56	
Interest		38.67	
Other			
Total Receipts			<u>2,890,002.23</u>
Total Resources			3,182,661.02
Disbursements:			
Payroll Taxes		2,875,385.24	
Interest Paid to Treasurer		6,485.05	
Other			
Total Disbursements			2,881,870.29
Ending Cash Balance	September 30, 2021		
Payroll Taxes		306,146.28	
Interest		(5,355.55)	
Total Ending Balance			300,790.73

I, Patrick F. Gill, County Auditor/Recorder of Woodbury County, Iowa, hereby certify the above to be a true and correct statement of the Receipts and Disbursements of the office of County Auditor for the 1st Quarter ending 09/30/21.



Patrick F. Gill, County Auditor/Recorder

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

Date: 10/7/21

Weekly Agenda Date: 10/12/21

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

WORDING FOR AGENDA ITEM:

Ordinance for Zoning District Map Amendment to Rezone a portion of GIS Parcel 894634300004, owned by Flewelling Farms, LC, to Agricultural Estates.

A.) Public Hearing and Approval of 2nd and Final Reading

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing to discuss a proposed Zoning Ordinance Map Amendment to re-zone a portion of GIS Parcel 894634300004 from Limited Industrial (LI) to Agricultural Estates (AE).

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

A 60% majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20% of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

BACKGROUND:

Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on a portion of the property identified as GIS Parcel 894634300004 from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District to facilitate a parcel combination for a boundary adjustment, under the subdivision ordinance, by combining the northern 7.293-acre portion of this parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel 894634300005. Parcel 894634300004 is located in Section 34, SW 1/4, SW 1/4, T89N R46W (Concord Township) and is not located in the floodplain.

Legal notifications were made in the Sioux City Journal for all required public hearings. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 29, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain.

Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. Upon closing the public hearing, the Zoning Commission voted in favor of recommending approval to the Board of Supervisors. On 10/5/21, the Board of Supervisors held a public hearing on the application and subsequently approved the request and conducted the 1st reading of the ordinance.

FINANCIAL IMPACT:

0

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

Yes No

RECOMMENDATION:

Open and close the public hearing. (Set time 4:40 PM)

Conduct the second reading of the ordinance as the final reading, waive the third reading, and adopt the ordinance.

If needed, a 3rd public hearing/reading of the ordinance has been scheduled for Tuesday, 10/19/21 at 4:45 PM.

ACTION REQUIRED / PROPOSED MOTION:

Open and close the public hearing.

Motion to conduct the second reading of the ordinance as the final reading, waive the third reading, and adopt the ordinance.



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

**FLEWELLING FARMS LC – REZONE FROM LI TO AE ZONING DISTRICT
FINAL REPORT – 9/29/21**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Applicant(s): Flewelling Farms LC (Steve Flewelling) Application Type: Zoning Ordinance Map Amendment (Rezone) Current Zoning District: Limited Industrial (LI) Proposed Zoning District: Agricultural Estates (AE) Total Acres: 7.293 Acres Current Use: Farmland Proposed Use: AE (Farming) Corn Suitability Rating(s): 32, 91, 86, and 60 Pre-application Meeting: August 8, 2021 Application Date: August 26, 2021 Legal Notice Date: September 11, 2021 Stakeholders' (1000') Letter Date: September 10, 2021 Zoning Commission Public Hearing Date: September 27, 2021</p>	<p>Parcel(s): 894634300004 Township: T89N R46W (Concord) Section: 34; Quarter: SW ¼ SW ¼ Zoning District: Limited Industrial Floodplain District: Zone X (Not in Floodplain) Address: No address (farm ground)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Application

SUMMARY

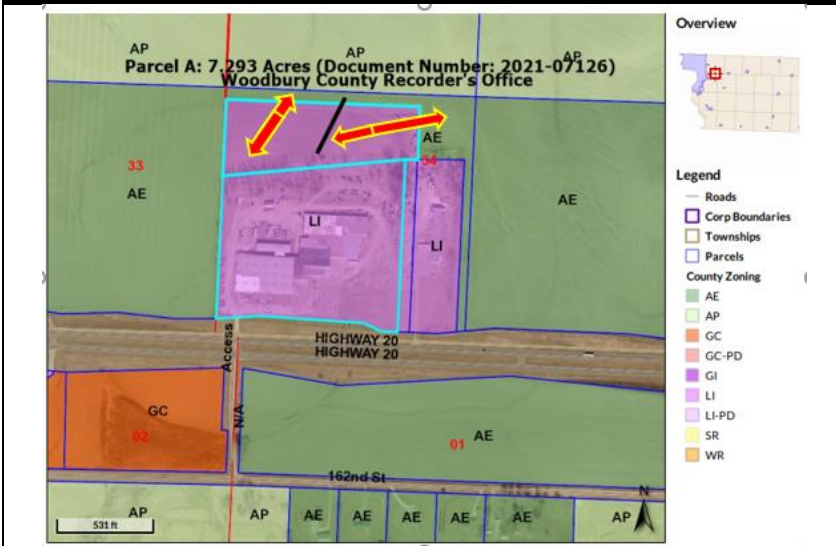
Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #894634300004) as referenced above from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District for the purpose of combining this 7.293-acre parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel #894634300005. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 11. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 28, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain. Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. It is the recommendation of the Zoning Commission and the staff to approve this proposal.

ZONING COMMISSION AND STAFF RECOMMENDATION

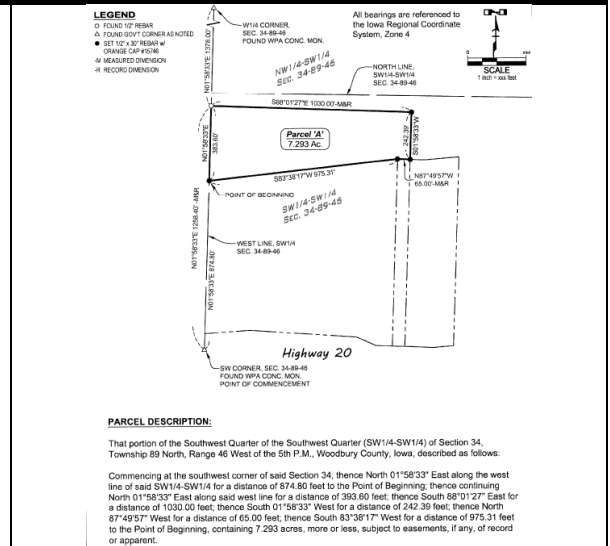
The Zoning Commission voted unanimously, 5-0, to recommend approval of this rezone proposal to the Board of Supervisors at their September 27, 2021 meeting following a public hearing.

Staff recommends approval of this rezone request as proposed.

AERIAL MAP



SURVEY EXCERPT



ZONING COMMISSION DRAFT MINUTES – SEPTEMBER 27, 2021

Minutes - Woodbury County Zoning Commission Meeting – September 27, 2021

The Zoning Commission (ZC) meeting convened on the 27th of September 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: David Gleiser, Dan Priestley
Public Present: Steve Flewelling, Linda Oertwick

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Motion to approve minutes: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Flewelling Farms LC – Zoning Ordinance Map Amendment (Rezone) From The Limited Industrial (Li) Zoning District To The Agricultural Estates (Ae) Zoning District.

Priestley read the preliminary report and staff recommendation into the record. Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on the property identified as Parcel #894634300004 from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District for the purpose of combining this 7.293-acre parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel #894634300005. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 11. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 24, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain. Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Motion to close public hearing: O'Tool. Second: Meister. Vote 5-0. A motion was made to recommend approval of the zoning ordinance map amendment from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District to the Board of Supervisors: O'Tool. Second: Parker. Vote 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Director Gleiser offered a reminder about the Introduction to Planning and Zoning for Local Officials workshop that will be held on Wednesday, October 6 at Fireside Steakhouse in Anthon. Dinner will be provided at 6:00 PM and the training will begin at 6:30 PM. Reservations should be completed no later than October 4.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Gleiser indicated that the IDOT is conducting their grading work under a previous grading permit. No further information has been formally received from the city at this time.

Zellmer Zant inquired about a pipeline company that has been contacting area landowners about easements for a proposed pipeline. Gleiser stated that the Woodbury County Engineer, Mark Nahra, is working with the pipeline company (Midwest Carbon Express) on behalf of the county. Nahra and Priestley attended an Iowa Utilities Board informational meeting on September 16 that offered an overview of the pipeline proposal that was geared toward the property owners in the pipeline's path. The purpose of the pipeline is to capture carbon dioxide (CO2) emissions and transport them through the pipeline to North Dakota where they will be permanently stored underground in deep geologic storage locations. Priestley indicated that this is a multiyear project with various checkpoints including the pipeline companies' acquisition of easements.

Zellmer Zant inquired if companies have reached out to the county about solar energy. O'Tool indicated that he heard from a company about options on land he owns. Gleiser indicated that staff will be meeting with a renewables company representative on October 6 to discuss the county's regulations. He also indicated that the zoning ordinance is not designed for larger scale solar projects and could be reevaluated with public input to determine how we look at future solar projects including items of evaluation such as the Corn Suitability Rating (CSR). The MidAmerican solar site used a conditional use and was determined based on setbacks. Priestley indicated that residential and commercial solar energy fall under the conditional use permit. In the last couple years, a residential solar panel was approved as well as the MidAmerican solar project. Gleiser stated that Sioux City permits residential solar with a building permit. Bride suggested that in comparison with the appearance of metal roofs, solar panels might want to be considered as allowed uses.

