



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(MAY 3) (WEEK 18 OF 2022)

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	Jeremy Taylor 259-7910 jtaylor@woodburycountyiowa.gov	Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov	Justin Wright 899-9044 jwright@woodburycountyiowa.gov
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held May 3, 2022 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 9 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 April 26, 2022 meeting
4. Approval of claims
5. Approval of 28E Agreement between Woodbury County, Iowa and the Woodbury Soil and Water Conservation District for funding and management of a watershed inspection and maintenance program in Woodbury County, State of Iowa
6. County Auditor – Patrick Gill
Approval of Liquor License Application for White Horse Patrol Club, Sergeant Bluff

7. Board Administration – Heather Van Sickle
Approval of Notice of Property Sale Resolution for Parcel #894723360012 (aka 1433 Hildahl Ave.) for Tuesday, May 17th at 4:35 p.m.
8. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
9. Board Administration – Karen James
 - a. Approval of resolution for a tax suspension for K.H.
 - b. Approval to lift tax suspension for T.M.

End Consent Agenda

- | | | |
|-------------------------|---|--------------------------------------|
| | 10. Citizen – Daniel Cotter
Resolve to rid the county of fraud-enabled machines and restore citizen’s confidence in the validity of our election process | Information |
| 4:40 p.m.
(Set time) | 11. Community & Economic Development – Daniel Priestley <ol style="list-style-type: none"> a. Public hearing on a Zoning Ordinance Map Amendment to rezone GIS Parcel #894624100009 owned by the Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer from the Agricultural Preservation to the Agricultural Estates Zoning District | Action |
| 4:42 p.m.
(Set time) | <ol style="list-style-type: none"> b. Conduct and approve the first reading of the Ordinance c. Public hearing on a Zoning Ordinance Map Amendment to rezone GIS Parcel #874705200002, owned by the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust, from the Agricultural Preservation to the Agricultural Estates Zoning District d. Conduct and approve the first reading of the Ordinance | Action
Action
Action |
| | 12. Secondary Roads – Mark Nahra <ol style="list-style-type: none"> a. Receive bids for project number 130th St. Fencing and return them to the county engineer for review and recommendation b. Award bid if low quote is clearly determined by bid results c. Award the front wheel assist tractor quote to S and S Equipment for a new McCormick X6.35 tractor for \$63,950.00 d. Award the quote to Boyer Truck of Sioux Falls, SD for \$168,886 and \$167,404 respectively for each truck | Action
Action
Action
Action |
| | 13. County Sheriff – Chad Sheehan
Approve a paid intern position for the Sheriff’s Office | Action |
| | 14. Board of Supervisors – Jeremy Taylor
Approval of funding request in the amount of \$5,229.89 from Gaming Fund for Nature Center Security Camera System | Action |
| | 15. Reports on Committee Meetings | Information |
| | 16. Citizen Concerns | Information |

ADJOURNMENT*Subject to Additions/Deletions***CALENDAR OF EVENTS**

WED., MAY 4	10:00 a.m.	Loess Hills Alliance Protection Meeting, Pisgah, Iowa
	11:00 a.m.	Loess Hills Alliance Stewardship Meeting
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	1:30 p.m.	SIMPCO MPO Policy Board Meeting, Hybrid
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., MAY 5	9:00 a.m.	SIMPCO Regional Policy & Legislative Affairs Committee Meeting, Hybrid
	10:00 a.m.	COAD Meeting, The Security Institute
WED., MAY 11	7:30 a.m.	SIMPCO Executive-Finance Committee - Hybrid
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
THU., MAY 12	12:00 p.m.	SIMPCO Board of Directors, 1122 Pierce St.
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., MAY 18	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	1:00 p.m.	Regional Workforce Development Meeting, 2508 4 th Street, Sioux City
THU., MAY 19	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., MAY 20	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
MON., MAY 23	6:00 p.m.	Zoning Commission Meeting, First Floor Boardroom
TUE., MAY 24	2:00 p.m.	Decat Board Meeting, Western Hills AEA, Room F
WED., MAY 25	2:30 p.m.	Rolling Hills Community Services Region Governance Board Meeting
	6:00 p.m.	Emergency Management Commission Meeting, Climbing Hill
	7:00 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
	7:15 p.m.	Woodbury County Solid Waste Agency (Sanitary Landfill) Executive Committee Meeting, Public Safety Center, Climbing Hill
THU., MAY 26	11:00 a.m.	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
	11:15 a.m.	Western Iowa Community Improvement Regional Housing Trust Fund Meeting, Hybrid
WED., JUNE 1	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., JUNE 2	10:00 a.m.	COAD Meeting, The Security Institute
MON., JUNE 6	6:00 p.m.	Board of Adjustment meeting, First Floor Boardroom

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.

APRIL 26, 2022 SEVENTEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, April 26, 2022 at 4:30 p.m. Board members present were Ung, Radig, De Witt, Taylor, and Wright. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Services Director, and Michelle Skaff, Deputy Auditor/Clerk to the Board.

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

1. There were no citizen concerns
2. Motion by Radig second by De Witt to approve the agenda for April 26, 2022. Carried 5-0. Copy filed.

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

3. To approve minutes of the April 19, 2022 meeting. Copy filed.
4. To approve the claims totaling \$660,681.54. Copy filed.
- 5a. To receive the appointment of Sherry Welte, 127 2nd St., Danbury, IA, to the City of Danbury council, previously held by Brock Boyle, until the next regular/general election. Copy filed.
- 5b. To receive the appointment of Blanca Martinez, 3306 Stone Park Blvd., Sioux City, IA, to the Western Iowa Tech District III Board, previously held by Robert Rasmus, until the next regular/general election. Copy filed.
6. To approve the transfer of Allen Robert Welte, Interim Director, Emergency Services Dept., effective 04-25-22, \$30.00/hour. Transfer to Interim Director.; the transfer of Christopher Tritz, Youth Worker, Juvenile Detention Dept., effective 04-27-22, \$21.92/hour, 0%. Position Transfer from Part-time to Full-time Youth Worker.; the reclassification of Cathia Wise, Custodian, Building Services Dept., effective 05-02-22, \$16.76/hour, 4.8%=\$.78/hr. Per AFSCME Courthouse Contract agreement, from Grade 1/Step 1 to Grade 1/Step 2.; the reclassification of Steven Holden, Supervisor, Building Services Dept., effective 05-02-22, \$70,144.81/year, 6.5%=\$4,281.14/yr. Per Wage Plan Matrix, 6 year Salary Increase.; and the reclassification of Katie Nelson, Custodian, County Sheriff Dept., effective 05-16-22, \$16.76/hour, 4.8%=\$.78/hour. Per AFSCME Courthouse Contract agreement, from Grade 1/Step 1 to Grade 1/Step 2. Copy filed.

Carried 5-0.

- 7a. Bid letting was held for front wheel assist tractor. The bids are as follows:

Titan Machinery, Kingsley, IA	\$83,100.00
S & S Equipment, Inc., Lawton, IA	\$63,950.00
S & S Equipment, Inc., Lawton, IA	\$65,650.00
S & S Equipment, Inc., Lawton, IA	\$66,850.00
Agrivision Equipment, Inc., Lawton, IA	\$131,747.75
Agrivision Equipment, Inc., Lawton, IA	\$120,455.47

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

- 7b. Motion by Radig second by De Witt to award the quotes of two motor graders to Murphy Tractor. Carried 5-0. Copy filed.
- 7c. Motion by Radig second by De Witt to award the quote for a new John Deere 644P front end loader to Murphy Tractor for \$265,050. Carried 5-0. Copy filed.
- 8a. Motion by Radig second by De Witt to approve and authorize the Chairperson to sign Resolutions authorizing the Chairperson to sign the deeds for the sale of the county farm to Morningside University and South Woodbury, LLC. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,417**

WHEREAS the Woodbury County Board of Supervisors has set forth its proposal to sell the herein described real property in resolution #13,401; and

WHEREAS a public hearing was held on said proposal on March 15, 2022, pursuant to published notice as provided by law; and

WHEREAS the Woodbury County Board of Supervisors has heard all the comments for or against said proposal and believes selling the real property is in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of: Morningside University in the sum of \$1,052,601 for Parcel 1 and \$232,225 for Parcel 2

For the following described real estate, To Wit:

Parcel 1:

All of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14; thence South 89°32'09" East along the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1328.16 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South 0°04'33" East along the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 2511.20 feet to the centerline of Old Highway # 141; thence North and West along said centerline on the following courses and distances: North 59°43'02" West for 691.82 feet; Northwesterly for 322.20 feet on an 1145.92 foot radius curve, concave Northeasterly, having a long chord of 321.14 feet, bearing North 51°39'44" West; North 43°36'26" West for 699.13 feet to the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 0°00'08" East along said West line and the West line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1467.67 feet to the point of beginning

Said described parcel contains 63.029 acres, more or less, which includes 3.936 acres in roadway easement.

Parcel 2:

All that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence South 0°00'08" West along the West line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1467.67 feet to the centerline of Old Highway # 141 and the point of beginning; thence continuing South 0°00'08" West along the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1210.78 feet to the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South 89°52'45" East along the South line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1331.77 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 0°04'33" West along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 159.30 feet to the centerline of Old Highway # 141; thence North and West along said centerline on the following courses and distances: North 59°43'02" West for 691.82 feet; Northwesterly for 322.20 feet on an 1145.92 foot radius curve, concave Northeasterly, having a long chord of 321.14 feet, bearing North 51°39'44" West; North 43°36'26" West for 699.13 feet to the point of beginning

Said described parcel contains 18.626 acres, more or less, which includes 5.354 acres in roadway easement.

Now and included in and forming a part of Woodbury County, Iowa, the same is hereby accepted:

BE IT RESOLVED that payment is due by as set forth in the Purchase Agreement approved by this Board on March 29, 2022.

BE IT FURTHER RESOLVED that the Chairman of this Board, Keith Radig, be and he is hereby authorized to execute a Deed for the said property to the said purchaser.

