



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 27) (WEEK 26 OF 2023)

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405
dbittinger@woodburycountyiowa.gov

Mark Nelson
540-1259
mnelson@woodburycountyiowa.gov

Keith W. Radig
560-6542
kradig@woodburycountyiowa.gov

Jeremy Taylor
259-7910
jtaylor@woodburycountyiowa.gov

Matthew A. Ung
490-7852
matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 27, 2023, at 4:30 p.m. in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

- 1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

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

- 1. Approval of the agenda Action

Consent Agenda

Items 2 through 6 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

- 2. Approval of the minutes of the June 20, 2023, meeting
3. Approval of claims
4. Board Administration – Karen James
a. Approval of resolution for a tax suspension for H.D.
b. Approval of lifting tax suspension for C.R.
5. Human Resources – Melissa Thomas
a. Approval of Memorandum of Personnel Transactions
b. Authorization to Initiate Hiring Process
c. Approval to carryover 80 hours vacation for K.S. to be used within the next year

6. Deputy Commissioner of Elections – Steve Hofmeyer
  - a. Receive the appointment of Tina Kilpatrick as Woodbury Township Clerk to fill the vacancy left when Brittni Benscoter resigned
  - b. Receive the appointment of Ross Baldwin to the city council seat in Anthon to fill the vacancy left from Mona Kirchgatter's resignation
  - c. Receive the appointment of Linnea Fletcher as WIT District #4 board member, to replace Bill Lyle

**End Consent Agenda**

- |                                |   |             |
|--------------------------------|---|-------------|
|                                | 7. Deputy County Recorder – Diane Swoboda Peterson<br>Approve Closing Siouxland’s refund request for \$53.68 from General Basic for the county portion of transfer tax paid on deed 2022-11044  | Action      |
| <b>4:35 p.m.</b><br>(Set time) | 8. Board Administration – Heather Van Sickle  |             |
|                                | a. Public hearing and sale of property parcel #894726135002 (aka 3223 11 <sup>th</sup> Street)  | Action      |
| <b>4:37 p.m.</b><br>(Set time) | b. Public hearing and sale of property parcel #894726135001 (aka 3223 ½ 11 <sup>th</sup> Street)  | Action      |
|                                | 9. Williams & Company – Chad Regnier<br>Discuss and receive the Woodbury County’s Certified Annual Financial Report FY 2022   | Action      |
|                                | 10. Navigator C02 – Tracie Gibler<br>Navigator C02 update   | Information |
|                                | 11. Juvenile Detention – Ryan Weber<br>Approval to enter contract with Sioux City Community Schools to provide daily meals to Juvenile Detention  | Action      |
|                                | 12. Planning/Zoning – Daniel Priestley  |             |
|                                | a. Approval to receive the final staff report and the Zoning Commission’s recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa | Action      |
|                                | b. Approval to accept and approve the Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa  |             |
|                                | 13. Building Services – Kenny Schmitz<br>Approval of Fiber Optic Connectivity FiberComm Proposal – Highway 75 city fiber infrastructure/28 <sup>th</sup> Street connection  | Action      |
|                                | 14. Board Administration – Dennis Butler  |             |
|                                | a. Approval of Appropriation Resolution for FY 2024   | Action      |
|                                | b. Approval of resolutions for Inter-Fund Operating Transfer for FY 2024  | Action      |
|                                | 15. Reports on Committee Meetings   | Information |
|                                | 16. Citizen Concerns  | Information |
|                                | 17. Board Concerns  | Information |

## ADJOURNMENT

*Subject to Additions/Deletions*

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### CALENDAR OF EVENTS

<b>MON., JUNE 26</b>	<b>6:00 p.m.</b>	Zoning Commission Meeting, First Floor Boardroom
<b>WED., JUNE 28</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>WED., JULY 5</b>	<b>4:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WED., JULY 12</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>10:00 a.m.</b>	STARComm Board Meeting, The Security Institute, WIT Campus
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
	<b>6:30 p.m.</b>	911 Service Board Meeting, Public Safety Center, Climbing Hill
<b>THU., JULY 13</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 1122 Pierce St.
	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
<b>THU., JULY 20</b>	<b>10:00 a.m.</b>	StarComm, Security Institute, WIT
	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., JULY 21</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
<b>MON., JULY 24</b>	<b>6:00 p.m.</b>	Zoning Commission Meeting, First Floor Boardroom
<b>WED., JULY 26</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>THU., JULY 27</b>	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce

**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.*

## **JUNE 20, 2023, TWENTY-FIFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, June 20, 2023, at 4:30 p.m. Board members present were Bittinger II, Nelson, Radig, and Ung; Taylor was absent. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Finance and Budget Director, Joshua Widman, Assistant County Attorney, 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. Motion by Ung second by Radig to approve the agenda for June 20, 2023. Carried 4-0. Copy filed.  
Motion by Ung second by Nelson to approve the following items by consent:
2. To approve minutes of the June 13, 2023 meeting. Copy filed.
3. To approve the claims totaling \$477,483.98. Copy filed.
- 4a. To approve the separation of Imelda Aguilar, Civilian Jailer, County Sheriff Dept., effective 06-12-23. Resignation.; the separation of Joel Yarte, Civilian Jailer, County Sheriff Dept., effective 06-14-23. Resignation.; the reclassification of Charli Weaver, % Deputy, County Treasurer Dept., effective 06-26-23, \$86,678.27/year, 6.6%=\$5,417.39/yr. Increase from 75% to 80% Deputy.; and the separation of Alesha Hedrick, Legal Secretary, County Attorney Dept., effective 07-07-23. Resignation. Copy filed.
- 4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for (2) Civilian Jailers, County Sheriff Dept. CWA: \$23.97/hour (FY 24 Wage). Copy filed.
5. To approve the underground utility permit for WesTel Systems. Copy filed.
- 6a. To approve an application for a 12-Month, Class C Retail Liquor License, with Sunday Service Sales privileges for Abu Bekr Shrine, effective 06/13/23 through 06/12/24. Copy filed.
- 6b. To approve a 12-month Cigarette/Tobacco Permit for HCI Heritage Express Company, 1501 330<sup>th</sup> St., Sloan, Iowa, effective 07/01/23 through 06/30/24. Copy filed.