Adjourn

Motion to adjourn: Meister. Second: Parker. Motion passed: 5-0. Meeting adjourned at 6:33 PM.

EVALUATION CRITERIA

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 2005 Future Land Use Map shows this area as General Commercial. The parcel is currently zoned Limited Industrial (LI) and the request is to change to Agricultural Estates (AE). The request conforms to the goals and objectives of the general development plan as it relates to the following land use goals:



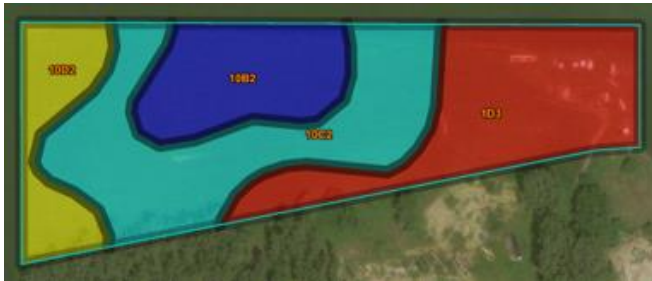
- **Land Use Goal 1.2:** Adopted development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Agricultural Goal 3.1:** Promote agriculture as the main industry in the rural portion of the county.
- **Agricultural Goal 3.4:** Protect prime farm ground as determined by high corn suitability ratings (i.e. over 65 CSR) from conversion to other land uses. Discourage non-agricultural uses in prime farmland areas and other agricultural districts by providing residential lot size requirements and property separation distances between residential and agricultural uses.

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

There are no conflicts with the policies and plans of other agencies.

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

The CSR2 rating for this property includes ratings of 32, 91, 86, and 60. The agricultural goal of the Woodbury County General Plan is to protect prime farmland as determined by a high corn suitability rating (e.g. over 65 CSR) from conversion to other land uses. It is estimated that 68% of the said property has a CSR rating over 60.



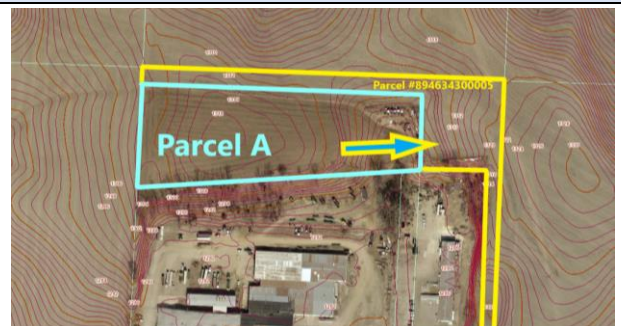
Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1D3	Ia silt loam, 9 to 14 percent slopes, severely eroded	32	2.3	31.8%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	1.4	18.6%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	2.7	36.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	0.9	12.9%
Totals for Area of Interest			7.2	100.0%

USDA Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

Compatibility with adjacent land uses.

The portion of this property being rezoned to AE is farm ground (Parcel A) and is compatible with the abutting farm ground to the west, north, and east. The intention is to combine this said 7.293-acre parcel with the 4.28-acre parcel (#894634300005) directly to the north and east through the Woodbury County Assessor. The property to the south is a truck and trailer sales business. The geography of the property makes this a natural fit to combine both farm areas.



Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

This proposal is compatible with other physical and economic factors in the project area as there are no major infrastructure improvements required. This proposal combines farm ground.

Any other relevant factors.

The property owner purchased the said 7.293-acre parcel to add to their farming operation which has historically been farm ground. Typically, the acquisition of land from an abutting property would trigger a boundary adjustment under the subdivision ordinance. However, because there are two separate zoning districts, the boundary adjustment cannot be executed until the properties are zoned the same. Once, the same, the county assessor can complete the parcel combination under their guidelines.

LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on September 11, 2021.

NOTICE REGARDING PUBLIC HEARING
WOODBURY COUNTY ZONING COMMISSION
 The Woodbury County Zoning Commission will hold a public hearing on the following item hereafter described in detail on September 27, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment.

Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Flewelling Farms, L.C.

The proposal is to rezone from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District for 7.293-acres located in the SW ¼ of the SW ¼ of Section 34, T89N R48W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #694634300004 and is described as:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-SIX (46) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-FOUR AND EIGHTY HUNDREDTHS FEET (874.80') TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG SAID WEST LINE FOR A DISTANCE OF THREE HUNDRED NINETY-THREE AND SIXTY HUNDREDTHS FEET (393.60'); THENCE SOUTH EIGHTY-EIGHT DEGREES ONE MINUTE TWENTY-SEVEN SECONDS (S 88°01'27") EAST FOR A DISTANCE OF ONE THOUSAND THIRTY FEET (1030.00'); THENCE SOUTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") WEST FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND THIRTY-NINE HUNDREDTHS FEET (242.39'); THENCE NORTH EIGHTY-SEVEN DEGREES FORTY-NINE MINUTES FIFTY-SEVEN SECONDS (N 87°49'57") WEST FOR A DISTANCE OF SIXTY-FIVE FEET (65.00'); THENCE SOUTH EIGHTY-THREE DEGREES THIRTY-EIGHT MINUTES SEVENTEEN SECONDS (S 83°38'17") WEST FOR A DISTANCE OF NINE HUNDRED SEVENTY-FIVE AND THIRTY-ONE HUNDREDTHS FEET (975.31') TO THE POINT OF BEGINNING, CONTAINING 7.293 ACRES, MORE OR LESS.

Owner/Applicant: Flewelling Farms, L.C., 7462 Correctionville Road, Sioux City, IA 51106
 Published in the Sioux City Journal September 11, 2021. LGL#34622

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **September 10, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **September 27, 2021 at 6:00 PM**.

As of **September 29, 2021**, the Community and Development office has received:


- 0 Phone Inquiries
- 0 Written Comments

The names of the property owners are listed below.

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

Property Owner(s)	Mailing Address	Comments
Flewelling Farms, L.C. & L.T.D.	7462 Correctionville Rd., Sioux City, IA 51106	No comments.
Brian D. Peterson & Anita S. Peterson	1739 Charles Ave., Lawton, IA 51039	No comments.
Fabricators, Inc.	414 Clark St., Sioux City, IA 51101	No comments.
Warren Flewelling	7462 Correctionville Rd., Sioux City, IA 51106	No comments.
Avery Bros Sign Co.	PO Box 235, Sioux City, IA 51102	No comments.
Terry V. Swanger	1656 162nd St., Lawton, IA 51030	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CENTURYLINK / LUMEN:	<p>Below you will see a snapshot of Lumen's nearby facilities for the subject property in question. The only facilities in the area on in the ROW of Highway 20 on the North side, colored in blue. Please let me know if you have any questions. – Paul Kingrey, 9/7/21.</p> 
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	This will not impact Magellan. – Bryan Ferguson, 9/2/21.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed rezoning for MEC electric and we have no conflicts. – Casey Meinen, 9/3/21.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas" either. – Tyler Ahlquist, 9/3/21.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with the Flewelling Farms rezone. – Jeff Zettel, 9/8/21.
NUSTAR PIPELINE:	Nustar pipeline is east of this parcel and will not affect Nustar. – Domingo Torres, 9/17/21.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	I have no comments or concerns with the proposed rezoning. – Mark Nahra, PE, 9/13/21.
WOODBURY COUNTY RECORDER:	Split of parcel 894634300004 is on "hold" pending this rezoning. Also, parcel 894634300005 is currently in the name of Flewelling Farms LTD and the new split piece will be in the name of Flewelling Farms LC. A combination cannot take place unless both pieces are in the same name. – Diane Swoboda Peterson, 9/7/21.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 9/8/21.

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

Mathew A. Ung, Vice Chairman

Mark Monson

Keith Radig

Justin Wright

ITEM ONE (1)

Property Owner: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106

Petitioner Applicant: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106

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, September 27, 2021, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District for 7.293-acres located in the SW ¼ of the SW ¼ of Section 34, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #894634300004 and is described as

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-SIX (46) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-FOUR AND EIGHTY HUNDREDTHS FEET (874.80') TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG SAID WEST LINE FOR A DISTANCE OF THREE HUNDRED NINETY-THREE AND SIXTY HUNDREDTHS FEET (393.60'); THENCE SOUTH EIGHTY-EIGHT DEGREES ONE MINUTE TWENTY-SEVEN SECONDS (S 88°01'27") EAST FOR A DISTANCE OF ONE THOUSAND THIRTY FEET (1030.00'); THENCE SOUTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") WEST FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND THIRTY-NINE HUNDREDTHS FEET (242.39'); THENCE NORTH EIGHTY-SEVEN DEGREES FORTY-NINE MINUTES FIFTY-SEVEN SECONDS (N 87°49'57") WEST FOR A DISTANCE OF SIXTY-FIVE FEET (65.00'); THENCE SOUTH EIGHTY-THREE DEGREES THIRTY-EIGHT MINUTES SEVENTEEN SECONDS (S 83°38'17") WEST FOR A DISTANCE OF NINE HUNDRED SEVENTY-FIVE AND THIRTY-ONE HUNDREDTHS FEET (975.31') TO THE POINT OF BEGINNING, CONTAINING 7.293 ACRES, MORE OR LESS.

PARCEL REPORT (Parent Parcel)

At this time, there is no parcel report available for the 7.293-acre portion of this parcel that was sold by Brian D. Peterson and Anita S. Peterson to Flewelling Farms, LC. Below is the report of the unsplit parcel.