SO DATED this 26th Day of April, 2022.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,418**

WHEREAS the Woodbury County Board of Supervisors has set forth its proposal to sell the herein described real property in resolution #13,401; and

WHEREAS a public hearing was held on said proposal on March 15, 2022, pursuant to published notice as provided by law; and

WHEREAS the Woodbury County Board of Supervisors has heard all the comments for or against said proposal and believes selling the real property is in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of: South Woodbury, LLC in the sum of \$2,024,250

For the following described real estate, To Wit:

All that part of the Northwest 1/4 of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of Section 23; thence South 89°52'45" East along the North line of said Northwest 1/4 for 531.00 feet to the point of beginning; thence continuing South 89°52'45" East along said North line for 1074.33 feet to the centerline of Old Highway # 141; thence South and East along said centerline on the following courses and distances: South 59°43'02" East for 547.70 feet; Southeasterly for 315.21 feet on an 1145.92 foot radius curve, concave Southwesterly, having a long chord of 314.22 feet, bearing South 51°50'13" East; South 43°57'24" East for 466.81 feet to the East line of said Northwest 1/4; thence South 1°00'33" West along the East line of said Northwest 1/4 for 1862.15 feet to the Southeast corner of said Northwest 1/4; thence North 89°46'29" West along the South line of said Northwest 1/4 for 2652.80 feet to the Southwest corner of said Northwest 1/4; thence North 0°46'46" East along the West line of said Northwest 1/4 for 1230.43 feet; thence South 89°20'41" East for 594.00 feet; thence North 0°41'17" East for 438.50 feet; thence North 4°43'39" East for 241.50 feet; thence North 5°10'48" West for 760.50 feet to the point of beginning

Said described parcel contains 134.950 acres, more or less, which includes 3.980 acres in roadway easement.

Now and included in and forming a part of Woodbury County, Iowa, the same is hereby accepted:

BE IT RESOLVED that payment is due by as set forth in the Purchase Agreement approved by this Board on March 29, 2022.

BE IT FURTHER RESOLVED that the Chairman of this Board, Keith Radig, be and he is hereby authorized to execute a Deed for the said property to the said purchaser.

SO DATED this 26th Day of April, 2022.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8b. Motion by Radig second by De Witt to authorize the Chairperson to sign termination of lease purchase agreement with Dubuque Bank & Trust Company date October 25, 2017 and release of purchase option contained therein. Carried 5-0. Copy filed.
- 9. Motion by Taylor second by Radig to approve and authorize the Chairperson to sign a Resolution to extend health insurance to employees and their families catastrophically physically injured in the line of duty. Carried 4-0, De Witt abstained.

RESOLUTION #13,419

WHEREAS: Woodbury County employs approximately 400 employees and values each and every one of them:

WHEREAS: Woodbury County employees often engage in public safety, law enforcement, emergency services, on county roads during hazardous conditions, and may become injured due to acting in the "line of duty", and

WHEREAS: health insurance is a benefit extended by virtue of employment and a "line of duty" catastrophic physical injury is an event that may necessitate a medical discharge from otherwise being able to fulfill employment, and

WHEREAS: the Board of Supervisors upon receiving the filing of an employee to include a written statement detailing the circumstances of injury after the immediate/timely filing of workmen's compensation and any witnesses accompanied by a medical examination at the choice of the county's designated physician when a "line of duty" injury is found to be the direct causation of performing in the line of duty;

WHEREAS: upon receiving such certification the county subject to the approval of the Board of Supervisors will pay both the premium and cost of coverage at the current level of insurance that the employee retained upon the date of the line-of-duty injury; and

WHEREAS: such insurance benefit may only be paid by the county up until the age of 65 and will not be retained when insurance is offered (and denied) by another employer should the employee become gainfully employed, retaining coverage by through SSI/Medicaid, nor when the former employee elects to be put on a spouse's insurance plan,

NOW BE IT RESOLVED: on this 26th day of April 2022, that the Woodbury County Board of Supervisors hereby passes such a policy to protect its valued employees and recognizes the service that they perform in the line of duty.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 10. The Board heard reports on committee meetings.
- 11. There were no citizen concerns.
- 12. Board concerns were heard.

The Board adjourned the regular meeting until May 3, 2022.

Meeting sign in sheet. Copy filed.

Preparer: Eric M Dirth, Assistant Attorney General, Phone: 515-281-8153
IOWA DEPARTMENT of JUSTICE, State Capital Complex, Des Moines, IA 50319
Return to: Woodbury County SWCD, Pioneer Mall Professional Center, 204 First St., Ste 225, Sergeant
Bluff, IA 51054

28E AGREEMENT
BETWEEN WOODBURY COUNTY, IOWA, and the WOODBURY SOIL AND
WATER CONSERVATION DISTRICT for FUNDING AND MANAGEMENT of a
WATERSHED INSPECTION and MAINTENANCE PROGRAM in WOODBURY
COUNTY, STATE OF IOWA

This Agreement is entered into this ____ day of _____, 2022, by and between: Woodbury County, Iowa (hereinafter “County”), located at 620 Douglas Street, Rm. 104, Sioux City, Iowa 51101 and the Woodbury Soil and Water Conservation District (hereinafter “SWCD”), located at 204 First Street, Ste C1, Sergeant Bluff, Iowa 51054. This Agreement is entered into pursuant to Chapter 28E of the Code of Iowa.

1) PURPOSE

This Agreement is entered into between the County and the SWCD for the purpose of providing the terms under which the Parties agree to fund and manage a watershed inspection and maintenance program in Woodbury County as sponsors of the Little Sioux River Flood Protection Project. This project involves approximately 460 grade stabilization control structures which have been constructed with federal funds and local contributions since 1949. The Parties do not intend to create a separate legal entity under this Agreement.

2) TERM

This Agreement shall begin on July 1, 2022, and terminate on June 30, 2023. The Agreement may be extended by the written agreement of all parties on terms stated therein.

3) **ADMINISTRATION**

This Agreement shall be administered by the SWCD. All administrative decisions concerning this Agreement shall be undertaken pursuant to the terms outlined below.

4) **HOLDING OF PROPERTY UNDER THIS AGREEMENT**

All real and personal property used or acquired under the terms of this Agreement shall be held in the name of the SWCD.

5) **COUNTY RESPONSIBILITIES**

The County shall provide the SWCD with funds in the amount of Thirty-nine Thousand Dollars (\$39,000.00), payable in installments of Thirteen Thousand Dollars (\$13,000.00), due July 1, 2022; Thirteen Thousand Dollars (\$13,000.00), due January 1, 2023, and Thirteen Thousand Dollars (\$13,000.00) due June 1, 2023. Payments shall be sent to the SWCD office at 204 First Street, Ste 225, Sergeant Bluff, IA 51054. The funds provided to the SWCD by the County shall be used by the SWCD to employ individuals to inspect and maintain the watershed structures described in paragraph 1 of this Agreement. The individuals employed by the SWCD will record the condition of, and maintenance work performed on, each structure. Other related duties will be performed by the individuals employed by the SWCD, as outlined in a position description prepared for the position by the SWCD.

6) **SWCD RESPONSIBILITIES**

The SWCD shall employ individuals to inspect and maintain the watershed structures described in paragraph 1 of this Agreement to the extent that funding is available. The individuals employed by the SWCD will record the condition of, and maintenance work performed on, each structure. The SWCD shall supervise the individuals employed as employees of the SWCD and shall indemnify and hold harmless the County for any negligence on the part of the individuals employed by the SWCD to the extent allowable by Code Chapter 669. The individuals employed by the SWCD may represent the SWCD in performing all types of watershed work.

7) **FINANCING**

The SWCD shall pay all costs associated with the administration of this Agreement, except as provided in paragraph 5 of this Agreement.

8) **AMENDMENT**

This Agreement may be amended from time to time by written agreement of the

Parties. All amendments shall be in writing, signed by both Parties, and electronically filed with the Secretary of State as required by Iowa Code section 28E.8 (2018).

9) **TERMINATION**

Either party may terminate this Agreement at any time with 120 days written notice to the other party. Upon termination of this Agreement, the Parties agree to use their best efforts to wrap up all operations undertaken pursuant to this Agreement. In the event of a conflict as to the distribution of any real or personal property, such conflict shall be resolved between the parties by arbitration paid for equally between the disputing parties.

10) **NOTICES**

Whenever notices and correspondence are to be given under this Agreement, the notices shall be given by personal delivery to the other party, or sent by mail, postage prepaid, to the other party as follows:

To the County

Woodbury County
Board of Supervisors
620 Douglas St Rm 104
Sioux City, IA 51101

To the SWCD

Woodbury SWCD
204 First Street, Ste 225
Sergeant Bluff, IA 51054

11) **APPLICABLE LAW**

This Agreement is to be governed by the laws of the State of Iowa.

12) **FILING**

It is agreed that the County will electronically file this Agreement with the Secretary of State as required by Iowa Code section 28E.8 (2021).

IN WITNESS WHEREOF, and in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the parties have entered into this 28E Agreement and have caused their duly authorized representatives to execute this 28E Agreement.

WOODBURY COUNTY

BY: _____
Keith Radig, Chairperson
Woodbury County Board of Supervisors

DATE: _____

STATE OF IOWA, WOODBURY COUNTY: This instrument was acknowledged before me on the ____ day of _____, 2022, by Keith Radig, as Chairperson of the Woodbury County Board of Supervisors.

NOTARY PUBLIC FOR THE STATE OF IOWA

WOODBURY SOIL AND WATER CONSERVATION DISTRICT

BY: _____
Lane Tabke, Chairperson
Woodbury Soil and Water Conservation District

DATE: _____

STATE OF IOWA, WOODBURY COUNTY: This instrument was acknowledged before me on the ____ day of _____, 2022, by Lane Tabke, as Chairperson of the Woodbury Soil and Water Conservation District.

NOTARY PUBLIC FOR THE STATE OF IOWA

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

Date: 4/26/22 Weekly Agenda Date: 5/3/22

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

WORDING FOR AGENDA ITEM:

Consideration and approval for liquor license for White Horse Patrol Club, Sgt. Bluff, Iowa

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

n/a

BACKGROUND:

n/a

FINANCIAL IMPACT:

Unknown at this time

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

Yes No

RECOMMENDATION:

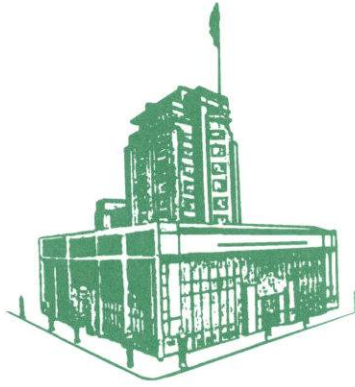
Approve Motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an application for a 12-Month, Class A Liquor License (LA)(Private Club), with Sunday Sales privileges for White Horse Patrol Club, effective 04/26/2022 through 04/25/2023.