Carried 4-0.

7. Motion by Nelson second by Radig to approve the increase for EMS hourly employee's personal day and vacation maximum earned hours benefits. Carried 4-0. Copy filed.
8. Information was presented by Shane Albrecht, The Baker Group, and Kevin Rost, Goldberg Architects, Kenny Schmitz, Building Services, and Ron Weick, Law Enforcement Authority, on funding allocations and LEC building services building construction. Copy filed.  
Motion by Radig second by Ung to receive documents related to the LEC building services site. Carried 4-0. Copy filed.
9. Reports on committee meetings.
10. Doyle Turner, Movable, addressed the Board regarding concerns related to other counties activities regarding pipelines and his activities.
11. Board concerns.

The Board adjourned the regular meeting until June 27, 2023.

Meeting sign in sheet. Copy filed.

**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

**TO:** Board of Supervisors  
**FROM:** Karen James, Board Administrative Assistant  
**RE:** Consideration of a Petition for a Tax Suspension  
**DATE:** June 21, 2023

Please consider this request for a tax suspension for H.D. If the Board approves this request, the suspension resolution requires the chairman's signature

Thank you.

kmj

**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

TO: Board of Supervisors  
FROM: Karen James, Administrative Assistant  
DATE: June 21, 2023  
RE: Lifting of Tax Suspensions

Please lift the tax suspension for C.R. as this person is deceased.

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** June 27, 2023

**\* PERSONNEL ACTION CODE:**

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

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Ping, Valerie	County Treasurer	6-26-23	% Deputy	\$92,095.66/year (FY24 Wage)	6.25%= \$5,417.39/yr	P	Promotion from 80% Deputy to 85% Chief Deputy.
Raymond, Patricia	County Treasurer	6-26-23	% Deputy	\$75,843.49/year (FY24 Wage)	51%= \$25,883.79/yr	P	Promotion from Clerk II to 70% MV Deputy.
Gates, Kyle	Secondary Roads	6-26-23	Assistant to the County Engineer	\$3,723.92/ bi-weekly (FY24 Wage)	17%= \$553.52/ bi-weekly	P	Promotion from GIS Facilities Manager to Assistant to County Engineer.
Brass, Trevor	County Attorney	7-10-23	Assistant County Attorney	\$3,212.15/ bi-weekly	4.5%= \$140.60/ bi-weekly	R	Per AFSCME Assistant County Attorney Contract agreement, from Step 4 to Step 5.

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

*Melissa Thomas*

**MELISSA THOMAS, HR DIRECTOR:** \_\_\_\_\_

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: June 27, 2023**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
County Treasurer	Clerk II	AFSCME Courthouse: \$18.68/hour (FY 24 Wage)		

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



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

Date: 06/22/2023 Weekly Agenda Date: 06/27/2023

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Melissa Thomas HR Director

**WORDING FOR AGENDA ITEM:**

Approval to carryover 80 hours vacation for K.S. to be used within the next year.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Due to business related circumstances, K.S. will not be able to use all accrued vacation hours before they are lost, this agenda item is requesting K.S. be able to carryover that time.

**BACKGROUND:**

According to the Woodbury County Handbook, employees are not allowed to carryover more vacation than they accrue through the year and the Board of Supervisor's approval is required to rollover vacation in rare situations.

**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:**

Approve the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the carryover of 80 hours vacation for K.S. to be used within the next year.

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: Jerry Hober - Trustee Woodbury Township School/City/Township/  
Extension/Soil & Water  
Secretary/Clerk

June 6<sup>th</sup> - 2023 Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Woodbury Township Clerk  
Name Tina Kilpatrick  
Address 102 Fst. #3  
City/Zip Sgt. Bluff Iowa 51054  
Date of appointment \_\_\_\_\_

2023 JUN 20 PM 2:11

PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMMISSIONER OF ELECTIONS

This appointment is to fill the office previously held by:

Brittni Benscoter  
(Name of previous official)

RETURN TO: Patrick F. Gill  
Woodbury County Commissioner of Elections  
620 Douglas St, Rm 103  
Sioux City, IA 51101

## Steve Hofmeyer

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**From:** City of Anthon <anthoncc72@gmail.com>  
**Sent:** Friday, June 16, 2023 8:30 AM  
**To:** Steve Hofmeyer  
**Subject:** Council Appointee

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

At the regular Anthon city Council meeting Ross Baldwin was appointed to the vacancy of Mona Kirchgatter's resignation May 8, 2023.

The Anthon Council should be:

Barb Benson  
Paul Lansink  
Jonathon Kuhlmann  
Tony McFarland  
Ross Baldwin  
Mayor Lisa Petersen.