Summary

Parcel ID 894634300004
 Alternate ID 882391
 Property 1709 HWY 20
 Address SIOUX CITY IA 51106
 Sec/Twp/Rng 34-89-46
 Brief 51258.4' W1030' EX PART FOR HWY & EX E65' W1030' S966' LYING N OF HWY
 Tax Description 5W SW 34-89-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 689-8249 (2/28/2007)
 Gross Acres 26.17
 Net Acres 26.17
 Adjusted CSR Pts 0
 Zoning LI - LIMITED INDUSTRIAL
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A



Owner

Deed Holder Peterson Brian D & Anita S
 1739 Charles Ave
 Lawton IA 51030

Contract Holder

Mailing Address
 Peterson Brian D & Anita S
 1739 Charles Ave
 Lawton IA 51030

Land

Lot Area 26.17 Acres; 1,139,965 SF

Commercial Buildings

Type	Base Area	Year Built
Metal Warehouse - Steel Frame	8160	1972
Manufacturing (Light)	60501	1961
Metal Warehouse - Steel Frame	22121	1971
Metal Warehouse - Steel Frame	31200	1967
Metal Warehouse - Steel Frame	33600	1969
Metal Warehouse - Steel Frame	7820	1976
Office - General	4000	1961

Yard Extras

- #1 - (1) Paving 10,000 SF, Concrete Parking, Average Pricing, Built 1970
- #2 - (1) Paving 101,500 SF, Asphalt Parking, Low Pricing, Built 1970
- #3 - (1) Fencing - Chain 3 Strand Barb, 7 Ft-High, 1,020 LF, 30 LF-Gates, Built 1970
- #4 - (1) Shed 70 SF, Metal, Low Pricing, Built 1980
- #5 - (1) Sign Poles (Wood and Steel) 15 LF, 15" Steel, 2 Diameter, Built 2005

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/28/2007	SIOUXLAND ELEVEN LLC	PETERSON BRIAN D & ANITA S	689/8249	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$595,000.00
5/17/2004	SIOUXLAND ELEVEN LLC			OFFER TO BUY	Deed		\$0.00
10/1/2003	SCHAEFF	SIOUXLAND ELEVEN LLC	617/985	VACANT BUILDINGS	Deed		\$500,000.00

Permits

Permit #	Date	Description	Amount
6011	09/30/2015	Misc	25,000
4581	03/29/2005	Misc	0

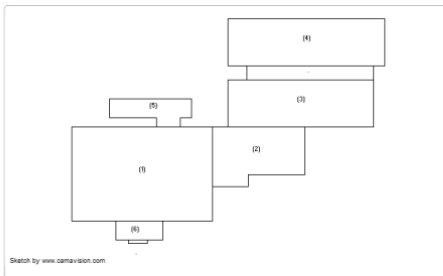
Valuation

Classification	2021	2020	2019	2018	2017
	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$180,000	\$178,020	\$178,020	\$178,020	\$178,020
+ Assessed Building Value	\$543,560	\$537,580	\$537,580	\$490,890	\$490,890
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$723,560	\$715,600	\$715,600	\$668,910	\$668,910
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$723,560	\$715,600	\$715,600	\$668,910	\$668,910

Photos



Sketches

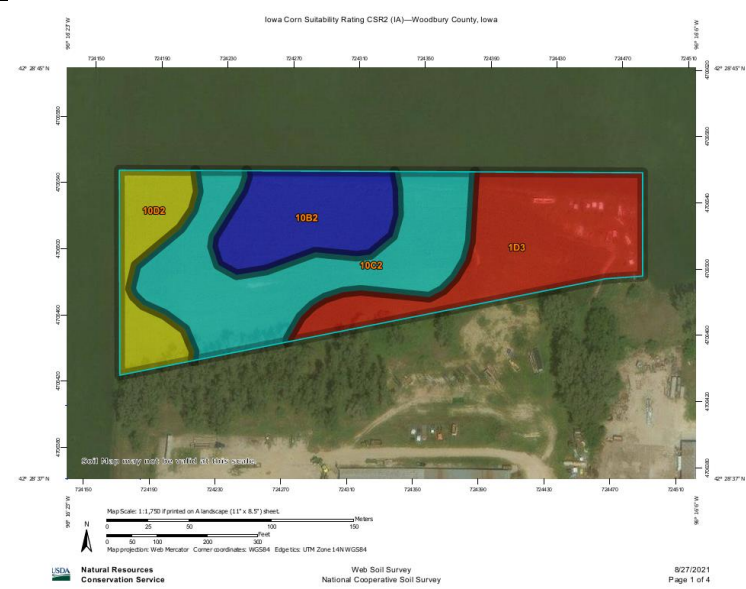


No data available for the following modules: Residential Dwellings, Agricultural Buildings, Sioux City Tax Credit Applications.

User: Brian D. Peterson
 User ID: 1739 Charles Ave
 Last Data Update: 8/26/2021, 6:05:18 PM



SOIL REPORT



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons
 - <= 32
 - > 32 and <= 60
 - > 60 and <= 86
 - > 86 and <= 91
 - Not rated or not available
 - Soil Rating Lines
 - <= 32
 - > 32 and <= 60
 - > 60 and <= 86
 - > 86 and <= 91
 - Not rated or not available
 - Soil Rating Points
 - <= 32
 - > 32 and <= 60
 - > 60 and <= 86
 - > 86 and <= 91
 - Not rated or not available
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Intrastate Highways
- Background**
 - Aerial Photography
- Other**
 - 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: [http://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 Date: 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.

USDA Natural Resources Conservation Service | Web Soil Survey National Cooperative Soil Survey | 8/27/2021 Page 2 of 4

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	2.3	31.8%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	1.4	18.6%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	2.7	36.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	0.9	12.8%
Totals for Area of Interest			7.2	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

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

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.

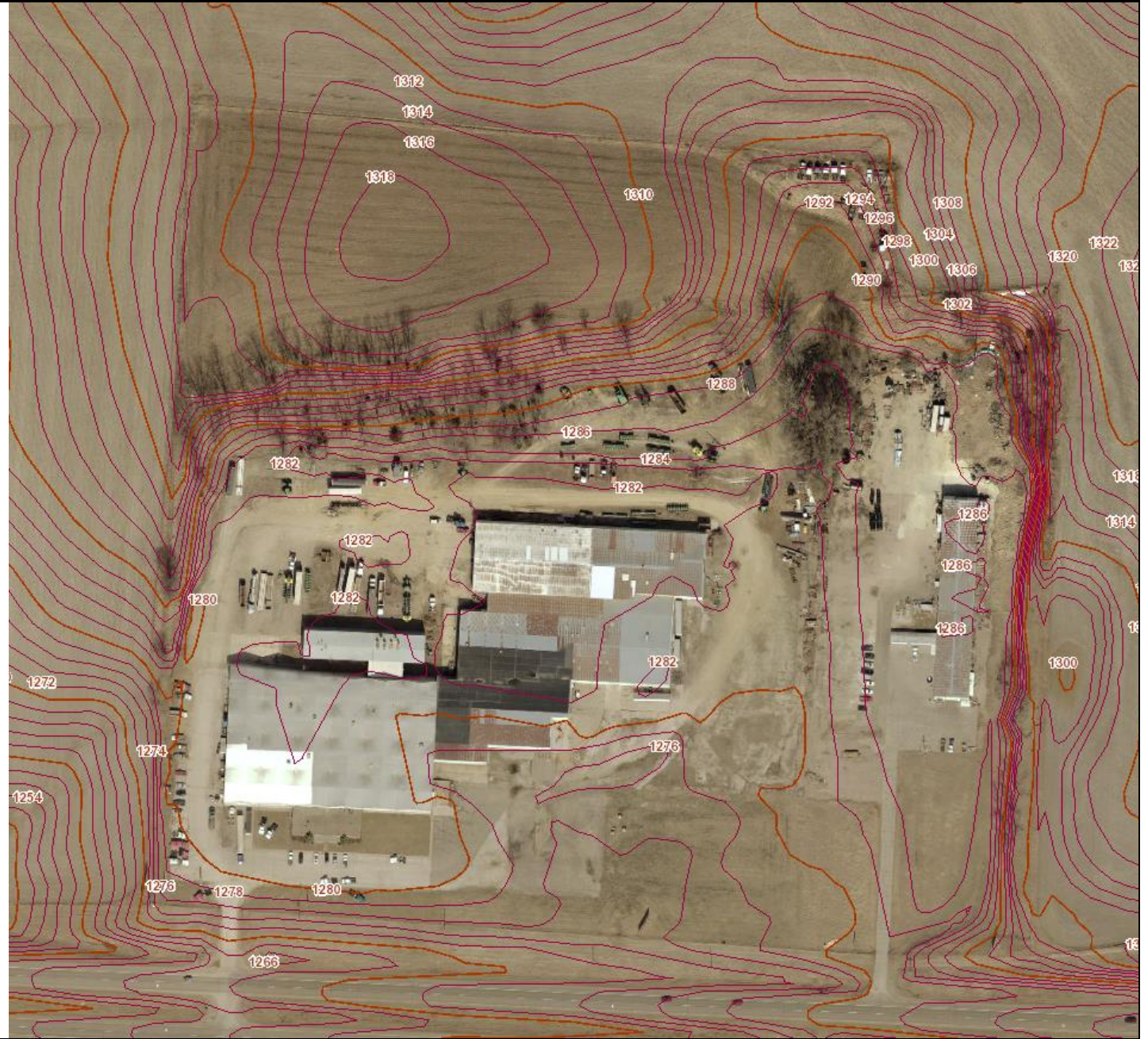
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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.