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

PATRICK F. GILL
Auditor/Recorder



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

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

To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

MCS, Deputy

Date: April 26, 2022

Subject: Liquor License Application for White Horse Patrol Club

Please approve and receive for signature, an applicaton for a 12-month, Class A Liquor License (LA) (Private Club), with Sunday sales privileges, for the White Horse Patrol Club, 1689 Old Hwy 141, Sergeant Bluff, Iowa. The license will be effective 04/26/22 through 04/25/23.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
White Horse Patrol Club	White Horse Patrol Club	(712) 251-9523		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1689 Old Highway 141		Sergeant Bluff	Woodbury	51007
MAILING ADDRESS	CITY	STATE	ZIP	
109 Burdick St	Salix	Iowa	51052	

Contact Person

NAME	PHONE	EMAIL
Scott Van Eldik	(712) 251-9523	scott.vaneldik@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LA0001570	Class A Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 26, 2022	Apr 25, 2023	

SUB-PERMITS

Class A Liquor License



PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Scott Van Eldik	Salix	Iowa	51052	Treasurer	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Apr 26, 2022

POLICY EXPIRATION DATE

Apr 26, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

RESOLUTION

NOTICE OF PROPERTY SALE

Parcel #894723360012

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

Lots Thirteen and Fourteen (13 & 14) in Block Two (2) of Kelly Park Addition, City of Sioux City, in the County of Woodbury and State of Iowa (1433 Hildahl Ave.)

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 **17th Day of May, 2022 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 **17th Day of May, 2022**, 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 \$500.00** 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 3rd Day of May, 2022.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Keith W. Radig, Chairman

REQUEST FOR MINIMUM BID

Name: Dustin Berg Date: 6/20/19
Address: 3012 14th St. Phone: 292-3327

Address or approximate address/location of property interested in:

1433 Hildahl Ave

GIS PIN # 894723360012

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

Legal Description:

Lots 13 and 14 in Block 2 of Kelly Park
Addition to Sioux City, Woodbury County,
Iowa

Tax Sale #/Date: # 0954 6/18/2012 Parcel # —

Tax Deeded to Woodbury County on: 11/22/2009

Current Assessed Value: Land \$12,800 Building — Total \$12,800

Approximate Delinquent Real Estate Taxes: ∅

Approximate Delinquent Special Assessment Taxes: ∅

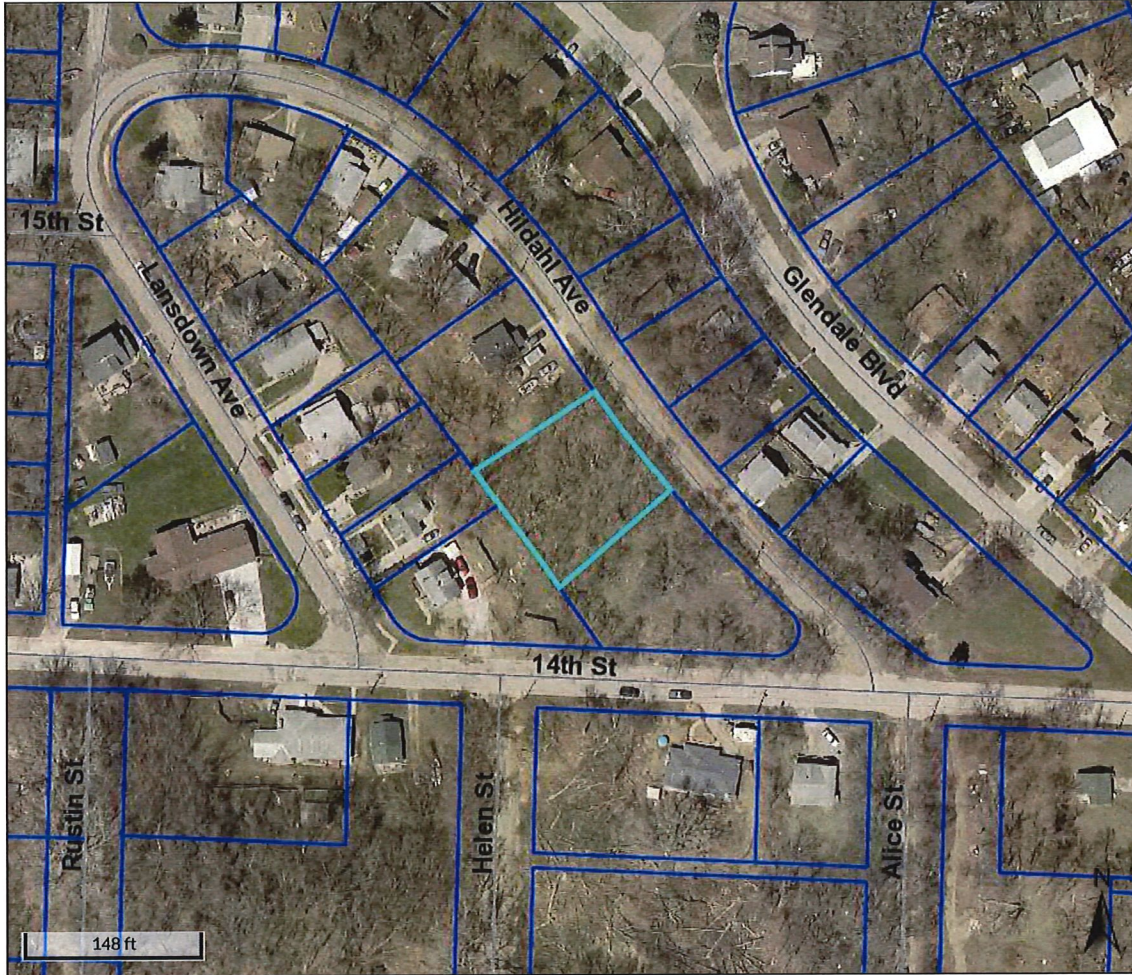
*Cost of Services: \$112

Inspection to: Keith Radig Date: 6/21/19

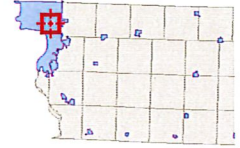
Minimum Bid Set by Supervisor: \$388.00 plus \$112 for cost of services Total: \$500

Date and Time Set for Auction: Tuesday, May 17th @ 4:35

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



Overview



Legend

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

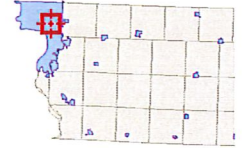
Parcel ID	894723360012	Alternate ID	277245	Owner Address	WOODBURY COUNTY IA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1433 HILDAHL AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	KELLY PARK LOTS 13 & 14 BLK 2				
	(Note: Not to be used on legal documents)				

Date created: 4/28/2022
 Last Data Uploaded: 4/27/2022 6:22:47 PM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

Parcel ID	894723360012	Alternate ID	277245	Owner Address	WOODBURY COUNTY IA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1433 HILDAHL AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	KELLY PARKLOTS 13 & 14 BLK 2				
	(Note: Not to be used on legal documents)				

Date created: 4/28/2022
 Last Data Uploaded: 4/27/2022 6:22:47 PM

Developed by  Schneider
 GEOSPATIAL

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: May 3, 2022

*** PERSONNEL ACTION CODE:**

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

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
McCrea, Myles	Emergency Services	4-27-22	Operations Officer-Paramedic			S	Separation.
Donaghu, Justin	County Sheriff	5-02-22	Court Security Officer	\$25.24/hour	0%	T	Transfer from Civilian Jailer to Court Security Officer.
Cooper, Casey	Secondary Roads	5-04-22	Equipment Operator	\$24.55/hour		A	Job Vacancy Posted 3-15-22. Entry Level Salary: \$24.55/hour.
Duerksen, Jesse	Secondary Roads	5-04-22	Motor Grader Operator	\$24.85/hour		A	Job Vacancy Posted 11-24-21. Entry Level Salary: \$24.85/hour.
Fox, Jacklyn	County Attorney	5-16-22	Assistant County Attorney	\$99,558/year	3.4%=\$3,350/year	R	Per AFSCME Assist. County Attorney Contract agreement, from Step 10 to Step 11.
Little, Adam	County Sheriff	5-16-22	Civilian Jailer	\$21.88/hour	4%=\$.86/hour	R	Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2.
Petit, Mark	Secondary Roads	5-31-22	Motor Grader Operator			S	Retirement.

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas HR Director

**HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA**

DATE: May 3, 2022

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Sheriff	Temporary Intern	Wage Plan: \$15.00/hour		
Emergency Services	F/T Operations Officer - Paramedic	Wage Plan: \$18.82 – \$19.95/hour		

Chairman, Board of Supervisors

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

Date: 4/27/2022

Weekly Agenda Date: 5/3/2022

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Karen James, Admin. Assistant

WORDING FOR AGENDA ITEM:

Approval of resolution for a tax suspension for K.H.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

K.H. is requesting a tax suspension.

BACKGROUND:

K.H. was approved for a tax suspension on April 3, 2012. Annual tax suspension re-certify letters went out to K.H. starting in January, 2020. K.H. failed to re-certify the income by the deadline of April 1. Board lifted the tax suspension on April 13, 2020. K.H. applied for tax suspension again and was approved on April 28, 2020. K.H. failed to re-certify the income and the Board lifted the tax suspension on April 13, 2021.

FINANCIAL IMPACT:

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

Yes No

RECOMMENDATION:

Consider this request for a tax suspension for K.H. If the Board approves this request, the suspension resolution requires the chairman's signature.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the resolution for a tax suspension for K.H.

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

Date: 22 April 2022 Weekly Agenda Date: 26 April 2022

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Cotter

WORDING FOR AGENDA ITEM:

Election machinery is the primary tool employed in the process of election fraud, vote switching and disenfranchisement of voters.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

The County spends many thousands of tax dollars to purchase and maintain election hardware and software. The cost of running an election the Amish way would pale in comparison, even if insufficient volunteers could be found, and the County had to pay election workers.

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

Yes No

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

Resolve to rid the County of fraud-enabled machines and restore citizens' confidence in the validity of our election process.

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

Date: 4/28/22

Weekly Agenda Date: 5/3/22 4:40

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, CED Zoning Co

WORDING FOR AGENDA ITEM:

- a. Public Hearing on a Zoning Ordinance Map Amendment to rezone GIS Parcel #894624100009, owned by the Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer, from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District
- b. Conduct and approve the first reading of the Ordinance

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 rezone GIS Parcel 894624100009 from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District.

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:

The Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer has filed a Zoning Ordinance Map Amendment (rezone) application to rezone Parcel #894624100009 from AP to AE concurrently with an application for a three-lot minor subdivision on the property as referenced above as well as Parcel #894624100006.

The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894624100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following their public hearing, the Woodbury County Zoning Commission voted 4-0 to recommend approval to the Board of Supervisors at their April 25, 2022 meeting.

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 and approve the first reading of the ordinance.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 5/10/22 at 4:40 PM, and Tuesday, 5/17/22 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

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

Motion to conduct and approve the first reading of the ordinance.



WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 DOUGLAS STREET – SIOUX CITY, IA 51101

Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyia.gov
Dawn Norton · Sr. Clerk · dnorton@woodburycountyia.gov
Telephone (712) 279-6609 Fax (712) 279-6530

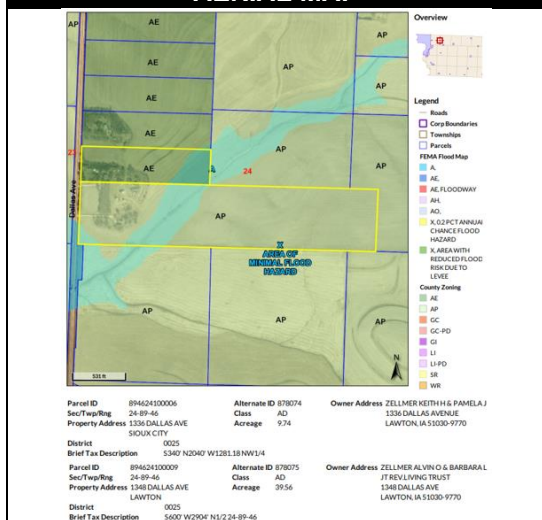
Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer REZONE FROM AP TO AE ZONING DISTRICT FINAL REPORT – 4/28/22

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Applicant(s): Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer Application Type: Zoning Ordinance Map Amendment (Rezoning) Current Zoning District: Agricultural Preservation (AP) Proposed Zoning District: Agricultural Estates (AE) Total Acres: 39.56 Current Use: Residential/Agricultural Proposed Use: Residential/Agricultural Corn Suitability Rating(s): 59.32 Pre-application Meeting(s): November 15, 2021 Application Date: March 30, 2022 Legal Notice Date: April 13, 2022 Stakeholders' (1000') Letter Date: April 7, 2022 Zoning Commission Public Hearing Date: April 25, 2022 Board of Supervisors Public Hearing Dates: May 3, 2022 at 4:40 PM; May 10, 2022 at 4:40 PM; May 17 at 4:40 PM</p>	<p>Parcel(s): 894624100009 Township: T89N R46W (Concord) Section: 24; Quarter: SW ¼ NW ¼, SE ¼ NW ¼, & SW ¼ NE ¼ Zoning District: Agricultural Preservation (AP) Floodplain District: Zone A (Floodplain) Address: 1348 Dallas Ave., Lawton, IA 51030-9770</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Zoning Commission Minutes <input type="checkbox"/> Application <input type="checkbox"/> Proposed Ordinance Language <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

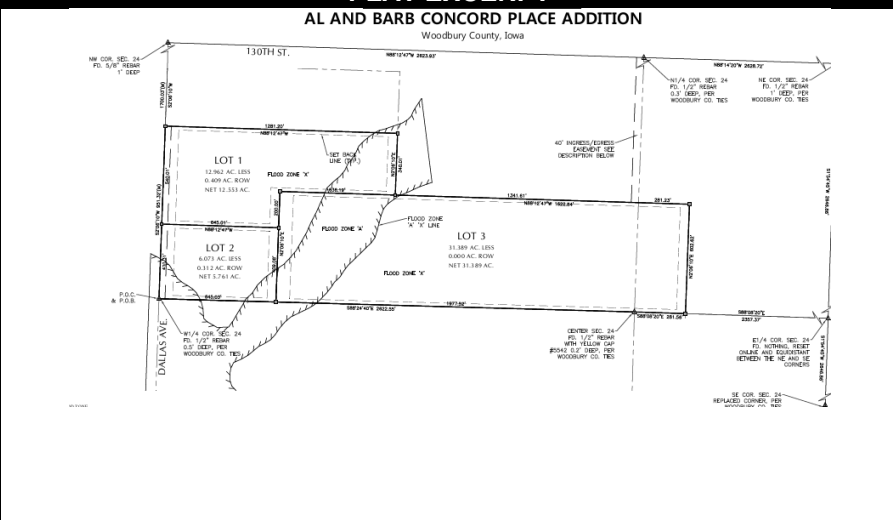
SUMMARY

The Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer has filed a Zoning Ordinance Map Amendment (rezoning) application to rezone Parcel #894624100009 from AP to AE concurrently with an application for a three-lot minor subdivision on the property as referenced above as well as Parcel #894624100006. The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894624100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Woodbury County Zoning Commission voted 4-0 to recommend approval of this proposal at their April 25, 2022 meeting to the Board of Supervisors.

AERIAL MAP



PLAT EXCERPT



ZONING COMMISSION & STAFF RECOMMENDATION

The Woodbury County Zoning Commission voted 4-0 to recommend approval of this proposal at their April 25, 2022 meeting to the Board of Supervisors.

Staff recommends approval of this rezoning request as proposed.

ZONING COMMISSION DRAFT MINUTES – APRIL 25, 2022

Minutes - Woodbury County Zoning Commission Meeting – April 25, 2022

The Zoning Commission (ZC) meeting convened on the 25th of April at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Corey Meister, Jeff O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Dolf Ivener, Troy Husen, Jim Zellmer (Phone)

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

The February 28, 2022 minutes were approved. Motion to approve: Meister. Second: O'Tool. Motion approved 4-0.

Public Hearing: Husen Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a four-lot minor subdivision on the property identified as Parcel #874705200002. The purpose of this proposal is to establish four residential lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. The County Engineer also stated that a paving agreement should be applied to this subdivision. Extraterritorial review was waived by the City of Sergeant Bluff with Resolution No. 21-33 on December 14, 2021. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. This proposal meets requirements of the Zoning and Subdivision Ordinances. Bride pointed out that the property has a significant Crop Suitability Rating (CSR – 75.51); this area is also located close to the Sergeant Bluff and residential development is already established. Dolf Ivener offered background on the purpose of the project. Troy Husen inquired about the effects of the paving agreement including the costs. Priestley indicated that it is an 80/20 agreement where property owners would pay 40% along their frontage or lineal feet of each lot to the center of the road. If there is any proposal to pave the road in the future, there will likely be public hearings administered by county engineer's office. It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 4-0. Motion to recommend approval of the Husen Addition Minor Subdivision to the Board of Supervisors with the condition property owners sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Maxys Family Farm LLC/Brian and Bonnie Ivener Trust

Priestley read the preliminary report and staff recommendation into the record. Concurrently with the previous minor subdivision application, this proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township), Woodbury County, parcel #874705200002, for the purpose of establishing four residential lots. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were received. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. Based on the information received, staff recommends approval of this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meisner. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the request as proposed to Agricultural Estates with the condition that the owner(s) sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Al and Barb Concord Place Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. The Joint Revocable Living Trust of Alvin O. Zellmer and Keith H. Zellmer and Pamela J. Zellmer have filed an application for a three-lot minor subdivision on Parcel #894824100006 and #894824100009. The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894824100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Priestley noted that the county engineer initially had concerns about a proposed easement and its access to

a suitable driveway. However, the issue was resolved with a revised easement. Extraterritorial review is not required as the property is located greater than 2 miles from an incorporated area. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. One of the property owners, Jim Zellmer, was present via the phone but had no comments about the proposal. It is the recommendation of staff to approve this proposal. Motion to close public hearing: Meister. Second: Bride. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the Al and Barb Concord Place Addition Minor Subdivision: Bride. Second: O'Tool. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezoning) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer

Priestley read the preliminary report and staff recommendation into the record. Along with previous minor subdivision application, this proposal is to rezone Parcel #894624100009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District with an application for a three-lot subdivision on Parcel #894624100009.

The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894624100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, 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. Motion approved 4-0. Motion to recommend the proposed Zoning Ordinance Map Amendment from AP to AE to the Board of Supervisors: O'Tool. Second: Bride. Motion approved 4-0.

Discussion of Solar Ordinance Provisions

Priestley facilitated a discussion concerning residential solar systems and utility scale solar systems including some of their differences as it pertains to permitting. He indicated that area communities such as the City of Sioux City administratively issue building permits for residential solar systems as accessory structures/uses to the properties. The current language in the Woodbury County Zoning Ordinance requires a conditional use permit for all solar projects regardless of type. Priestley reminded the Commissioners that in recent years the county has received conditional use permit applications from both residential scale and utility scale projects. A revised ordinance may be required to address future needs depending on the intensity of the projects from residential to utility scale. Several considerations include road use agreements, decommissioning plans, setback requirements, etc. Priestley recommended that the Commission continue this discussion at future meetings and in the meantime, he will continue to research other jurisdictions and their respective policies as it comes to both residential and commercial solar operations.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Bride bought up State of Iowa legislation – Senate File 2285, pertaining to the incorporated areas' ability to require annexation agreements. Priestley will research.

Staff Update

Priestley formally informed the Commission that Director David Gleiser has left the Woodbury County Community & Economic Department.

Adjourn

The meeting adjourned at 7:20 PM.



METCALF & BEARDSHEAR

ATTORNEYS AT LAW

232 Main Street
P. O. Box 454
Moyile, IA 51039
Phone: 712-873-3229
Fax: 712-873-3228

GLENN A. METCALF
glenn.metcalf@movillelawoffice.com
RYAN D. BEARDSHEAR
ryan.beardshear@movillelawoffice.com

March 25, 2022

Woodbury County Zoning
620 Douglas St. # 600
Sioux City, IA 51101

Dear County Zoning Office:

My Client, the Alvin and Barbara Zellmer Joint Revocable Living Trust, is filing an application to re-zone a parcel of land from AP to AE in order to split a parcel No: 894624100009 ("Trust Parcel"), legally described as:

The South Six hundred feet (S 600') of the West Two thousand, nine hundred, four feet (N 2,904') of the North Half (N ½) of Section Twenty-four (24), Township Eighty-nine (89), North, Range Forty-Six (46), West of the 5th P.M., in Woodbury County Iowa.
(See deed recorded on November 4, 2013, on Roll 732, Image 7886).

My client and Keith and Pamela Zellmer, owners of Parcel No. 894624100006 ("Keith's Parcel"), have proposed the creation of a subdivision, to be commonly known as the "Al and Barb Concord Place Addition" (Hereafter known as "subdivision"). A minor subdivision application is being filed herewith. Keith's parcel, legally described as:

The South Three Hundred, forty feet (S 340') of the North Two Thousand, Forty feet (N 2,040') of the West One Thousand, two hundred, eighty-one and eighteen hundredths feet (W 1,281.18') of the Northwest Quarter (NW ¼) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Forty-six (46), West of the 5th P.M., in Woodbury County, Iowa.
(See deed recorded on April 20, 1987, on Roll 185 Image 1307).

is presently zoned AE, but the Trust Parcel is zoned AP. In order to complete the subdivision, the Trust Parcel must be re-zoned as AE. The purpose of creating the minor subdivision is so the existing house on proposed Lot 2, which is completely located within the Trust Parcel, can be split from the agricultural land on the Trust Parcel. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can then be sold for residential purposes. No residential development is planned.