Could you please let me know who all will be up for election in November besides Baldwin and McFarland (appointed January 2023.)

City Clerk Anita Brandt  
City of Anthon

**NOTICE OF APPOINTMENT TO FILL A VACANCY**

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: Western Iowa Tech Community College      School/City/Township/Extension/Soil & Water  
Brenda Wright    Secretary/Clerk

11/9/21

Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of District IV Board Member

Name Linnea Fletcher

Address 1718 W. 19<sup>th</sup> Street

City/Zip Sioux City, IA. 51103

Date of appointment 11/8/21

This appointment is to fill the office previously held by:

Bill Lyle      (Name of previous official)

RETURN TO: Patrick F. Gill  
Woodbury County Commissioner of Elections  
620 Douglas St, Rm 103  
Sioux City, IA 51101

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

Date: 06/21/2023 Weekly Agenda Date: 06/27/2023

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Diane Swoboda Peterson; Real Estate/ Recorder Deputy

**WORDING FOR AGENDA ITEM:**

County Portion of Transfer Tax Refund Request

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Closing Siouxland is requesting a refund of \$53.68 which is the county portion of transfer tax on a deed recorded in the wrong county.

**BACKGROUND:**

Deed 2022-11044 was recorded on 9/7/2022 & it should have been recorded in Buena Vista County, not Woodbury. Transfer Tax of \$311.20 was paid along with recording fees. Closing Siouxland requested & received a refund for the state portion of transfer tax. They are now requesting the county portion of transfer tax.

**FINANCIAL IMPACT:**

The county portion of transfer tax to be refunded is \$53.68. The distribution should come from the county General Basic fund.

**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 the county portion of transfer tax be refunded to Closing Siouxland.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve Closing Siouxland's refund request for \$53.68 from General Basic for the county portion of transfer tax paid on Deed 2022-11044



Board of Supervisors,

I am requesting a refund of the County portion of transfer tax. The attached deed was submitted and recorded in the wrong county. This is Buena Vista County property. The deed has since been recorded in the correct county and transfer tax has been paid to them. We received a refund for the state portion of the transfer tax but are needing the remaining county portion back please.

\$53.68 (Remaining balance with county)

Thank you,

Erica Kellen

Closing Siouxland, Inc.

2400 4<sup>th</sup> Street

Sioux City, IA 51101

712-224-3669

712-224-3670 (fa

Document Number: 2022-11044  
Recorded: 9/7/2022 at 8:41:09.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$311.20  
PATRICK F GILL AUDITOR & RECORDER  
Woodbury County, Iowa

Ryan A. Mohr, Attorney

**Return Document To:** Curtis M. Caboth and Amanda R. Caboth, 590 580th St., Alta, IA 51002  
**Preparer Information:** Ryan A. Mohr, P.O. Box 1284, Storm Lake, IA 50588, Phone: (712) 732-1873  
**Address Tax Statement:** Curtis M. Caboth and Amanda R. Caboth, 590 580th St., Alta, IA 51002

### WARRANTY DEED

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the below described real property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.


For the consideration of one (\$1.00) Dollar and other valuable consideration, Patrick E. Petersen and Annette M. Petersen, husband and wife, do hereby Convey to Curtis M. Caboth and Amanda R. Caboth as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Buena Vista County, Iowa:

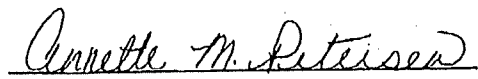
LOTS TWO (2), THREE (3), AND FOUR (4), MUMMERT'S ADDITION BEING A PART OF LOT THREE (3) OF THE AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETY-ONE (91) NORTH, RANGE THIRTY-EIGHT (38) WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the Northeast (NE) corner of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 26; thence on an assumed bearing of South 00°55'57" West, along the East line of said NE $\frac{1}{4}$  NE $\frac{1}{4}$ , 295.90 feet; thence North 89°23'38" West, 657.05 feet to the West line of said Lot 3; thence North 00°50'41" East, along the West line, 295.90 feet to the North line of said NE $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence South 89°23'38" East, along said North line, 657.50 feet to the Point of Beginning. Tract contains 4.47 acres and is subject to all easements of record.

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

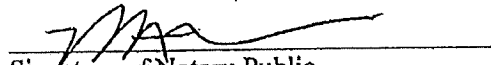
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

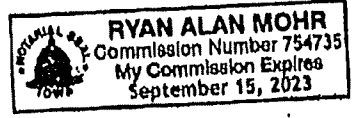
Dated: 9-1-2022

  
Patrick E. Petersen

  
Annette M. Petersen

STATE OF Iowa, COUNTY OF Buena Vista  
This record was acknowledged before me this 1<sup>st</sup> day of September, 2022, by  
Patrick E. Petersen and Annette M. Petersen, a married couple.

  
Signature of Notary Public





PLEASE COMPLETE FORM IN ITS ENTIRETY

(see instructions on back)

STATE APPEAL BOARD CLAIM FORM AND AFFIDAVIT

CLAIM NUMBER

6230050

(for Appeal Board use only)

Submit to:

STATE APPEAL BOARD
Department of Management
State Capitol, 1007 E. Grand Ave, Room 13
Des Moines, Iowa 50319

This form is also available on the internet at
http://www.dom.state.ia.us/appeals/index.html

RECEIVED
STATE APPEAL BOARD

DATE RECEIVED: SEP 18 2022

(for Appeal Board use only)

Directions: A TORT CLAIM MUST submit 3 complete sets of documents, an original form with any attachments and two claim form copies with attachments for EACH CLAIMANT and NOTARY PUBLIC must sign. A GENERAL CLAIM MUST submit 2 complete sets of documents, an original and one copy, with attachments for EACH. Please see specific directions on the back of this form that pertain to the type of claim you are filing.