ELEVATION



Instrument #: 2021-09193
07/01/2021 03:39:30 PM Total Pages: 3
WD WARRANTY DEED
Recording Fee: \$ 22.00 Transfer Tax: \$120.80
Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jeffrey A. Johnson, 329 Pierce Street, #200, Sioux City, IA 51101,
Phone: (712) 277-4561

Taxpayer Information:
Flewelling Farms, L.C.
7462 Correctionville Road
Sioux City, IA 51106

Return Document To:
Jeffrey A. Johnson
329 Pierce Street, #200
Sioux City, IA 51101

Grantors: Brian D. Peterson and Anita S. Peterson, husband and wife

Grantees: Flewelling Farms, L.C., an Iowa limited liability company

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Brian D. Peterson and Anita S. Peterson**, husband and wife, do hereby Convey to **Flewelling Farms, L.C.**, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to and together with covenants, conditions restrictions and easements, of record, if any.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

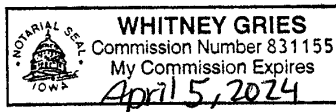
Dated: June 29, 2021.

Brian D. Peterson
Brian D. Peterson, Grantor

Anita S. Peterson
Anita S. Peterson, Grantor

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on June 29, 2021, by Brian D. Peterson and Anita S. Peterson, husband and wife.



Whitney Gries
Signature of Notary Public

Exhibit "A"

That portion of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-Four (34), Township Eighty-Nine (89) North, Range Forty-Six (46) West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the Southwest corner of said Section Thirty-Four (34); thence North One Degree Fifty-Eight Minutes Thirty-Three Seconds (N 01°58'33") East along the West line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) for a distance of Eight Hundred Seventy-Four and Eighty Hundredths Feet (874.80') to the point of beginning; thence continuing North One Degree Fifty-Eight Minutes Thirty-Three Seconds (N 01°58'33") East along said West line for a distance of Three Hundred Ninety-Three and Sixty Hundredths Feet (393.60'); thence South Eighty-Eight Degrees One Minute Twenty-Seven Seconds (S 88°01'27") East for a distance of One Thousand Thirty Feet (1030.00'); thence South One Degree Fifty-Eight Minutes Thirty-Three Seconds (N 01°58'33") West for a distance of Two Hundred Forty-Two and Thirty-Nine Hundredths Feet (242.39'); thence North Eighty-Seven Degrees Forty-Nine Minutes Fifty-Seven Seconds (N 87°49'57") West for a distance of Sixty-Five Feet (65.00'); thence South Eighty-Three Degrees Thirty-Eight Minutes Seventeen Seconds (S 83°38'17") West for a distance of Nine Hundred Seventy-Five and Thirty-One Hundredths Feet (975.31') to the point of beginning, containing 7.293 acres, more or less.

PLAT OF SURVEY

Document Number: 2021-07126
 Recorded: 5/27/2021 at 10:46:24.0 AM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
PATRICK F. GILL, AUDITOR AND RECORDER
 Woodbury County, Iowa

INDEX LEGEND:

PART OF: SW1/4-SW1/4, Section 34-89-46

CURRENT PROPRIETOR: Brian & Anita Peterson

SURVEY REQUESTED BY: Brian Peterson

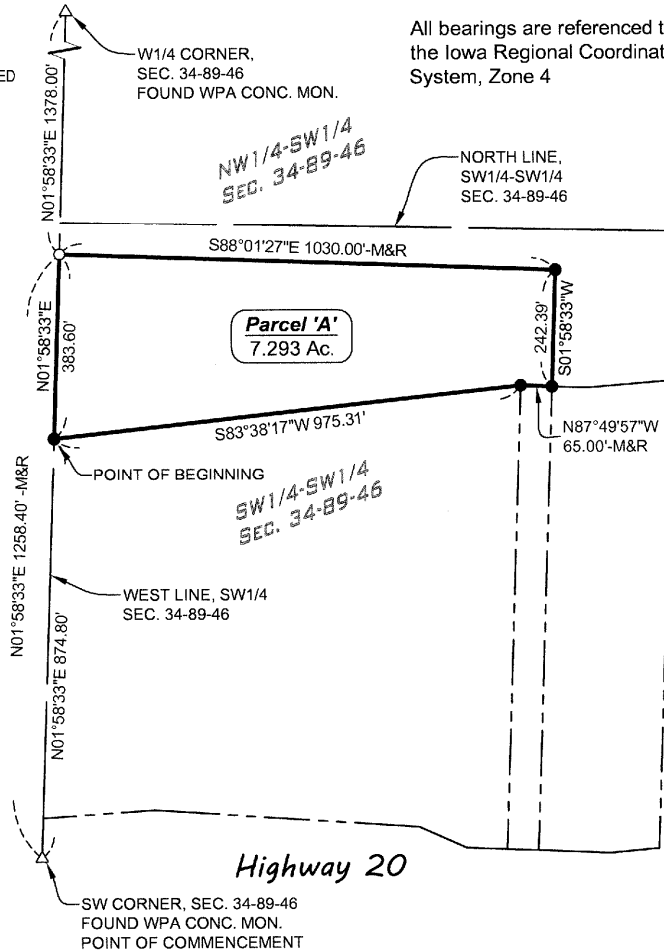
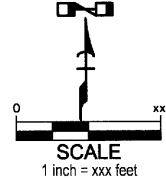
PREPARED BY AND RETURN TO:

David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr.,
 Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

LEGEND

- FOUND 1/2" REBAR
- △ FOUND GOV'T CORNER AS NOTED
- SET 1/2" x 30" REBAR w/
ORANGE CAP #15746
- M MEASURED DIMENSION
- R RECORD DIMENSION

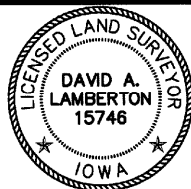
All bearings are referenced to
 the Iowa Regional Coordinate
 System, Zone 4



PARCEL DESCRIPTION:

That portion of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) of Section 34, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Commencing at the southwest corner of said Section 34; thence North 01°58'33" East along the west line of said SW1/4-SW1/4 for a distance of 874.80 feet to the Point of Beginning; thence continuing North 01°58'33" East along said west line for a distance of 393.60 feet; thence South 88°01'27" East for a distance of 1030.00 feet; thence South 01°58'33" West for a distance of 242.39 feet; thence North 87°49'57" West for a distance of 65.00 feet; thence South 83°38'17" West for a distance of 975.31 feet to the Point of Beginning, containing 7.293 acres, more or less, subject to easements, if any, of record or apparent.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID A. LAMBERTON License No. 15746 DATE 5/21/21
 My license renewal date is December 31, 2022
 Pages or sheets covered by this seal: 1 of 1

Drawn by: DAL
 Checked by: DAL
 Date of Field Survey: 05/19/2021
 Project No. 271056
 Sheet No. 1 of 1

Drawing # - P:\02\271056\dwg\271056fp01.dwg



**Rezoning Application &
Zoning Ordinance Map Amendment**

<p>Owner Information:</p> <p>Owner <u>Flewelling Farms LC</u></p> <p>Address <u>7462 C-Uille Rd</u> <u>Sioux City Ia</u></p> <p>Phone <u>712-490-1714</u></p>	<p>Applicant Information:</p> <p>Applicant <u>Flewelling Farms LC</u></p> <p>Address <u>7462 C-Uille Rd</u> <u>Sioux City Ia 51106</u></p> <p>Phone <u>712-490-1714</u></p>
<p>Engineer/Surveyor <u>not applicable</u> Phone _____</p>	
<p>Property Information:</p> <p>Property Address or Address Range <u>not applicable</u></p> <p>Quarter/Quarter <u>SWSW</u> Sec <u>34</u> Twship/Range <u>89-46</u></p> <p>Parcel ID # <u>894634300004</u> or GIS # _____ Total Acres <u>7.293</u></p> <p>Current Use <u>LI (farm/and)</u> Proposed Use <u>AE</u></p> <p>Current Zoning <u>LI</u> Proposed Zoning <u>AE</u></p> <p>Average Crop Suitability Rating (submit NRCS Statement) <u>32, 91, 86, 80</u></p>	
<p>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).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>Aug 3-21</u> Staff present <u>Dan Coestly</u></p> <p>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.</p> <p>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.</p> <p>Owner <u>Flewelling Farms LC Dan Flewelling</u> Applicant <u>Flewelling Farms LC Dan Flewelling</u></p> <p>Date _____ Date <u>Aug 26-21</u></p>	
<p>Fee: <u>\$400</u> <i>pd cert # 9121</i> Case #: <u>6704</u></p> <p>Check #: <u>9121</u></p> <p>Receipt #: _____</p>	

Date Received



PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

Notice: Public Hearing

in said newspaper one consecutive Friday issues, the first publication thereof being on the 1st day of October, 2021.

Beth Birdsell

Beth Birdsell

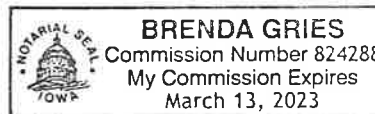
Subscribed and sworn before me in Sioux City, in said County,

this 1st day of October....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #34695 91 Line 1 Times \$53.03

NOTICE REGARDING PUBLIC HEARINGS
WOODBURY COUNTY BOARD OF SUPERVISORS

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, October 5, 2021 at 4:45 PM, Tuesday, October 12, 2021 at 4:40 PM and Tuesday, October 19, 2021 at 4:45 PM.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings on the referenced dates and times to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Flewelling Farms, LC.