The proposed subdivision has following measured, legal description:

A parcel of land in the North One-half (N ½) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Forty-six (46), West of the 5th P.M., Woodbury County, Iowa. Said parcel more particularly described as follows: Commencing and beginning at the West One-quarter (W ¼) corner of said Section Twenty-four (24), thence South Eighty-eight Degrees Twenty-four Minutes Forty Seconds (S 88°24'40") East (an assumed bearing) along the South line of the Northwest Quarter (NW ¼) for Two Thousand Six Hundred Twenty-two and Fifty-five Hundredths Feet (2,622.55') to the center of Section Twenty-four (24); thence South Eighty-eight Degrees Eight Minutes Twenty Seconds (S88°08'20") East along the South line of the Northeast Quarter (NE ¼) for Two Hundred Eight-one and Fifty-six Hundredths Feet (281.56'); thence North Two Degrees Six Minutes Ten Seconds (N 02°06'10") East for Six Hundred Two and Sixty-two Hundredths Feet (602.62'); thence North Eighty-eight Degrees Twelve Minutes Forty-seven Seconds (N 88°12'47") West for One Thousand Six Hundred Twenty-two and Eighty four Hundredths Feet (1,622.84'); thence North Two Degrees Six Minutes Ten Seconds (N 02°06'10") East for Three Hundred Forty and One Hundredths Feet (341.01); thence North Eighty-Eight Degrees Twelve Minutes Forty-seven seconds (N 88°12'47") West for One Thousand Two Hundred Eighty-one and Twenty Hundredths Feet (1,281.20') to the West line of the Northwest Quarter (NW ¼); thence South Two Degrees Sixteen Minutes Ten Seconds (S 02°16'10") West along the West line of the Northwest Quarter (NW ¼) for Nine Hundred Fifty-one and Thirty-two Hundredths Feet (951.32')(M) to the point of beginning. Said parcel contains 50.424 acres more or less.

Very truly yours,

METCALF & BEARDSHEAR
Merville, Iowa

By:


Ryan D. Beardshear

RDB:ed

Enclosure



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer</u> Address <u>1348 Dallas Avenue</u> <u>Lawton, IA 51030</u> Phone <u>(864) 477-8825</u>	Applicant Information: Applicant <u>James Zellmer as Trustee</u> Address <u>604 N Almond Drive</u> <u>Simpsonville, SC 29681</u> Phone <u>(864) 477-8825</u>
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Engineer/Surveyor Craig Beedle Phone (712) 253-3328

Property Information:
Property Address or Address Range 1348 Dallas Avenue, Lawton, IA 51030
Quarter/Quarter SW1/4 NW1/4 Sec. 24 Twship/Range 89/46W
Parcel ID # 894624100009 or GIS # _____ Total Acres 39.56
Current Use residential/agricultural Proposed Use residential/agricultural
Current Zoning AP Proposed Zoning AE
Average Crop Suitability Rating (submit NRCS Statement) _____ Total adj. CSR pts.: 2346.77
Avg. CSR/Acre: 59.32

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).
Phone conference
A formal pre-application meeting is recommended prior to submitting this application.
Pre-app mtg date 11/15/21 Staff present Dharby

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.
Owner James Zellmer as Trustee Applicant James Zellmer as Trustee
Date Feb 2, 2022 Date Feb 2, 2022

Fee: \$400 Case #: 6750
Check #: 6891
Receipt #: _____



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 _____ 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman

Jeremy Taylor, Vice Chairman

Rocky De Witt

Matthew Ung

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline: Public Hearing and 1st Reading: Public Hearing and 2nd Reading: Public Hearing and 3rd Reading: Adopted: Effective:
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ITEM ONE (1)

Property Owner: Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer,
1348 Dallas Ave., Lawton IA 51030-9770

Petitioner Applicant: Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer,
1348 Dallas Ave., Lawton IA 51030-9770

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, April 25, 2022, 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 Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 39.56-acres located in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is identified as Parcel #894624100009 and is described as

The South Six hundred feet (S 600') of the West Two thousand, nine hundred, four feet (N 2,904') of the North Half (N $\frac{1}{2}$) of Section Twenty-four (24), Township Eighty-nine (89), North, Range Forty-Six (46), West of the 5th P.M., in Woodbury County Iowa. (See deed recorded on November 4, 2013, on Roll 732, Image 7886).

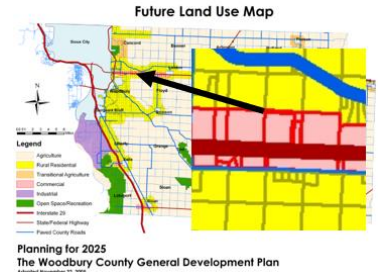
EVALUATION CRITERIA

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:** Adopt 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.



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 the rating of 61.79. 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.

Summary

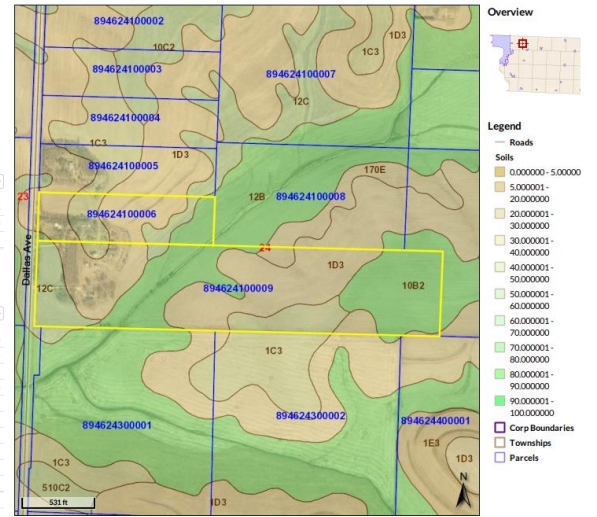
Parcel ID	894624100009
Gross Acres	39.56
ROW Acres	0.00
Gross Taxable Acres	39.56
Exempt Acres	0.00
Net Taxable Acres	39.56 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	61.79 (2444.39 CSR2 Points / 39.56 Gross Taxable Acres)

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.48	63.44	2,124.00	2,124.00
Non-Crop	6.08	52.70	320.39	222.77
Total	39.56		2,444.39	2,346.77

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	5.78	537.54	537.54
100% Value	10B2	MONVONIA SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	91.00	7.73	703.43	703.43
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	2.60	231.40	231.40
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	3.04	176.32	176.32
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	0.67	38.19	38.19
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	13.66	437.12	437.12
Non-Crop	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	0.94	87.42	44.29
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	1.01	89.89	46.54
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.42	24.36	15.97
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	3.71	118.72	115.97
Total				39.56	2,444.39	2,346.77



Compatibility with adjacent land uses.

The portion of this property being rezoned to AE includes both farm ground and a home. The rezone of this property is compatible with the abutting parcels.

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.

Any other relevant factors.

None.

PARCEL REPORT - 894624100009

Summary

Parcel ID 894624100009
 Alternate ID 878075
 Property Address 1348 DALLAS AVE
 LAWTON IA 51030
 24-89-46
 Sec/Twp/Rng 5600' W2904' N1/2 24-89-46
 Brief Tax Description (Note: Not to be used on legal documents)
 155-1188 (3/29/1983)
 Deed Book/Page 39.56
 Gross Acres 39.56
 Net Acres 39.56
 Adjusted CSR Pts 2346.77
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON-BRONSON
 Neighborhood N/A



Owner

Deed Holder Zellmer Alvin O & Barbara L J Rev Living Trust
 1348 Dallas Ave
 Lawton IA 51030-9770

Contract Holder

Mailing Address Zellmer Alvin O & Barbara L J Rev Living Trust
 1348 Dallas Ave
 Lawton IA 51030-9770

Land

Lot Area 39.56 Acres: 1,723,234 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1920
 Condition Normal
 Roof Asph / Gable
 Flooring
 Foundation Conc
 Exterior Material WOOD
 Interior Material Pls
 Brick or Stone Veneer
 Total Gross Living Area 1,040 SF
 Main Area Square Feet 780
 Attic Type 3/4 Finished; 351 SF
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type 1/2
 Basement Area 390
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full);
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 15 Frame Enclosed (260 SF);
 Decks
 Additions 1 Story Frame (260 SF);
 Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Shed - Loafing	CATTLE SHED	30	60	1952	1
0	Bin - Grain Storage (Bushel)		0	0	1960	2
0	Bin - Grain Storage (Bushel)		0	0	1960	1
0	Bin - Grain Storage (Bushel)		30	18	1979	1

Valuation

	2022	2021	2020	2019	2018
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$59,410	\$59,410	\$56,160	\$56,160	\$81,740
+ Assessed Building Value	\$1,130	\$1,660	\$1,170	\$1,170	\$7,130
+ Assessed Dwelling Value	\$68,550	\$68,550	\$62,090	\$62,090	\$54,650
+ Gross Assessed Value	\$133,090	\$133,620	\$123,420	\$123,420	\$143,520
- Exempt Value	\$0	\$0	\$0	\$0	\$0
* Net Assessed Value	\$133,090	\$133,620	\$123,420	\$123,420	\$143,520

Sioux City Special Assessments and Fees

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

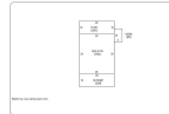
Woodbury County Tax Credit Applications

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

Photos



Sketches



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

SOIL REPORT - 894624100009

Summary

Parcel ID 894624100009
 Gross Acres 39.56
 ROW Acres 0.00
 Gross Taxable Acres 39.56
 Exempt Acres 0.00
 Net Taxable Acres 39.56 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 61.79 (2,444.39 CSR2 Points / 39.56 Gross Taxable Acres)

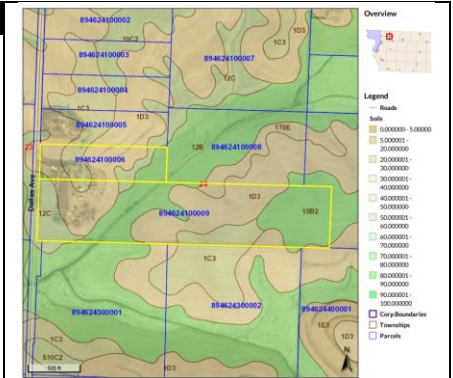
Aglamd Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	CSR2 Points	
			Unadjusted	Adjusted
100% Value	33.48	63.44	2,124.00	2,124.00
Non-Crop	6.08	52.70	320.39	222.77
Total	39.56		2,444.39	2,346.77

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100% Value	10B2	MONONA SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	91.00	7.73	703.43
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	2.60	231.40
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	3.04	176.32
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	0.67	38.19
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	13.66	437.12
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Total			39.56	2,444.39	2,346.77



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

Date: 4/28/22

Weekly Agenda Date: 5/3/22 4:42

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, CED Zoning Co

WORDING FOR AGENDA ITEM:

- a. Public Hearing on a Zoning Ordinance Map Amendment to rezone GIS Parcel #874705200002, owned by the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust, from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District
- b. Conduct and approve the first reading of the Ordinance

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 rezone GIS Parcel 874705200002 from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District.