1. NAME OF CLAIMANT (please print full name)

Closing Siouxland Inc.

3. ADDRESS OF CLAIMANT (Street, City, State, Zip Code)

2400 4th Street
Sioux City, IA 51101

5. CLAIMANT'S SOCIAL SECURITY NUMBER

6. IDENTIFY STATE AGENCY OR DEPARTMENT INVOLVED

Woodbury County Recorder - Becky Bliven

7. LOCATION OF ACCIDENT/INCIDENT

E-Submission Iowa Land Records Website

2. DATE OF BIRTH

[Empty box]

4. TELEPHONE:

PERSONAL

[Empty box]

BUSINESS

712-224-3669

Email Address:

erica@closingsiouxland.com

FEDERAL TAX IDENTIFICATION NUMBER

46-2936166

OR

8. DATE/TIME OF ACCIDENT/INCIDENT

09/07/2022 8:41 AM

9. SELECT TYPE OF CLAIM: place an X in the box (A SEPARATE claim must be filed by each claimant for each of the three types of claims defined below)

X

(1) GENERAL CLAIM AMOUNT:

\$331.20

(2) TORT CLAIM AGAINST THE STATE

(3) TORT CLAIM AGAINST STATE EMPLOYEE(S)

Give employee(s) name and department:

FOR TORT CLAIMS, INDICATE ONE OF THE FOLLOWING:

PROPERTY DAMAGES \$

PERSONAL INJURY \$

WRONGFUL DEATH \$

10. BASIS OF CLAIM (Please provide all the information required on the reverse side of this form. Attach separate sheets if necessary.)

Warranty Deed was filed in the wrong county. Woodbury County Recorded the document and collected the transfer tax. This should have gone to Buena Vista County.

11. NAME, ADDRESS, TELEPHONE # AND EMAIL ADDRESS OF ATTORNEY, IF ONE HAS BEEN RETAINED IN THIS CASE.

12. ATTORNEY'S SOCIAL SECURITY NUMBER

OR

FEDERAL TAX IDENTIFICATION NUMBER

I, the claimant, being duly sworn upon oath depose and state that I have read the supplied information and the same is true and correct to the best of my belief.

To be completed by Notary Public

NOTARY PUBLIC SIGNATURE (required for all TORT claims)

My commission expires:

Subscribed and sworn to before me this day of 20

[Handwritten Signature]

CLAIMANT'S SIGNATURE

**GENERAL CLAIM REPORT**

Claimant: CLOSING SIOUXLAND INC.

Department: Revenue, Department of

Claim Number: G230050

Claim Amount: \$331.20

Date Received: 9/12/2022

Type of Claim: WARRANTY DEED INCORRECTLY RECORDED AND REFUND FOR TRANSFER TAX REQUESTED

**Agency Information**

Specify Basis of Claim: Transfer Tax paid to Woodbury county instead of Buena Vista County

Date Goods/Services Received:  Appropriation No:  Account No:

Non-general fund money involved in payment (check, if yes)  
If yes, list source:

Agency authorized payment (check, if yes)

Claim is out dated (check, if yes)  
If yes, provide reason:

Claim paid (check, if yes)

Claim amount correct (check, if yes) If no, list correct amount: \$274.07

Federal money involved (check, if yes) If yes, list amount:

**Agency Recommendation (check one):**

Approval as submitted

Approval for corrected amount

Denial

Barbara Lewison 10/21/22  
Signature Date  
Executive Officer III 515-314-5936  
Title Phone

Explanation: Reduced to 82.75% of claimed amount, rest comes from county (Iowa Code 428A.8(1)(a))

**Administrative Services Review**

Complies with pre-audit rules (check, if yes)  Claim amount correct (check, if yes)  
If no, list correct amount:

Comments:   
 Signature Date

**Attorney General's Office Recommendation**

Approval as submitted

Denial

Approval for corrected amount of:

\$274.07

*Jeffery Thompson* 10/28/22  
Jeffery Thompson or designee Date

**APPROVED**

State Appeal Board Action

NOV 07 2022

DOCUMENT DETAILS

REVIEW DOCUMENT

REQUIRED DOCUMENT DETAILS

Document Type	Deed
Number of Additional Transactions	
Number of Auditor Transfers	1
Real Estate Value	195,000.00
Transfer Tax Exemption	
DOV Exemption	
GWH Exemption	Yes

FEE SUMMARY

Standard Fee	12.00
Addl. Transaction Fee	0.00
Transfer Fee	5.00
Transfer Tax	311.20
Service Fee	3.00
<b>Total</b>	<b>331.20</b>

PARTIES

Order	Party Type	Name Type	Party Name
1	Person	Grantee	Caboth Curtis

ASSOCIATED DOCUMENTS

Order	Document Reference Number or Book/Page
-------	--



GAX 532 0020

532JBG230050 1

PAGE: 1 of 2

STATE OF IOWA  
GENERAL ACCOUNTING EXPENDITURE

---

DOCUMENT NAME:

BFY:            FY:            PERIOD:            VENDOR LINES: 1    DOCUMENT TOTAL: \$274.07            CREATION DATE: 12-08-2022