The proposal is to rezone from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District for 7.293 acres located in the SW ¼ of the SW ¼ of Section 34, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #894634300004 and is described as:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-SIX (46) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-FOUR AND EIGHTY HUNDREDTHS FEET (874.80') TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG SAID WEST LINE FOR A DISTANCE OF THREE HUNDRED NINETY-THREE AND SIXTY HUNDREDTHS FEET (393.60'); THENCE SOUTH EIGHTY-EIGHT DEGREES ONE MINUTE TWENTY-SEVEN SECONDS (S 88°01'27") EAST FOR A DISTANCE OF ONE THOUSAND THIRTY FEET (1030.00'); THENCE SOUTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") WEST FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND THIRTY-NINE HUNDREDTHS FEET (242.39'); THENCE NORTH EIGHTY-SEVEN DEGREES FORTY-NINE MINUTES FIFTY-SEVEN SECONDS (N 87°49'57") WEST FOR A DISTANCE OF SIXTY-FIVE FEET (65.00'); THENCE SOUTH EIGHTY-THREE DEGREES THIRTY-EIGHT MINUTES SEVENTEEN SECONDS (S 83°38'17") WEST FOR A DISTANCE OF NINE HUNDRED SEVENTY-FIVE AND THIRTY-ONE HUNDREDTHS FEET (975.31') TO THE POINT OF BEGINNING, CONTAINING 7.293 ACRES, MORE OR LESS.

Owner/Applicant: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106
 Published in the Sioux City Journal October 1, 2021. LGL#34695

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

Date: 10/06/2021

Weekly Agenda Date: 10/12/2021

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

WORDING FOR AGENDA ITEM:

Set Time Public Hearing, 4:45 PM: Consider the establishment of a Level of Service B road system

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

In July 2004, the Board of Supervisors established an "Area Service B Road Maintenance Ordinance", but as yet has not placed any roads within that system. The ordinance complies with section 309.57 of the Code of Iowa and provides the county significant liability protection for roads placed within the level B system and maintained in compliance with the county ordinance.

When the county began work on financing the gravel road improvement project, the county selected roads for the program that met specific criteria including traffic counts in excess of 50 vpd, presence of a residence, confinement feeding operation or other rural agribusiness, or state classification as a farm to market route. A system of roads that included 750 of the county's approximately 960 miles of gravel roads was selected for this project. A system of 122 miles of roads was identified that did not meet improvement criteria, but would continue to receive normal gravel road maintenance as is currently provided. Also identified was 60 miles of dirt roads and 59 miles of lesser used gravel roads that receive minimal maintenance, but have not been resurfaced and signed as level B roads. The county engineer is requesting consideration and direction in determining whether to establish a level B road system. The public hearing will receive comments on establishing a level B system.

BACKGROUND:

The 119 miles of county roads that receive minimal maintenance during much of the year and do not have snow plowed off the road in the winter proposed for level B classification. At this time they do not have signing that warns the public that they are receiving minimal maintenance. As was related during the recent discussion of closing Garner Avenue between 130th Street and 140th Street, a minimally maintained dirt road on the county system, sometimes drivers are directed to use these roads when following GPS navigation without warning that the roads are not receiving a normal level of maintenance or snow removal.

The county is given significant liability protection as provided in section 309.57 of the code of Iowa for roads placed under a level B, minimum maintenance classification. The code states:

309.57 Area service classification. subsection 6. The county and officers, agents, and employees of the county are not liable for injury to any person or for damage to any vehicle or equipment, or contents of any vehicle or equipment, which occurs proximately as a result of the maintenance of a road which is classified as area service "B" or "C" if the road has been maintained to the level required for roads classified as area service "B" or "C".

In addition to liability protection, warning drivers who may be unfamiliar with county rural roads can increase safety for those drivers by preventing entry to low maintenance and dirt roads upon installation of suitable signing and notice at each end of the road. Most of the dirt roads could only be upgraded to gravel at significant expense to the county both in construction costs and necessary right of way acquisition with little gain in service for landowners who use these roads only for land access at this time. Lesser used gravel roads could be improved at a lower, but still significant cost, with the addition of adequate gravel to provide a stable road surface. The cost of either of these upgrades is not provided for in the \$10,000,000 allocated to the recently funded gravel road upgrade program.

FINANCIAL IMPACT:

The financial impact for the county would be in the purchase of signage for the level B road system. We have identified the need for 231 Level B road sign sets at a cost of about \$200 per set for a total of \$46,200. Employee time will also be necessary for installing signs at each road.

The potential savings for the county is in limiting the liability for roads that are already receiving maintenance that is at the level specified in the Level B ordinance. Additional savings is currently being accrued by the department by reducing gravel replacement and not providing snow removal on the identified 59 miles of lightly used gravel roads.

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:

That the Board hold a public hearing to discuss the establishment of a Level B road system and receive comments from affected landowners and road users.

ACTION REQUIRED / PROPOSED MOTION:

Motion: On October 12, 2021 at 4:45 PM hold a public hearing in the Courthouse Basement Board meeting room to discuss the establishment of a level B road system to receive comments from the public.

AREA SERVICE "B" ROAD MAINTENANCE ORDINANCE

Woodbury County Ordinance No. 17

TITLE. An ordinance establishing the Area Service System B Road Classification in Woodbury County, Iowa.

Be it Enacted by the Board of Supervisors, Woodbury County, Iowa:

Section 1. PURPOSE

The purpose of this ordinance is to classify certain roads on the area service system in Woodbury County to provide for a reduced level of maintenance.

Section 2. DEFINITIONS

1. "Area Service System" includes those public roads outside of municipalities not otherwise classified.
 - a. Area Service System "A" roads shall be maintained in conformance with applicable state statutes.
 - b. Area Service System "B" roads shall not require standards maintenance equal to farm to market, or area service system "A" roads. Area Service System "B" roads shall not mean what is construed in the normal sense as a driveway or private lane to a farm building or dwelling.
2. "Board" shall mean the Board of Supervisors of Woodbury County.
3. "Engineer" shall mean the County Engineer of Woodbury County.
4. "County" shall mean Woodbury County.

Section 3. POWERS OF THE BOARD

All jurisdiction and control over Area Service System "B" roads as provided by this ordinance shall rest with the Board of Supervisors of Woodbury County.

Section 4. AUTHORITY TO ESTABLISH

The Board of Supervisors of Woodbury County is empowered under authority of Iowa Code Section 309.57 to classify secondary roads on the area system to provide for a reduced level of maintenance on roads so designated. The Board shall, by resolution, declare its intention to establish an Area Service System "B" Road in Woodbury County after consultation with the County Engineer.

Section 5. NOTICE AND HEARING

The Board shall fix a time and place for a hearing and cause notice to be published as provided by law. The notice shall set for the termini of the Area Service System "B" Road as set out in the

Resolution of the Board, and shall state that all persons interested may appear and be heard at such hearing.

Section 6: HEARING -- AREA SERVICE SYSTEM "B" ROAD ESTABLISHED BY RESOLUTION

On the day fixed for the hearing or any day to which the hearing has been adjourned, upon proof to its satisfaction made by affidavit of due publication and posting of the notice of hearing, the Board shall consider any and all relevant evidence, and if the Board finds that the proposed Area Service System "B" is practicable, it may establish it by proper Resolution.

Section 7: MAINTENANCE POLICY

Only the minimum effort, expense and attention will be provided to keep Area Service System "B" roads open to traffic. Bridges may not be maintained to carry legal loads, but will be posted as appropriate to advise of any load limitation. For the various maintenance activities, the minimum maintenance on Area Service System "B" Roads will be as follows:

1. Blading. Blading or dragging will not be performed on a regular basis.
2. Snow and Ice Removal. Snow and ice will not be removed, nor will the road surface be sanded or salted on a regular basis.
3. Signing. Except for load limit posting for bridges, signing shall not be continued or provided. ALL AREA SERVICE SYSTEM "B" ROADS SHALL BE IDENTIFIED WITH A SIGN AT ALL POINTS OF ACCESS TO WARN THE PUBLIC OF THE LOWER LEVEL OF MAINTENANCE.
4. Weeds, Brush, and Trees. Mowing or spraying weeds, cutting brush, and tree removal will not be performed on a regular basis. Adequate sight distances will not be maintained.
5. Structures. Bridges and culverts may not be maintained to carry legal loads. Upon failure or loss, the replacement structure will be appropriate for the traffic thereon.
6. Road Surfacing. There will be no surfacing materials applied to Area Service System "B" Roads on a regular basis.
7. Shoulders. Shoulders will not be maintained on a regular basis.
8. Crown. A crown will not be maintained on a regular basis.
9. Repairs. There will be no road repair on a regular basis.
10. Uniform Width. Uniform width for the traveled portion of the road will not be maintained.
11. Inspections. Regular inspections will not be conducted

Section 8. EXEMPTION FROM LIABILITY

As provided in said Iowa Code Section 309.57, the County and Officers, Agents, and Employees of the County are not liable for injury to any person or for damage to any vehicle or equipment, which occurs approximately as a result of the maintenance of a road which is classified as Area Service System "B", if the road has been maintained as provided in Section 7 of this ordinance.

Section 9. REPEALER

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

Section 10. SEVERABILITY CLAUSE

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

Section 11. WHEN EFFECTIVE

This ordinance shall be in effect after its final passage, approval, and publication as provided by law.

This Ordinance passed and approved by the Woodbury County Board of Supervisors this 29th day of June, 2004.