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:

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property known as GIS Parcel #874705200002 from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing four residential lots through a concurrent minor subdivision application.

This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission public hearing and have been requested to comment. As of April 18, 2022, 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. A small portion of the property that is not in any buildable area is located in the Special Flood Hazard Area (Zone A – Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign a pavement agreement for any future paving along 220th Street. The Woodbury County Zoning Commission voted 4-0 to recommend approval of this proposal at their April 25, 2022 meeting to the Board of Supervisors with the condition that the property owner(s) sign a pavement agreement with the county.

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: 4:42 PM)

Conduct and approve the first reading of the ordinance.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 5/10/22 at 4:42 PM, and Tuesday, 5/17/22 at 4:42 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

Open and close the public hearing. (Set Time: 4:42 PM)

Motion to conduct and approve the first reading of the ordinance.



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyiowa.gov

Dawn Norton · Sr. Clerk · dnorton@woodburycountyiowa.gov

Telephone (712) 279-6609 Fax (712) 279-6530

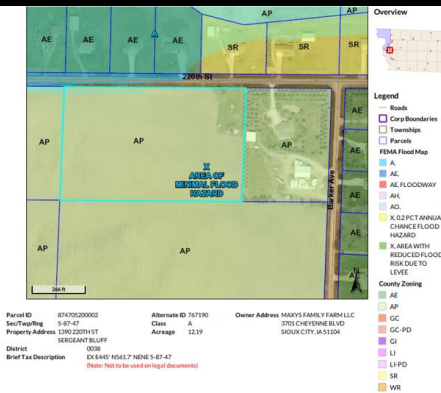
**Maxys Family Farm LLC / Brian and Bonnie Ivener Trust
REZONE FROM AP TO AE ZONING DISTRICT
FINAL REPORT – 4/28/22**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Applicant(s): Maxys Family Farm LLC / Brian and Bonnie Ivener Trust Application Type: Zoning Ordinance Map Amendment (Rezone) Current Zoning District: Agricultural Preservation (AP) Proposed Zoning District: Agricultural Estates (AE) Total Acres: 10.90 Acres Current Use: Farmland Proposed Use: Residential Corn Suitability Rating(s): 75.51 Pre-application Meeting: Application Date: April 1, 2022 Legal Notice Date: April 13, 2022 Stakeholders' (1000') Letter Date: April 7, 2022 Zoning Commission Public Hearing Date: April 25, 2022 Board of Supervisors Public Hearing Dates: May 3, 2022 at 4:42 PM; May 10 at 4:42 PM; May 17 at 4:42 PM</p>	<p>Parcel(s): 874705200002 Township: T87N R47W (Liberty) Section: 5; Quarter: NE ¼ NE ¼ Zoning District: Agricultural Preservation (AP) Floodplain District: Zone A (Floodplain) Address: 1390 220th St., Sergeant Bluff, IA 51054</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Application <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

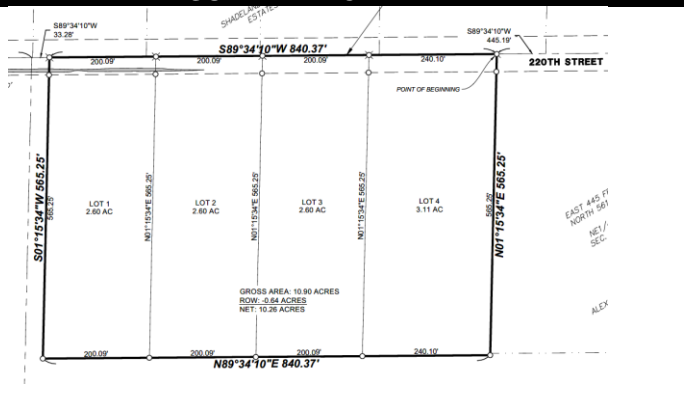
SUMMARY

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200002) as referenced above from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing four residential lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission public hearing and have been requested to comment. As of April 18, 2022, 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. A small portion of the property that is not in any buildable area is located in the Special Flood Hazard Area (Zone A – Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign a pavement agreement for any future paving along 220th Street. The Woodbury County Zoning Commission voted 4-0 to recommend approval of this proposal at their April 25, 2022 meeting to the Board of Supervisors with the condition that the property owner(s) sign a pavement agreement with the county.

AERIAL MAP



SURVEY EXCERPT



ZONING COMMISSION & STAFF RECOMMENDATION

The Woodbury County Zoning Commission voted 4-0 to recommend approval of this proposal at their April 25, 2022 meeting to the Board of Supervisors with the condition that the property owner(s) sign a pavement agreement with the county.

Staff recommends approval of this proposal with the condition that the property owner(s) sign a pavement agreement for any future paving along 220th Street.

ZONING COMMISSION DRAFT MINUTES – APRIL 25, 2022

Minutes - Woodbury County Zoning Commission Meeting – April 25, 2022

The Zoning Commission (ZC) meeting convened on the 25th of April at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Corey Meister, Jeff O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Dolf Ivener, Troy Husen, Jim Zellmer (Phone)

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

The February 28, 2022 minutes were approved. Motion to approve: Meister. Second: O'Tool. Motion approved 4-0.

Public Hearing: Husen Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a four-lot minor subdivision on the property identified as Parcel #874705200002. The purpose of this proposal is to establish four residential lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. The County Engineer also stated that a paving agreement should be applied to this subdivision. Extraterritorial review was waived by the City of Sergeant Bluff with Resolution No. 21-33 on December 14, 2021. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. This proposal meets requirements of the Zoning and Subdivision Ordinances. Bride pointed out that the property has a significant Crop Suitability Rating (CSR – 75.51); this area is also located close to the Sergeant Bluff and residential development is already established. Dolf Ivener offered background on the purpose of the project. Troy Husen inquired about the effects of the paving agreement including the costs. Priestley indicated that it is an 80/20 agreement where property owners would pay 40% along their frontage or lineal feet of each lot to the center of the road. If there is any proposal to pave the road in the future, there will likely be public hearings administered by county engineer's office. It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 4-0. Motion to recommend approval of the Husen Addition Minor Subdivision to the Board of Supervisors with the condition property owners sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Maxys Family Farm LLC/Brian and Bonnie Ivener Trust

Priestley read the preliminary report and staff recommendation into the record. Concurrently with the previous minor subdivision application, this proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township), Woodbury County, parcel #874705200002, for the purpose of establishing four residential lots. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were received. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. Based on the information received, staff recommends approval of this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meisner. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the request as proposed to Agricultural Estates with the condition that the owner(s) sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Al and Barb Concord Place Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. The Joint Revocable Living Trust of Alvin O. Zellmer and Keith H. Zellmer and Pamela J. Zellmer have filed an application for a three-lot minor subdivision on Parcel #894824100006 and #894824100009. The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894824100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Priestley noted that the county engineer initially had concerns about a proposed easement and its access to

a suitable driveway. However, the issue was resolved with a revised easement. Extraterritorial review is not required as the property is located greater than 2 miles from an incorporated area. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. One of the property owners, Jim Zellmer, was present via the phone but had no comments about the proposal. It is the recommendation of staff to approve this proposal. Motion to close public hearing: Meister. Second: Bride. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the Al and Barb Concord Place Addition Minor Subdivision: Bride. Second: O'Tool. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer

Priestley read the preliminary report and staff recommendation into the record. Along with previous minor subdivision application, this proposal is to rezone Parcel #894824100009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District with an application for a three-lot subdivision on Parcel #894824100009.

The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894824100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, 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. Motion approved 4-0. Motion to recommend the proposed Zoning Ordinance Map Amendment from AP to AE to the Board of Supervisors: O'Tool. Second: Bride. Motion approved 4-0.

Discussion of Solar Ordinance Provisions

Priestley facilitated a discussion concerning residential solar systems and utility scale solar systems including some of their differences as it pertains to permitting. He indicated that area communities such as the City of Sioux City administratively issue building permits for residential solar systems as accessory structures/uses to the properties. The current language in the Woodbury County Zoning Ordinance requires a conditional use permit for all solar projects regardless of type. Priestley reminded the Commissioners that in recent years the county has received conditional use permit applications from both residential scale and utility scale projects. A revised ordinance may be required to address future needs depending on the intensity of the projects from residential to utility scale. Several considerations include road use agreements, decommissioning plans, setback requirements, etc. Priestley recommended that the Commission continue this discussion at future meetings and in the meantime, he will continue to research other jurisdictions and their respective policies as it comes to both residential and commercial solar operations.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Bride bought up State of Iowa legislation – Senate File 2285, pertaining to the incorporated areas' ability to require annexation agreements. Priestley will research.

Staff Update

Priestley formally informed the Commission that Director David Gleiser has left the Woodbury County Community & Economic Department.

Adjourn

The meeting adjourned at 7:20 PM.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Maxys Family Farm LLC</u>	Applicant <u>Dolf Ivener</u>
Address <u>3701 Cheyenne Blvd</u> <u>Sioux City, IA 51104</u>	Address <u>3400 Talbot Rd</u> <u>Sioux City, IA 51103</u>
Phone <u>712-251-9967</u>	Phone <u>712-251-9967</u>

Engineer/Surveyor Justin Jensen Phone 515-450-9199

Property Information:

Property Address 1390 220th st Sergeant Bluff, IA 51054 proposed legal desc. attached
or Address Range _____

Quarter/Quarter NE 1/4 NE 1/4 Sec 5 Twshp/Range 87-47

Parcel ID # 874705200002 or GIS # _____ Total Acres 10.9

Current Use AGRICULTURE Proposed Use RESIDENTIAL

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 75.51

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

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

Pre-app mtg. date 12/21 Staff present [Signature]

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

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

Owner Maxys Family Farm LLC Bonnie Ivener Applicant Dolf Ivener
Date 3/18/22 Brian Ivener Date 3/18/22
Family Trust

Fee: \$400 Case #: 6152

Check #: 1374

Receipt #: _____



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 _____ 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman

Jeremy Taylor, Vice Chairman

Rocky De Witt

Matthew Ung

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline: Public Hearing and 1st Reading: Public Hearing and 2nd Reading: Public Hearing and 3rd Reading: Adopted: Effective:
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ITEM ONE (1)

Property Owner(s): Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104

Petitioner Applicant: Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104

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, April 25, 2022, 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 Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #874705200002 and is described as

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

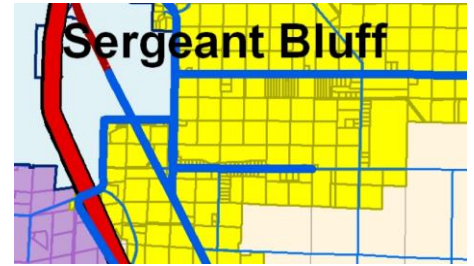
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 445.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 445 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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 Rural Residential. The parcel is currently zoned Agricultural Preservation (AP) 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:



- **Residential Goal 5.1:** Encourage non-farm residential development to locate near cities or on existing hard surfaced roadways, particularly in areas that can be served by urban services such as public water and sewer systems.
- **Residential Goal 5.2:** Encourage residential development to locate in areas with suitable accessibility, soils, and terrain.
- **Land Use Goal 1.2:** Adopt development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Land Use Goal 1.3:** Encourage development near cities by discouraging leap-frog development outside municipalities.