DOCUMENT DESCRIPTION:

G230050 - Closing Slouxland Inc approved refund of

EXTENDED DESCRIPTION:

warranty deed incorrectly recorded and /or transfer tax refund. \$331.20 (State portion of this refund = \$274.07

ENTERED BY: jbarry

LAST USER: jbarry

---

0001-23-532



72259792  
\$\*\*\*\*\*274.07  
12/08/2022  
GAX 532JBG230050

00804  
CLOSING SIOUXLAND INC  
2400 4TH ST  
SIOUX CITY IA 51101

FOR QUESTIONS, CONTACT:  
MANAGEMENT, DEPT OF  
515-281-5512

LINE #	UNIT	CHECK DESCRIPTION	INVOICE #	INVOICE DATE	AMOUNT
01		STATE APPEAL BOARD CLAIMS			\$ 274.07

*MAILED  
DIRECT  
12/9/22*

TOTAL WARRANT AMOUNT  
\$\*\*\*\*\*274.07

SAE001

For additional information about this payment, please go to <https://i3public.iowa.gov/payments/index.faces>

Account Numbers

0001-23-532-890-0020-2804

State of Iowa Warrant

VOID 6 MONTHS AFTER 12-08-22

No. 72259792

TO THE Treasurer of State  
Des Moines, Iowa 50319

33-2306  
780

TWO HUNDRED SEVENTY FOUR DOLLARS 7 CENTS

AMOUNT

\$\*\*\*\*\*274.07

Pay CLOSING SIOUXLAND INC  
2400 4TH ST  
SIOUX CITY IA 51101

532JBG230050

*[Signature]*  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
AUTHORIZED SIGNATURE

⑈0072259792⑈ ⑈073023085⑈ 8018164908⑈

**RESOLUTION #**  
**NOTICE OF PROPERTY SALE**

**Parcel #894726135002**

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

**Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Nineteen (19) Long View Addition to Sioux City, Woodbury County, Iowa (3223 11<sup>th</sup> Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **27<sup>th</sup> Day of June, 2023 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 **27<sup>th</sup> Day of June, 2023**, 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 \$408** 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 13<sup>th</sup> Day of June, 2023.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Patrick F. Gill  
Woodbury County Auditor  
and Recorder

\_\_\_\_\_  
Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Shawna Hasler Date: 4/13/21  
Address: 1123 Cornelia St. Phone: 899-8169

Address or approximate address/location of property interested in:  
3223 11<sup>th</sup> St.

GIS PIN # 894726135002

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

Legal Description:  
Lots 8, 9, 10, and 11 in Block 19  
Long View Addition to Sioux City,  
Woodbury County

Tax Sale #/Date: # 1041 6/20/2021 Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: 5/15/2023

Current Assessed Value: Land \$2500 Building 0 Total \$2500

Approximate Delinquent Real Estate Taxes: \$5600

Approximate Delinquent Special Assessment Taxes: 0

\*Cost of Services: \$108

Inspection to: Rocky DeWitt Date: 4/13/2021

Minimum Bid Set by Supervisor: \$300 PLUS FEES, plus \$108 for cost of services

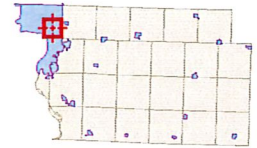
Date and Time Set for Auction: Tuesday, June 27<sup>th</sup> @ 4:35 total \$408

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





Overview



Legend

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

Parcel ID	894726135002	Alternate ID	328530	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3223 11TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LONG VIEW LOTS 8-11 INCL BLK 1 9				
	(Note: Not to be used on legal documents)				

Date created: 6/8/2023  
 Last Data Uploaded: 6/7/2023 8:04:04 PM

Developed by  Schneider  
 GEOSPATIAL

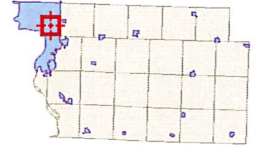




# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

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

Parcel ID 894726135002  
 Sec/Twp/Rng n/a  
 Property Address 3223 11TH ST  
 SIOUX CITY

Alternate ID 328530  
 Class R  
 Acreage n/a

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

District 0087  
 Brief Tax Description LONG VIEW LOTS 8-11 INCL BLK 19

(Note: Not to be used on legal documents)

Date created: 6/8/2023  
 Last Data Uploaded: 6/7/2023 8:04:04 PM

Developed by Schneider  
 GEOSPATIAL

**RESOLUTION #**  
**NOTICE OF PROPERTY SALE**

**Parcel #894726135001**

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

**Lots Twelve (12), Thirteen (13), and Fourteen (14) in Block Nineteen (19) Long View Addition to Sioux City, Woodbury County, Iowa (3223 ½ 11<sup>th</sup> Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **27<sup>th</sup> Day of June, 2023 at 4:37 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 **27<sup>th</sup> Day of June, 2023**, 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 \$423** 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 13<sup>th</sup> Day of June, 2023.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Patrick F. Gill  
Woodbury County Auditor  
and Recorder

\_\_\_\_\_  
Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Shawna Hasler Date: 4/13/21  
Address: 1123 Comelia St. Phone: 899-8169

Address or approximate address/location of property interested in:

3223 1/2 11<sup>th</sup> St.