First Hearing: May 18, 2004

Second Hearing: June 1, 2004

Third Hearing: June 29, 2004

Woodbury County Board of Supervisors

Maurice Welte

Maurice Welte, Chairman

G. R. Batcheller

G. R. Batcheller, Member

George W. Boykin

George W. Boykin, Member

Larry D. Clausen

Larry D. Clausen, Member

Douglas Walsh

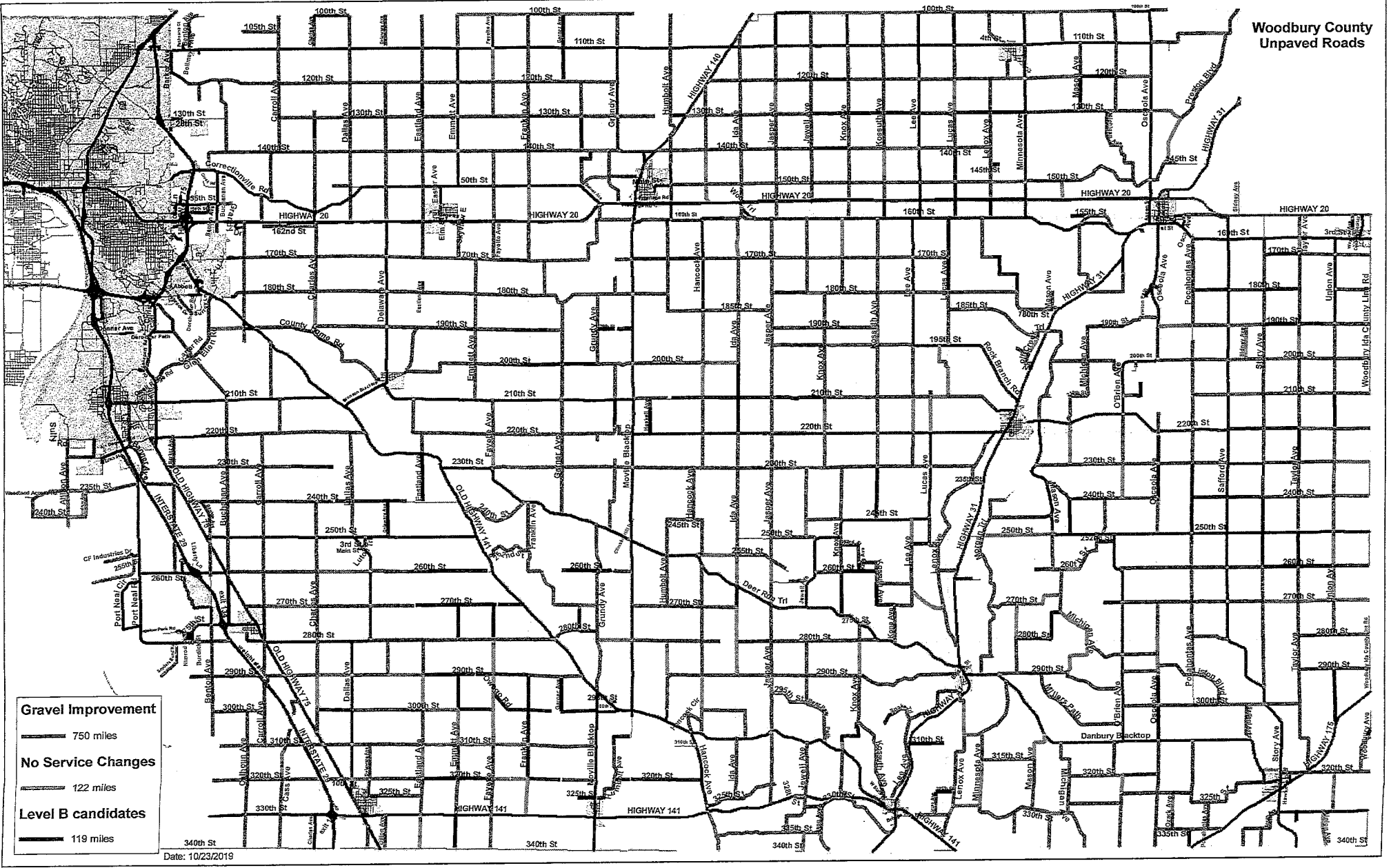
Douglas Walsh, Member

Attest:

Patrick F. Gill

Patrick F. Gill, Woodbury County Auditor

Woodbury County Unpaved Roads



- Gravel Improvement**
 — 750 miles
- No Service Changes**
 — 122 miles
- Level B candidates**
 — 119 miles

Date: 10/23/2019

LEGAL NOTICE

Public Hearing for Level B Roads of Woodbury County

WHEREAS, the Woodbury County Board of Supervisors in accordance with Section 309.57, (Code of Iowa), as amended, seeks to set a date for public hearing to assign roads to level B status, and

WHEREAS, Woodbury County, after consultation with the County Engineer, has the authority to specify certain roads within the County as Area Service "B" roads pursuant to Iowa Code Section 309.57,

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that on Tuesday, October 12, 2021 at 4:45 P.M CDT, at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, the County Board will hold a Public Hearing to change the following roads to level B status:

Street	Location
100th Street	between Jasper Avenue & Jewell Avenue (Plymouth County line)
120th Street	between Jewell Avenue & Knox Avenue
120th Street	between Mason Avenue & Michigan Avenue
130th Street	between Humbolt Avenue & Highway 140
130th Street	between Jewell Avenue & Knox Avenue
130th Street	between Knox Avenue & Kossuth Avenue
130th Street	between Kossuth Avenue & Lee Avenue
130th Street	between Lenox Avenue & Minnesota Ave
130th Street	between Lucas Avenue & Lenox Avenue
140th Street	between Jewell Avenue & Knox Avenue
145th Street	east from Lenox Avenue
155th Street	west of 3949 155th Street
160th Street	between Hancock Ave & 2956 160th Street
170th Street	between 2318 170th Street (Fayette Avenue) & Franklin Avenue
170th Street	between 4511 170th Street (Story Avenue) & Taylor Avenue
170th Street	between Humbolt Avenue & Hancock Avenue
170th Street	between Merville Blacktop & Humbolt Avenue
180th Street	between 3102 180th Street (Jasper Avenue) & 3197 180th Street (Jewell Avenue)
180th Street	between Pocahontas Avenue & Safford Avenue
180th Street	between Story Avenue & Taylor Avenue
190th Street	between 2360 190th Street (Emmett Avenue) & 2460 190th Street (Garner Avenue)
190th Street	between Grundy Avenue & Merville Blacktop
190th Street	between Story Avenue & Taylor Avenue
190th Street	between Taylor Ave & 4687 190th Street (Union Avenue)
195th Street	between 3112 195th Street (Jasper Avenue) & Knox Avenue
200th Street	between 2343 200th Street (Emmett Avenue) & Garner Avenue
200th Street	between Garner Avenue & northbound Grundy Avenue
210th Street	between 2836 210th Street (Haskell Avenue) & Hancock Avenue
210th Street	between 3110 210th Street (Jasper Avenue) & 3239 210th Street (Knox Avenue)
210th Street	between Hancock Avenue & Ida Avenue
210th Street	between Ida Avenue & Jasper Avenue
210th Street	east of 4111 210th Street (O'Brien Avenue)
220th Street	between Safford Avenue & Story Avenue
220th Street	between Story Avenue & Taylor Avenue
230th Street	east of 1755 230th Street (Carroll Avenue)
240th Street	between Dallas Avenue & Delaware Avenue
240th Street	between Eastland Avenue & Old Highway 141
240th Street	between Pocahontas Avenue & Safford Avenue

240th Street	between Safford Avenue & Story Avenue
240th Street	east from Delaware Avenue
240th Street	west from Dallas Avenue
252nd Street	between 260th Street & O'Brien Avenue
252nd Street	between Lee Avenue & Lucas Avenue
260th Street	between 2108 260th Street (Dallas Avenue) & Old Highway 141
260th Street	between Grundy Avenue & 2663 260th Street (Moville Blacktop)
260th Street	between King Avenue & Kossuth Avenue
260th Street	between Knox Avenue & King Avenue
260th Street	between Story Avenue & Taylor Avenue
260th Street	between Taylor Avenue & Union Avenue
260th Street	east from Highway 31
260th Street	west from Grundy Avenue
260th Street	west of 3874 260th Street (Mason Avenue)
270th Street	between 2006 270th Street (Dallas Avenue) & Emmett Avenue
270th Street	between Emmett Avenue & Fayette Avenue
270th Street	between Fayette Avenue & Old Highway 141
270th Street	between Kossuth Avenue & Kona Avenue
270th Street	west of 4093 270th Street (O'Brien Avenue)
280th Street	between Ida Avenue & Jasper Avenue
280th Street	east of 2937 280th Street (Hancock Avenue)
290th Street	between 2103 290th Street (Eastland Avenue) & Emmett Avenue
290th Street	between Emmett Avenue & Fayette Avenue
290th Street	between Fayette Avenue & Franklin Avenue
290th Street	between Franklin Avenue & 2489 290th Street (Garner Avenue)
290th Street	west from Benton Avenue
298th Street	east of 2663 298th Street
300th Street	between Charles Avenue & Dallas Avenue
300th Street	between Emmett Avenue & Fayette Avenue
300th Street	between Garner Avenue & Grundy Avenue (Moville Blacktop)
300th Street	between Owego Road & Franklin Avenue
300th Street	east from Franklin Avenue
310th Street	east from Highway 31
320th Street	between Eastland Avenue & Emmett Ave
320th Street	between Emmett Avenue & Fayette Avenue
320th Street	between Fayette Avenue & Franklin Avenue
320th Street	between Franklin Avenue & 2527 320th Street (Moville Blacktop)
320th Street	between Humbolt Avenue & Hancock Avenue
320th Street	between O'Brien Avenue southbound & 4195 320th Street (Osceola Avenue)
325th Street	west from Moville Blacktop
Buchanan Avenue	between Old Highway 75 & 275th Street
Charles Avenue	between 130th Street & 1367 Charles Avenue (140th Street)
Delaware Avenue	between 240th Street & 2450 Delaware Avenue (250th Street)
Eastland Avenue	between 120th Street & 1277 Eastland Ave (130th Street)
Eastland Avenue	between 2330 Eastland Avenue (Old Hwy 141) & 240th Street
Emmett Avenue	between 270th Street & 280th Street
Emmett Avenue	between 290th Street & 300th Street
Emmett Avenue	between Highway 141 & 340th Street
Fayette Avenue	between 270th Street & 280th Street
Franklin Avenue	between 290th Street & 300th Street
Franklin Avenue	between 300th Street & 310th Street
Franklin Avenue	between 310th Street & 320th Street
Garner Avenue	between 100th Street & 110th Street
Garner Avenue	between 110th Street & 120th Street