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 75.51. 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.

Summary

Parcel ID	874705200002
Gross Acres	12.19
ROW Acres	0.00
Gross Taxable Acres	12.19
Exempt Acres	0.00
Net Taxable Acres	12.19 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	75.51 (920.44 CSR2 Points / 12.19 Gross Taxable Acres)

Agriculture Active Corridor 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	75.51	859.32	859.32
Non-Crop	0.81	75.46	61.12	34.47
Total	12.19		920.44	893.79

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	2549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	9.99	759.24	759.24
100% Value	137	HANHIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.39	100.08	100.08
Non-Crop	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	0.70	53.20	29.89
Non-Crop	137	HANHIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	0.11	7.92	4.58
Total				12.19	920.44	893.79

Legend


- Roads
- Soils
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID: 874705200002, Alternate ID: 767190, Owner Address: MAXY'S FAMILY FARM LLC, 3701 CHEYENNE BLVD, SIOUX CITY, IA 51104

Parcel ID: 874705200002, Class: A, Acreage: 12.19

Property Address: 1390 20TH ST, SERGEANT BLUFF, DISTRICT: 0038, BRET Tax Description: EX E449' N561.7' NENE S-87-47

John Schumacher and Kristi Schumacher	2250 Barker Ave.	Sgt. Bluff	IA	51054	No comments.
Paul J. Snyder and Peggy L. Snyder	2254 Barker Ave.	Sgt. Bluff	IA	51054	No comments.
Pamela A. Smith and Randy S. Smith	2260 Barker Ave.	Sgt. Bluff	IA	51054	No comments.
Robert F. Schultz and Debra L. Schultz	7380 Lakeport Rd.	Sgt. Bluff	IA	51054	No comments.
Trent J. Stulich and Julie T. Stulich	7384 Lakeport Rd.	Sgt. Bluff	IA	51054	No comments.
Joseph J. Hardy	7390 Lakeport Rd.	Sgt. Bluff	IA	51054	No comments.
Raymond A. Jackson and Jennifer A. Jackson	1359 220th St.	Sgt. Bluff	IA	51054	No comments.
Michael Kilburn and Stacy Kilburn	1361 220th St.	Sgt. Bluff	IA	51054	No comments.
Jacob A. Goodin and Sheli H. Goodin	1369 220th St.	Sgt. Bluff	IA	51054	No comments.
Josey L. Bales	1371 220th St.	Sgt. Bluff	IA	51054	No comments.
Scott A. Barto and Rachelle D. Barto	1379 220th St.	Sgt. Bluff	IA	51054	No comments.
Levi D. Montagne and Kelsey J. Montange	1383 220th St.	Sgt. Bluff	IA	51054	No comments.
Patrick Demara and Shelly Demara	1389 220th St.	Sgt. Bluff	IA	51054	No comments.
Troy M. Bowman and Danya R. Bowman	1391 220th St.	Sgt. Bluff	IA	51054	No comments.
Gary Kaiser and Stacy Kaiser	1395 220th St.	Sgt. Bluff	IA	51054	No comments.
Gary Lundeen	1401 220th St.	Sgt. Bluff	IA	51054	No comments.
Paul A. Jensen and Stacy L. Jensen	1409 220th St.	Sgt. Bluff	IA	51054	No comments.
Jack Cook Farms, Inc.	7374 Old Lakeport Rd.	Sgt. Bluff	IA	51054	No comments.

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No issues here. – Glenn Sedivy, 4/4/22.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	<p>Below is a snapshot of Lumen's facility map in the area. Lumen doesn't have facilities adjacent to or within the subject property. Please let me know if you have any questions. – Paul Kingrey, 4/8/22.</p> 
MAGELLAN PIPELINE:	This project should not impact Magellan. – Bryan Ferguson, 4/4/22.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric: No conflicts – The developer should be aware that any requested extension of electric facilities will be subject to a customer contribution. Let me know if you have any questions or concerns. – Casey Meinen, 4/4/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 4/7/22.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I have no concerns or comments. – Rebecca Socknat, 4/4/22.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	I have no issues with the proposed rezone. – Mark Nahra, PE, 4/1/22.
WOODBURY COUNTY RECORDER:	No issues. – Diane Swoboda Peterson, 4/4/22.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No concerns or comments. – Kent Amundson, 4/4/22.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this subdivision proposal. – Neil Stockfleth, 4/4/22.
WOODBURY COUNTY TREASURER:	The taxes for this parcel are current. – Kimberlee Koepke, 4/1/22.

PARCEL REPORT

Summary

Parcel ID 874705200002
 Alternate ID 767190
 Property Address 1390 220TH ST
 SERGEANT BLUFF IA 51054
 Sec/Twp/Rng 5-87-47
 Brief Tax Description EX E445' N561.7' NENE S-87-47
 (Note: Not to be used on legal documents)
 Deed Book/Page 2021-06042 (6/6/2021)
 Gross Acres 12.19
 Net Acres 12.19
 Adjusted CSR Pts 893.79
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0038 LIBERTY/SBL
 School District SCTI BLUFF LUTON
 Neighborhood N/A

Owner

Deed Holder
 Maxys Family Farm LLC
 3701 Cheyenne Blvd
 Sioux City IA 51104

Contract Holder

Mailing Address
 Michael Or Gina Bernstein
 8 Crestwood Dr
 Saint Louis MO 63105

Ivener Brian & Bonnie Trust
 3701 Cheyenne Blvd
 Sioux City IA 51104

Land

Lot Area 12.19 Acres; 530,996 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Bln - Wire Grain Storage		12	14	1967	1
0	Bln - Grain Storage (Bushel)		0	0	1977	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$0.00

Show There are other parcels involved in one or more of the above sales:

Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$22,880	\$22,880	\$21,630	\$21,630	\$31,130
+ Assessed Building Value	\$920	\$920	\$840	\$840	\$1,160
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$23,800	\$23,800	\$22,470	\$22,470	\$32,290
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$23,800	\$23,800	\$22,470	\$22,470	\$32,290

SOIL REPORT

Summary

Parcel ID 874705200002
 Gross Acres 12.19
 ROW Acres 0.00
 Gross Taxable Acres 12.19
 Exempt Acres 0.00
 Net Taxable Acres 12.19 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 75.51 (920.44 CSR2 Points / 12.19 Gross Taxable Acres)

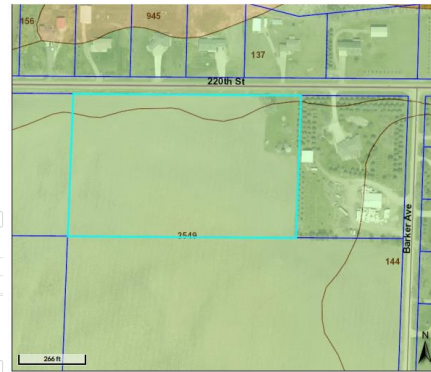
Aglamd Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	75.51	859.32	859.32
Non-Crop	0.81	75.46	61.12	34.47
Total	12.19		920.44	893.79

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	9.99	759.24	759.24
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.39	100.08	100.08
Non-Crop	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	0.70	53.20	29.89
Non-Crop	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	0.11	7.92	4.38
Total				12.19	920.44	893.79



Overview



Legend

- Roads
- Soils
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID 874705200002
 Sec/Twp/Rng 5-87-47
 Property Address 1390 220TH ST
 SERGEANT BLUFF

Alternate ID 767190
 Class A
 Acreage 12.19

Owner Address MAXYS FAMILY FARM LLC
 3701 CHEYENNE BLVD
 SIOUX CITY, IA 51104

District 0038
 Brief Tax Description EX E445' N561.7' NENE S-87-47

ELEVATION



PAVEMENT AGREEMENT

AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE

The undersigned, *Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006* and the *Maxys Family Farm LLC*, the owner(s) of the real estate known as Husen Addition Subdivision, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1), Two (2), Three (3), and Four (4) of Husen Addition Subdivision of Part of Section Five (5), Township Eight-Eight (87) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Plat of Husen Addition Subdivision we agree as follows:

1. To impose a recorded covenant on 22nd Street agreeing to an assessment on said Lots in event 22nd Street is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of eighty percent (80%) of the total actual cost of the Improvement to the centerline of 22nd Street. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *Husen Addition* Subdivision will be a maximum of forty percent (40%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *Husen Addition* Subdivision, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

1

Dated this _____ day of _____, 2022.

Maxys Family Farm, LLC,

Dolf Ivener, Member

Dated this _____ day of _____, 2022.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Brian Ivener, Trustee

On this ____ day of _____ A.D. 2022, before me, the undersigned Notary Public, personally appeared to me known **Dolf Ivener, Member Maxys Family Farm LLC** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Dolf Ivener as Member of Maxys Family Farm LLC** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ____ day of _____ A.D. 2022, before me, the undersigned Notary Public, personally appeared to me known **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

2

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 445.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 445 FEET OF THE NE ¼ OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

3

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

Date: 4/28/2022 Weekly Agenda Date: 5/3/2022

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

WORDING FOR AGENDA ITEM:

Receive and consider quotes for 130th St. fence replacement and installation project.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county road department is replacing 400' total of fence split between two locations along 130th St. Quotes have been requested from fencing vendors for board consideration.

BACKGROUND:

The county road department reshaped 130th Street and its adjacent foreslopes at its intersection with Buchanan Avenue. Fencing was removed as part of that project and is being replaced along the Right-of-Way property line. A separate section of fencing further west was also damaged and is being replaced in the same project quoted.

FINANCIAL IMPACT:

The fencing will be paid for with local 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:

- 1) I recommend that the Board receive bids for project number 130th St. Fencing 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 project number 130th St. Fencing 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.

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

Date: 4/28/2022 Weekly Agenda Date: 5/3/2022

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

WORDING FOR AGENDA ITEM:

Award quote for one Front Wheel Assist tractor for the secondary road department

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county annually takes bids for new equipment to maintain its vehicle fleet. The county received quotes for a new Front Wheel Assist tractor to replace a tractor used for roadside mowing on Apr 26.

BACKGROUND:

The county road department is replacing the current mower tractor with a new tractor. This is a part of our annual equipment replacement program. The current tractor will be traded in for the new tractor.