GIS PIN # 894726135001

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

Legal Description:

Lots 12, 13, and 14 in Block 19  
Long View Addition to Sioux City  
Woodbury County

Tax Sale #/Date: # 1292 6/18/2007 Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: 6/2/23

Current Assessed Value: Land \$2400- Building 0 Total \$2400-

Approximate Delinquent Real Estate Taxes: \$1573-

Approximate Delinquent Special Assessment Taxes: \$1616

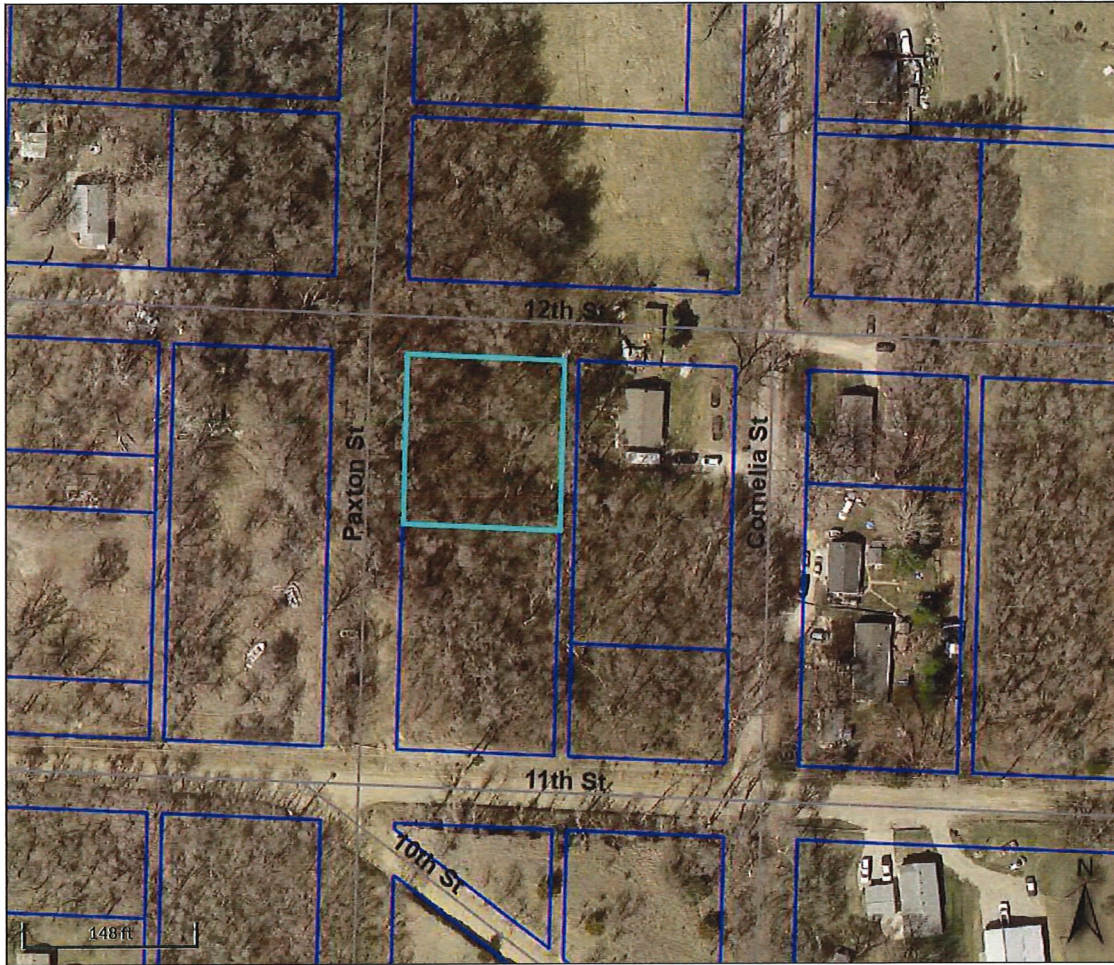
\*Cost of Services: \$123-

Inspection to: Rocher DeWitt Date: 4/13/21

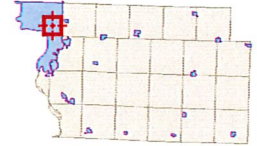
Minimum Bid Set by Supervisor: \$300 PLUS FEES plus \$123 cost of services