Garner Avenue	between 130th Street & 140th Street
Garner Avenue	between 140th Street & 1437 Garner Avenue (150th Street)
Garner Avenue	between 2717 Garner Avenue (270th Street) & 280th Street
Garner Avenue	between 290th Street & 300th Street
Grundy Avenue	between 210th Street & eastbound 220th Street
Haskell Avenue	between 2132 Haskell Avenue (210th Street) & 220th Street
Humbolt Avenue	north and east of 3081 Humbolt Avenue
Ida Avenue	between 200th Street & 210th Street
Ida Avenue	between 210th Street & 220th Street
Jasper Avenue	between 100th Street & 110th Street
Jewell Avenue	between Highway 20 & 160th Street
King Avenue	between 258th Street & 260th Street
Knox Avenue	between 260th Street & Deer Run Trail
Knox Avenue	between 3041 Knox Avenue (Kossuth Avenue) & Old Highway 141
Kossuth Avenue	between 2314 Kossuth Avenue (230th Street) & 245th Street
Kossuth Avenue	between 260th Street & 270th Street
Kossuth Avenue	between Highway 20 & 160th Street
Lenox Avenue	between 1710 Lenox Avenue (170th Street) & 180th Street
Lenox Avenue	between Highway 20 & 160th Street
Lucas Avenue	between 100th Street & 110th Street
Lucas Avenue	between 140th Street & 150th Street
Lucas Avenue	between 150th Street & Highway 20
Lucas Avenue	between 160th Street & 170th Street
Lucas Avenue	between 1706 Lucas Avenue (170th Street) & 180th Street
Lucas Avenue	between Highway 20 & 160th Street
Mason Avenue	between 120th Street & 130th Street
Mason Avenue	between 280th Street & Michigan Avenue
Michigan Avenue	between 240th Street & 250th Street
Newton Path	east from Osceola Avenue
Newton Path	west from Osceola Avenue
Osceola Avenue	between 2219 Osceola Avenue (220th Street) & 230th Street
Osceola Avenue	between 230th Street & 240th Street
Osceola Avenue	between 2909 Osceola Avenue (290th Street) & 300th Street
Osceola Avenue	between 300th Street & Danbury Blacktop
Owego Road	between Fayette Avenue & 300th Street
Pocahontas Avenue	between 230th Street & 240th Street
Pocahontas Avenue	between 240th Street & 250th Street
Pocahontas Avenue	south from 335th Street to county line
Sidney Avenue	between 190th Street & 1937 Sidney Avenue (200th Street)
Snake Trail	west of 3438 Snake Trail
Story Avenue	between 240th Street & 250th Street
Story Avenue	between 250th Street & 260th Street
Story Avenue	between Highway 20 & 160th Street
Taylor Avenue	between 220th Street & 230th Street
Taylor Avenue	between 250th Street & 260th Street
Taylor Avenue	south from 330th Street
Union Avenue	between 290th Street & Highway 175
Wayside Avenue	south from 1516 Wayside Avenue (Highway 20) to Cushing city limits
Woodbury-Ida Co. Line	north from 3087 Woodbury-Ida County Line Road

Further information on the proposed level B roads is available on the Woodbury County website <https://www.woodburycountyiowa.org> and at the office of the Woodbury County Engineer, 759 E. Frontage Road, Merville, Iowa, phone no. 712-873-3215 fax no. 712-873-3235 email: mnahra@woodburycountyiowa.gov.

At said Public Hearing, any person present, and so wishing will be given the opportunity to be heard, for or against, the proposed classification changes. Any person so wishing may file a document with the Woodbury County Auditor's Office prior to the time of the hearing, should the person wish the document to be read for them at the time of the hearing.

Patrick Gill
Woodbury County Auditor

Please publish as a legal notice the week of September 26, 2021. Proof-of-publishing to be provided. Thank you.

Please bill to:

Woodbury County Engineer
759 E. Frontage Road
Merville, Iowa 51039

Thank you.

Mark Nahra

From: Tom Morgan <morgant@wiatel.net>
Sent: Friday, October 1, 2021 8:24 AM
To: Rocky De Witt; Matthew A. Ung; Justin Wright; Keith Radig; Jeremy Taylor
Cc: Mark Nahra; Jim and Nan; 'Tom Morgan'
Subject: Level B road maintenance

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

Gentlemen,

In reference to the October 12, 2021 Public Hearing relating to the changes of level B status on county roads. This is harvest season, so it is likely I will not be able to attend in person so I am sending this email to be considered my opposition to a specific road on your list.

Road is "Lenox Avenue between Highway 20 and 160th Street". This road is used by both my brother and myself throughout the year to haul grain to market as well as being adjacent to my farm on the east side.

I realize that one mile to the east is a hard surface road, but if any of you have operated a loaded semi know that this hill is not easy to maneuver. Lenox Avenue is much easier to maneuver with less wear on equipment.

In closing I encourage you folks to leave this road status unchanged and maintain it year around.

Tom Morgan
Cell 712-253-1446

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

Date: 10/06/2021 Weekly Agenda Date: 10/12/2021

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

WORDING FOR AGENDA ITEM:

Consider approval of plans for the Oak Ridge Park project

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

Plans have been completed for repairs to a dike and outlet structure for a watershed in Oak Ridge Park for the Conservation Department.

BACKGROUND:

The project will repair a dam embankment that provides watershed retention and wetland habitat in the Oak Ridge Park area. The county successfully applied for Hungry Canyons funds to pay for the majority of the project.

FINANCIAL IMPACT:

The projects are paid for with Woodbury County Conservation and Hungry Canyons funds .

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

Yes No

RECOMMENDATION:

I recommend that the Board approve the plans for the Oak Ridge Park project.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the plans for the Oak Ridge Park project.

Letting Date **OCTOBER 26, 2021**

PLANS OF PROPOSED IMPROVEMENT ON THE

COUNTY PARK SYSTEM WOODBURY COUNTY CONSERVATION

48" CMP PLACEMENT WITH DIKE PROJECT NO: OAK RIDGE PARK

The Iowa Department of Transportation Standard Specifications for Highway, and Bridge Construction, Series 2015, plus applicable General Supplemental Specifications, Developmental Specifications, Supplemental Specifications and Special Provisions, shall apply to construction on this project.

INDEX OF SHEETS	
No.	Description
1	TITLE SHEET.
2	LOCATION PLAN
3	QUANTITIES
4	PLAN VIEW
5	48 INCH CMP DETAILS
6	INLET AND OUTLET CURTAIN WALL DETAILS
7	CMP MITERED ENDS AND ELBOW DETAILS

ROAD STANDARD PLANS					
The following Standard Plans shall be considered applicable to construction work on this project.					
Identification	Date	Identification	Date	Identification	Date
EW-101	10-17-17				

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	Date
	<p>Iowa Registration Number 11452 Expiration Date 12/31/2022</p>
	<p>Pages or sheets covered by this seal: Sheets 1,2,3,4,5,6 and 7</p>

<p>Conservation Board Chairman and Woodbury Conservation Board Accepted for Letting</p>
<p>Date:</p>

Approved

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

Date: 10/06/2021 Weekly Agenda Date: 10/12/2021

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

WORDING FOR AGENDA ITEM:

Approve proposal for culvert repair on county route D50, west of Union Avenue

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county engineer received a quotation from Uretek for filling voids and raising pavement over an existing 9 foot diameter culvert.

BACKGROUND:

The county has worked to stabilize a 9 foot diameter, 210 foot long culvert under the paved county route D50. The county road department has cut off water undermining the culvert, but continued settlement of the pavement has persisted. Dynamic cone penetrometer testing has been conducted and weak spots have been identified. A two year warranty on the work will be provided.

FINANCIAL IMPACT:

The project is paid for with local Woodbury County secondary road funds.

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

Yes No

RECOMMENDATION:

I recommend that the Board approve the proposal for culvert repair.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the proposal from Uretek for \$82,000.00.

URETEK

PROPOSAL FOR SERVICES

Prepared for:

Mark Nahra

Woodbury County, IA

09/21 Woodbury County - Culvert - 250th and Union

Prepared by:

Kevin Stumpff

Regional Project Manager

URETEK USA, Inc.