FINANCIAL IMPACT:

The project is paid for with Woodbury County local 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:

Recommend that the board award the quote to S and S Equipment for a new McCormick X6.35 tractor for \$63,950.00.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board award the front wheel assist tractor quote to S and S Equipment for a new McCormick X6.35 tractor for \$63,950.00.

TABULATION OF BIDS

PROJECT NO. Front Wheel Assist Tractor
 L ETTING: TUESDAY, APRIL 26, 2022

**** *****

	**	*	*	*	*	*	*
	** Titan Machinery	* S&S Equipment, Inc	* S&S Equipment, Inc	* S&S Equipment, Inc	* S&S Equipment, Inc	* Agrivision Equipment, Inc	* Agrivision Equipment, Inc
	** 112 Highway 140	* 1886 HWY 20	* 1886 HWY 20	* 1886 HWY 20	* 1886 HWY 20	* 1849 Highway 20	* 1849 Highway 20
	** P.O. Box 369	* Lawton, IA 51030	* Lawton, IA 51030	* Lawton, IA 51030	* Lawton, IA 51030	* Lawton, IA 51030	* Lawton, IA 51030
	** Kingsley, IA 51028	* OPTION 1	* OPTION 2	* OPTION 3	* OPTION 1	* OPTION 2	* OPTION 2
	**	*	*	*	*	*	*
Brand Name & Model	** Farmall 110U	* McCormick X6.35	* McCormick X6.45	* McCormick X6.55	* John Deere 6130R	* John Deere 6110M Cab	*
Purchase Price of Machine	** \$ 94,750.00	* \$ 72,950.00	* \$ 74,650.00	* \$ 75,850.00	* \$ 139,247.75	* \$ 127,955.47	*
Less Trade	** \$ 11,650.00	* \$ 9,000.00	* \$ 9,000.00	* \$ 9,000.00	* \$ 7,500.00	* \$ 7,500.00	*
Net Price of Machine	** \$ 83,100.00	* \$ 63,950.00	* \$ 65,650.00	* \$ 66,850.00	* \$ 131,747.75	* \$ 120,455.47	*

**** *****

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

Date: 4/28/2022 Weekly Agenda Date: 5/3/2022

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

WORDING FOR AGENDA ITEM:

Award quotes for two single axle dump trucks for the secondary road department

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county received quotations for two new single axle dump trucks on April 19 for purchase.

BACKGROUND:

This year the bids replace two aging, single axle trucks in the Hornick and Oto districts with new single axle trucks. We had fewer quotes at higher prices this year. Postponing bids to fall may result in more bids based on discussions with dealers, but will likely come in at prices closer to the quoted International trucks. Awarding this quote will likely provide the lowest cost for FY 2023.

FINANCIAL IMPACT:

The project is paid for with Woodbury County local 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:

Recommend that the board award the quote to Boyer Truck of Sioux Falls, SD for \$168,886 and \$167,404 respectively for each truck.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board award the quote to Boyer Truck of Sioux Falls, SD for \$168,886 and \$167,404 respectively for each truck.

FY 2023 ARTICULATED AWD MOTORGRADER BID TABULATIONS

April 19, 2022

	Murphy Tractor	Murphy Tractor	Ziegler Equipment	Ziegler Equipment
	4900 Harbor Drive	4900 Harbor Drive	5300 Harbor Drive	5300 Harbor Drive
	Sioux City, IA 51102	Sioux City, IA 51102	Sioux City, IA 51111	Sioux City, IA 51111
	#214	#514	#214	#514
Trade In Machine	2010 Cat 140M	2009 Cat 140M	2010 Cat 140M	2009 Cat 140M
Brand Name & Model	John Deere 772G 6WD	John Deere 772G 6WD	Caterpillar 140JOY	Caterpillar 140JOY
Purchase Price of Machine	\$ 392,000.00	\$ 380,000.00	\$ 409,908.40	\$ 397,391.47
Less Trade	\$ 67,500.00	\$ 61,500.00	\$ 60,500.00	\$ 57,600.00
Net Price of Machine	\$ 324,500.00	\$ 318,500.00	\$ 349,408.40	\$ 339,791.47

FY 2023 Single Axle Truck Chassis with Dump Body and Snow Equipment

April 19, 2022

	Boyer Truck	Boyer Truck	Cornhusker International	Cornhusker International
	2101 E. Benson Rd.	2101 E. Benson Rd.	2601 Bridgeport	2601 Bridgeport
	Sioux Falls, SD 57104	Sioux Falls, SD 57104	Sioux City, IA 51102	Sioux City, IA 51102
	#405	#505	#405	#505
Trade In	2007 Int'l Single Axle Dump Truck	2007 Int'l Single Axle Dump Truck	2007 Int'l Single Axle Dump Truck	2007 Int'l Single Axle Dump Truck
Brand Name & Model	Western Star 47X-2023	Western Star 47X-2023	International 2024 HV607 SBA	International 2024 HV607 SBA
Purchase Price	\$ 190,386.00	\$ 187,404.00	\$ 210,520.00	\$ 206,860.00
Less Trade	\$ 21,500.00	\$ 20,000.00	\$ 5,000.00	\$ 5,000.00
Net Price	\$ 168,886.00	\$ 167,404.00	\$ 205,520.00	\$ 201,860.00
Outright Purchase bid for Trade in Vehicle				
Purchase price offer for truck #405	N/A	N/A	N/A	N/A
Purchase price offer for truck #505	N/A	N/A	N/A	N/A
*****	*****	*****	*****	*****

FY 2023 AWD Wheel Loader w/bucket, quick coupler

April 19, 2022

	Murphy Tractor & Equipment	Titan Machinery	Ziegler Cat	
	4900 Harbor Drive	5601 Harbor Drive	5300 Harbor Drive	
	Sioux City, IA 51111	Sioux City, IA 51111	Sioux City, IA 51111	
Trade In Machine	#223-2003 Case 821C	#223-2003 Case 821C	#223-2003 Case 821C	
Brand Name & Model	John Deere 644 P	Case 921G	Caterpillar 950M	
Purchase Price of Machine	\$307,550.00	\$326,000.00	\$321,852.92	
Less Trade #223	\$37,500.00	\$60,000.00	\$20,000.00	
Net Price Of Machine	\$270,050.00	\$266,000.00	\$301,852.92	
Outright purchase of #223	N/A	N/A	N/A	

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

Date: April 28, 2022 Weekly Agenda Date: May 3, 2022

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Sheriff Chad Sheehan

WORDING FOR AGENDA ITEM:

Approve a paid Intern Position for Sheriff's Office

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

This will be a paid intern position that is temporary and not eligible for benefits. The intern will assist our detectives prepare for our move to the new LEC and assist in cases as appropriate.

FINANCIAL IMPACT:

Intern will be paid \$15/hour and work approximately 20-25 hours per week for approximately 12 weeks. Total cost estimate \$3,600-\$4,500 and will come out of our existing budget. We are NOT asking for additional funds to cover this expense.

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:

The board approve this paid intern position.

ACTION REQUIRED / PROPOSED MOTION:

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

Date: 04-26-22

Weekly Agenda Date: 05-03-22

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Jeremy Taylor

WORDING FOR AGENDA ITEM:

Funding for Nature Center Security Camera System - Interior

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Received two proposals for cameras and maintenance at the Dorothy Pecaut Nature Center. Due to multiple security issues at the center, we have received proposals to install security cameras inside/outside the center, in addition to a proposal for maintenance of exhibits, playgrounds and trails.

BACKGROUND:

The Conservation Board had originally secured funding for Part 1 in the amount of \$8,744.85 from funds raised through fundraisers. The board didn't feel they had the funds to complete Part 2 so they were going to budget under CIP next year for the costs to expand the system.

These funds help by going towards the maintenance of the nature center for exhibits, outside playgrounds, trails, etc. The Conservation Board planned to use these funds to cover Part 1 of the proposal as they felt this was a priority due to incidents at the nature center this past year. There have been broken car windows, stolen purses as well as a female staff member being followed and harassed by two unidentified males. With a camera system in place, we may be able to mitigate repeat unwanted criminal and trespass activity.

FINANCIAL IMPACT:

\$5,229.89 to be taken out of Gaming 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:

Approve funding request of \$5,229.89 from Gaming Revenues in to order to cover these expenses.

ACTION REQUIRED / PROPOSED MOTION:

Approval of funding request in the amount of \$5,229.89 from Gaming Fund.

DPNC Security Camera Proposal Part 1
(Parking Lot Cameras Only)

Vender	ECI	Thompson	Midwest Alarm
Lower Lot Cameras	2-Sarix outdoor dome 4-9MM lens	2-Avigilon 4.9-8MM Lens	2-Wisenet 4.5-10mm Lens
Upper Lot Cameras	2-Sarix outdoor dome 4-9MM lens	1-3-in-one camera Avigilon 4MM lens	2-Wisenet 4.5-10mm Len
Monitoring system	Dell XPS Tower	Avigilon HD video appliance 8-port 4-TB	Samsung Wisenet wave server
Infrared Capable	Yes	Yes	Yes
Resolution	4k 8mp	4k 8mp	4k 8mp
Approximate Record loop time	30 Day	30 Day	30 Day
Total Cost	\$8,744.85	\$13,503.01	\$15,855.00

DPNC Security Camera Proposal Part 2

(Inside Nature Center, plus South, and West Outside Cameras)

Vender	ECI	Thompson	Midwest Alarm
Inside Exhibit Gallery	2-Sarix value 5mp fixed focal 2.8mm lens. (1 Located by stairway and 1 by south door looking north)	2- dual lens 3mp (One looking at front door and stairway and one located by the south door)	1-two-way camera 2mp (Front door and stairway) 1-Single view camera 2mp (located by south door looking north)
Inside Lower Level	1-Sarix value 5MP fixed focal 2.8mm lens. (Located on west wall to view stars, office door, and elevator)	1- Mini dome camera 2MM (Located on ceiling near office door to view stars, office door, and elevator)	1-single view camera 2mp (Located on west wall to view stars, office door, and elevator)
Outside Westside of Building	1-Sarix value 5MP fixed focal 2.8mm lens. (Located near basement entry door)	1- 3-in-one 5mp 2.8mm camera (located in the center of building on west side to view west side of building)	1-3-in-one camera 5mp (Located near basement entry door)
Outside Southside of Building	1-Sarix value 5mp fixed focal 2.8mm lens. (Located by rear exhibit gallery door)	2- dual lens 3mp (Located by rear exhibit gallery door)	1-3-in-one camera 5mp (Located by rear exhibit gallery door)
Infrared Capable	Yes	Yes	Yes
Additional Cost	\$5,229.89	\$14,825.55	\$9,940.00
Total Cost (Part 1 + Part 2)	\$13,974.74	\$28,328.56	\$25,795.00