Date and Time Set for Auction: Tuesday, June 27 @ 4:35 Total: \$423-

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



Overview



Legend

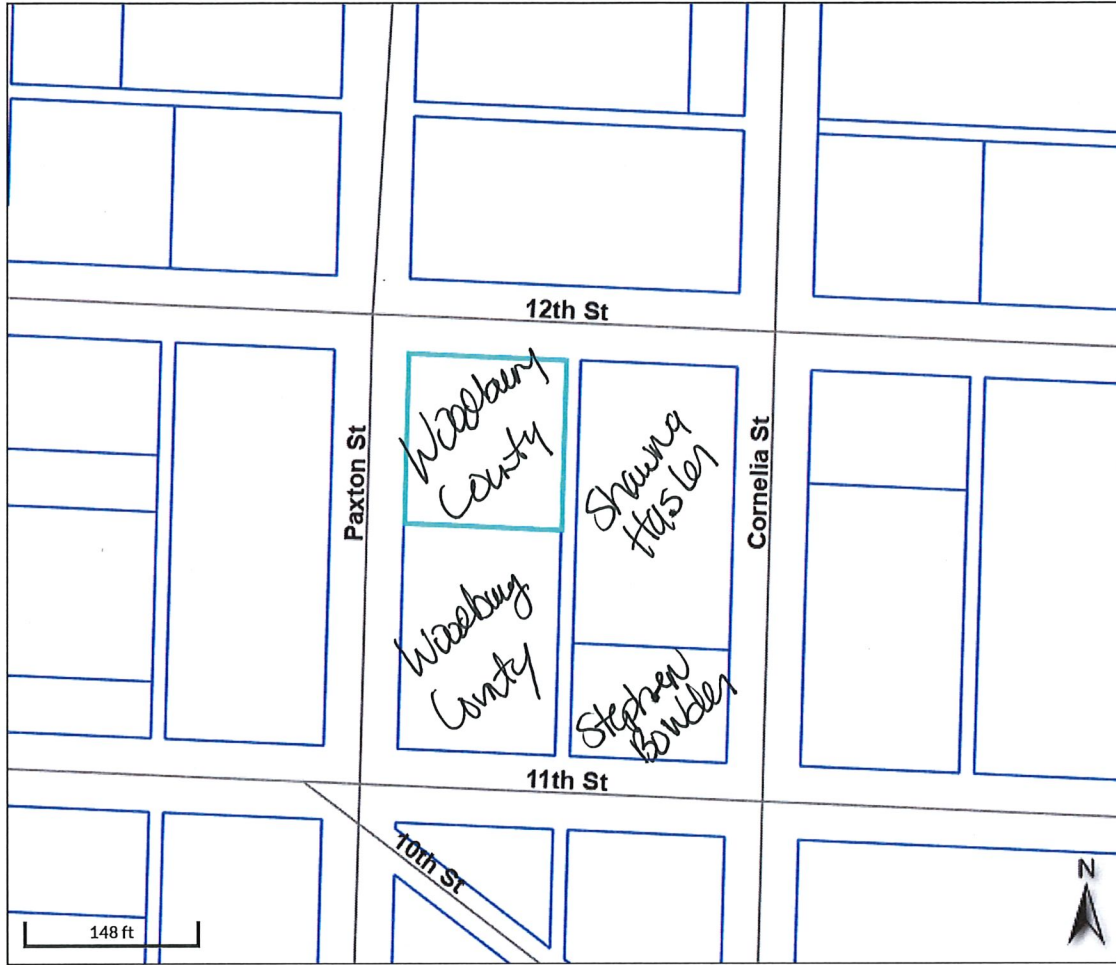
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894726135001	Alternate ID	328590	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3223 1/2 11TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LONG VIEW LOTS 12-14 INCL BLK 19				
	<b>(Note: Not to be used on legal documents)</b>				

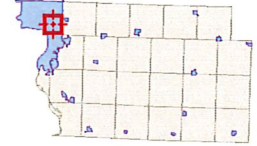
Date created: 6/8/2023  
 Last Data Uploaded: 6/7/2023 8:04:04 PM



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894726135001	Alternate ID	328590	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3223 1/2 11TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LONG VIEW LOTS 12-14 INCL BLK 19				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 6/8/2023  
 Last Data Uploaded: 6/7/2023 8:04:04 PM

Developed by Schneider  
 GEOSPATIAL

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

Date: 06/21/2023 Weekly Agenda Date: 06/27/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Tracie Gibler

**WORDING FOR AGENDA ITEM:**

Navigator C02 - Project Update

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Navigator C02 Project Update

**BACKGROUND:**

**FINANCIAL IMPACT:**

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

Yes  No

**RECOMMENDATION:**

**ACTION REQUIRED / PROPOSED MOTION:**

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

Date: 2023-06-21

Weekly Agenda Date: 2023-06-27

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ryan M Weber

**WORDING FOR AGENDA ITEM:**

Approval to enter contract with Sioux City Community Schools to provide daily meals to Juvenile Detention.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Requesting approval for a contract with Sioux City Community Schools to provide meals on a daily basis to the Woodbury County Juvenile Detention Center. We have previously used CBM but uncertainty of availability and price difference required that we look elsewhere for this service.

**BACKGROUND:**

CBM resides out of the soon to be demolished LEC. They have provided us breakfast, lunch, and dinner.

**FINANCIAL IMPACT:**

CBM previous price per meal was \$8.95  
CBM is requesting a price increase to \$9.737 per meal.

Sioux City Community Schools is charging:  
\$2.25 per meal for breakfast  
\$3.70 per meal for lunch  
\$4.85 per meal for supper  
Milk is billed at \$.55 per carton.

Should be over a 50% reduction in meal costs.

**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:**

It is my recommendation that the contract be approved.

**ACTION REQUIRED / PROPOSED MOTION:**

Approval of contract by board and signed by board chairman.





Rich Luze | *Director of Food Service*  
Food Service  
3000 Hwy 75 North | Sioux City, IA 51105  
Ph: 712-279-6860 | Cell: 712-203-1134  
E: luzer@live.siouxcityschools.com  
www.siouxcityschools.org

**CONTRACTED SERVICES**

and

**NSLP/CACFP FOOD SERVICES AGREEMENT**

**Agreement number:** [redacted] & 97-6039

**Food Service Agreement Between**  
**School Food Service and Juvenile Detention Center 822 Douglas St. Suite #401. Sioux City, IA 51103**

It is agreed between the Juvenile Detention Center and the Sioux City Community School District Food Service Department.

The Sioux City Community School District Food Service Department will provide meals and supplies to Juvenile Detention Center beginning July 1, 2023, and ending June 30, 2024.