(402) 417-8407

kstumpff@uretekusa.com

www.uretekusa.com

Proposal date:

September 28, 2021



URETEK

Mark,

URETEK USA, Inc. is pleased to present this proposal for our safe, non-intrusive, and long-lasting polymer repair solutions. URETEK pioneered and refined the polymer ground injection technology in use today. We have 30 years in the business and over 100,000 (and counting) successful projects to date.

Scope of Work:

9' culvert with a steep drop has eroded around the outside of the culvert in the past. A bulkhead has been constructed at the uphill side and is working. Previous voiding has been partially remediated via flowable fill.

Preliminary DCP tests have been performed by Onsite Discovery and indicate soil weakness above the culvert. See the DCP Report.

URETEK recommends the following treatment plan to remediate the weakened soils as well as lift and re-align the roadway.

- South Shoulder Area
 - 2 Rows of Injections at -4' and -8' above the culvert.
 - 2 Rows of injections at -4' for 12' on both sides of the culvert.
- South Lane (Eastbound Lane)
 - Injections at -4' and -8' above the culvert.
 - Injections at -4' for 12' on both sides of the culvert.
- North Lane (Westbound Lane)
 - Injections at -4', -8', and -12' above the culvert.
 - Injections tapering up from -12' to -4' on both sides of the culvert for 12' in either direction.
- North Shoulder Area
 - Injections at -4', -8', and -12' above the culvert.
 - Injections tapering up from -12' to -4' on both sides of the culvert for 12' in either direction.

This work shall consist of soil densification to strengthen base and sub-base soils under flexible asphalt, concrete, or composite pavement, by furnishing and injecting expansive polyurethane material into the foundation soils beneath the pavement through holes or injection tubes inserted into drilled holes at locations and depths, as shown on the plans or as directed by the Engineer, while monitoring for movement at the surface. If necessary, injection of material shall continue as needed to lift the pavement to grade.

This problem can be addressed by utilizing the URETEK Deep Injection® (UDI) or the URETEK Method® process in conjunction with our URETEK 486 STAR® hydro-insensitive polymer.

URETEK

Construction Details:

URETEK will perform the following operations:

- If required, Dynamic Cone Penetrometer (DCP) tests at locations chosen by the URETEK Supervisor will be executed. DCP tests will be used to confirm existing subgrade and/or foundation soil conditions, to locate voids, and to assist in determining or confirming injection depth(s). This plan will include depths, spacing, and pattern for all injections. If testing shows additional injection levels are needed, the URETEK Project Manager will get approval from the client prior to proceeding.
- Pavement Profile will be taken every 10 ft. in a longitudinal direction on edges and center of work area. Profile spots will be taken before and after injections and documented for review. During the procedure for void fill and/or pavement lifting, injections will be monitored by laser level, dial indicator, and/or string line.
- For UDI, holes will be vertically drilled to a depth sufficient to penetrate below the pavement and into the subgrade. Injection tubes will be inserted to the required depth(s) determined by the DCP test results. The holes shall be sufficiently spaced to fill voids and realign the pavement.
- Production units will have mounted proportion pumps capable of maintaining proper polyurethane component material temperature, material pressure and proper mixing of component materials.
- Certified and calibrated Flow Meters will read injected material amounts of components ("A" + "B").

Proposed Cost:

URETEK 486 STAR (LB)
12,000 LB @ \$6.50/LB = \$78,000.00

Mobilization (Each)
1 Each @ \$4,000.00/Each = \$4,000.00

Total Estimate: \$82,000.00

Changes to Scope of Work:

All change orders must be approved in writing and signed on behalf of URETEK and the project site representative.

Items not Included in Quote:

Traffic Control, Bonding/Bond Participation, Saw Cutting, Sales Tax, Joint/Crack Sealing, Milling of Existing Asphalt Wedges (if required), Certified/Prevailing/Davis Bacon Wages

URETEK

Payment Terms:

If agreement is by the pound, client will only pay for product installed. Payment terms are net 30 unless the contract states differently.

Warranty:

URETEK will provide a two-year unconditional warranty against settlement of more than 1/2" of the injected areas. In the unlikely event that movement of more than 1/2" in the injected areas occurs, URETEK will return to inject the affected area to lift to proper grade at no charge to the owner. If traffic control is not included in this proposal, URETEK would require that any traffic control required to perform the warranty work be provided by the owner.

Any bonded project shall only provide a one-year warranty from date of substantial completion. This shall not impact the URETEK two-year unconditional warranty described above.

This warranty shall be null if:

The only exception to the warranty is if the DCP tests reveal problems deeper than the approved injection plan and the client chooses not to address those problems at the time of this project.

Indemnification & Hold Harmless:

To the fullest extent permitted by law, the Subcontractor shall indemnify and hold harmless the Contractor, the Contractor's other subcontractors, the Architect, the Owner and their agents, consultants and employees (the Indemnities) from all claims for bodily injury and property damage other than to the Work itself that may arise from the performance of the Subcontract Work, including reasonable attorneys' fees, costs and expenses, that arise from the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Subcontractor, the Subcontractor's Sub Subcontractors or anyone employed directly or indirectly by any of them or by anyone for whose acts any of them may be liable. This indemnity includes if the Subcontractor or any of its agents, employees, suppliers, or lower-tier Subcontractors utilize any machinery, equipment, tools, scaffolding, hoists, lifts or similar items owned, leased, or under the control of the Contractor. The Subcontractor shall be entitled to reimbursement of any defense cost paid above Subcontractor's percentage of liability for the underlying claim to the extent attributable to the negligent acts or omissions of the Indemnities.

Schedule:

Schedule will be discussed between URETEK and client after all paperwork has been approved by both sides. Operations can accommodate day or night/weekday and/or weekend work depending on the client's schedule. Traffic can be returned to the project area 15 minutes after our last injection.

URETEK

Merit Shop Contractor:

URETEK USA, Inc. is a merit shop contractor and all services provided by this proposal will be on a merit shop basis. All reference to labor agreement of any kind, or alluded to, in a contract in principle or a sub-contract, are set aside and not part of this proposal.

Operating Classification:

URETEK USA, Inc. is a self-performing, SBA designated, Small Business Entity.

Primary NAICS:

237310 - Highway, Street, and Bridge Construction

Secondary NAICS:

237110 - Water and Sewer Line and Related Structures Construction

237990 - Railroad Construction & Other Heavy and Civil Engineering Construction

236118 - Remodeling Construction

236210 - Industrial Building Construction

236220 - Construction (including new work, additions, alterations, maintenance, and repairs) of Commercial and Institutional Buildings and Related Structures

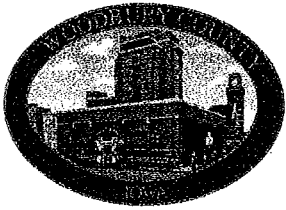
238190 - Other Foundation, Structure, and Building Exterior Contractors

238990 - Specialized Trade and Site Preparation

DUNS #: 556910990

CAGE code: 1T9Y9

URETEK USA, Inc. is an Equal Opportunity Employer hiring minority, disadvantaged, disabled, and veteran personnel.



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Board members

From: Mark Nahra, Woodbury County Engineer

Date: October 6, 2021

Subject: D50 Culvert Repair

I am recommending the Uretek repair method under the D50 pavement around a corrugated metal pipe culvert that has had multiple problems with undermining, and pavement settlement dating back to 2008. In the intervening years, we have repaired the road embankment at the inlet and outlet side of the culvert, pumped grout under the pavement to fill voids and patched the pavement in the westbound lane of county route D50. We also built a headwall structure at the inlet of the culvert to cut off water that persisted in undermining the culvert. The pavement over the culvert has continued to settle, however, and over 3" of settlement is present. Farm trailers and trucks bounce over the culvert as exhibited by skid marks east and west of the box centerline.

The culvert was constructed in 1983 and is in good condition. Replacing the culvert would cost more than \$500,000. Looking at the condition of the current CMP culvert, we should have 20-25 years of life left in the culvert. In evaluating a repair, I considered removing the pavement, excavating around the culvert, backfilling with select material, and patching the PCC Pavement. This cost was estimated to be around \$100,000 and would close the road for 2-3 weeks, followed by 1-2 months with an aggregate surfacing over the culvert, finally followed by PCC patching at a later date.

The cost of the Uretek repair is estimated at \$82,000. The work can be done under traffic with a single lane closure and flaggers controlling traffic. Other counties in Iowa and Nebraska have utilized this repair method and had good success. Work would take 1-2 days with minimal traffic interruption. The company also warrants their repair to not settle more than ½ inch for two years following the completion of repair. I believe this method is worth trying to extend the life of the pavement and culvert and recommend approval of the proposal from Uretek.

Please contact me if you have any questions.

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

Date: 10/07/2021 Weekly Agenda Date: 10/12/2021

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

WORDING FOR AGENDA ITEM:

Receive and consider quotes for gravel production at Peters Pit.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county engineer has requested quotations for the excavation and processing of gravel at Peters Pit south of Correctionville.

BACKGROUND:

This project is the excavation and production of gravel in conjunction with 10 million dollars supported by TIFF that was approved by resolution on December 17, 2019.

FINANCIAL IMPACT:

The project is paid for with a 10 million dollar county road improvement bond.

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:

- 1) I recommend that the Board receive bids for gravel production and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the quotes.

ACTION REQUIRED / PROPOSED MOTION:

- 1) Motion to receive bids for gravel production and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.