The School District will provide meals that are nutritious, appetizing, and which follow and meet the wellness policy while adhering to the minimum requirements of the NSLP/CACFP and snack program. The menu plan will utilize and follow the Federal guidelines of the NSLP/CACFP meal plan. The Sioux City Community School District is also committed to "Buy American" whenever possible.

Juvenile Detention Center agrees to pay the Sioux City Community School District Food Service Department for the above-described services:

**\$2.25 per child breakfast**

**\$3.70 per child lunch**

**\$4.05 Child Supper**

**\$4.85 Adult meals**

**Milk is billed separately @ \$.55 each carton.**

In the event the Sioux City Community School District board determines it advisable and necessary to increase the per meal charges to the regular food service program of the Sioux City Community School District, a corresponding increase will be added to the Institution charge.




Rich Luze | Director of Food Service  
Food Service  
3000 Hwy 75 North | Sioux City, IA 51105  
Ph: 712-279-6860 | Cell: 712-203-1134  
E: luzer@live.siouxcityschools.com  
www.siouxcityschools.org

The Sioux City Community School District Food Service Department utilizes and follows all sanitation and preparation procedures in accordance with their HACCP plan. A copy of this plan will be provided by the Food Service Department.

This agreement is cancelable by either party, by the presentation of one party or the other of thirty (30) days written notice. Neither party to this agreement shall be liable to the other for damages caused by cancellation pursuant to this agreement.

The term of this agreement shall be from July 1, 2023, to and including June 30, 2024.

Authorized Representative of Institution	Title	Date Signed
	Food Service Director	6-8-23
Authorized Representative of the District	Title	Date Signed

USDA Nondiscrimination Statement

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity in any program or activity conducted or funded by USDA.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.), should contact the Agency (State or local) where they applied for benefits. Individuals who are deaf, hard of hearing or have speech disabilities may contact USDA through the Federal Relay Service at 800-877-8339. Additionally, program information may be made available in languages other than English.

To file a program complaint of discrimination, complete the [USDA Program Discrimination Complaint Form](https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint), (AD-3027) found online at: <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint>, any USDA office, or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call 866-632-9992. Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410
2. Fax: 202-690-7442



Rich Luze | *Director of Food Service*  
Food Service  
3000 Hwy 75 North | Sioux City, IA 51105  
Ph: 712-279-6860 | Cell: 712-203-1134  
E: luzer@live.siouxcityschools.com  
www.siouxcityschools.org

3. Email: [program.intake@usda.gov](mailto:program.intake@usda.gov)

This institution is an equal opportunity provider.

#### Iowa Nondiscrimination Statement

It is the policy of this CNP provider not to discriminate on the basis of race, creed, color, sex, sexual orientation, gender identity, national origin, disability, age, or religion in its programs, activities, or employment practices as required by the Iowa Code section 216.6, 216.7, and 216.9. If you have questions or grievances related to compliance with this policy by this CNP Provider, please contact the Iowa Civil Rights Commission, Grimes State Office Building, 400 E 14th St, Des Moines, IA 50319-1004; phone numbers 515-281-4121 or 800-457-4416; website: <https://icrc.iowa.gov/>.

#### **Iowa Non-Discrimination Statement:**

“It is the policy of this CNP provider not to discriminate on the basis of race, creed, color, sex, sexual orientation, gender identity, national origin, disability, age, or religion in its programs, activities, or employment practices as required by the Iowa Code section 216.6, 216.7, and 216.9. If you have questions or grievances related to compliance with this policy by this CNP Provider, please contact the Iowa Civil Rights Commission, Grimes State Office building, 400 E. 14<sup>th</sup> St. Des Moines, IA 50319-1004; phone number 515-281-4121, 800-457-4416; website: <https://icrc.iowa.gov/>

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

Date: 6/21/23

Weekly Agenda Date: 6/27/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel J. Priestley

**WORDING FOR AGENDA ITEM:**

a.Motion to receive the final staff report and the Zoning Commission's recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.  
b.Motion to accept and approve the Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as Homestead 1867 Addition, Second Filing on the property identified as Parcel #884405200009. This agricultural subdivision proposal has been properly noticed in the Sioux City Journal Legals Section on May 12, 2023. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 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 engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners to the Board of Supervisors. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

**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?**

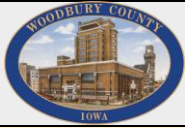
Yes  No

**RECOMMENDATION:**

Receive the final staff report and P&Z Commission's recommendation from their 5/22/23 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Motion to receive the final staff report and the Zoning Commission's recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.
- b. Motion to accept and approve the Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.



# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. - Sixth Floor - Sioux City, IA 51101 - Phone: 712.279.6609 - Fax: 712.279.6530 - Web: woodburycountyiowa.gov

Daniel J. Priestley, MPA - Zoning Coordinator - dpriestley@woodburycountyiowa.gov

Dawn Norton - Senior Clerk - dnorton@woodburycountyiowa.gov

## FINAL REPORT - JUNE 21, 2023 JOHN WEAVER AND BRIAN WEAVER

### HOMESTEAD 1867 ADDITION, SECOND FILING - MINOR SUBDIVISION PROPOSAL

#### APPLICATION DETAILS:

**Owner(s):** John Weaver and Brian Weaver  
**Application Type:** Minor Subdivision (2 Lots)  
**Subdivision Name:** Homestead 1867 Addition, Second Filing  
**Application Date:** April 26, 2023  
**Subdivision Area:** 56.67 Total Acres  
**Legal Notice Date:** May 12, 2023  
**Stakeholder (1000') Letter Date:** May 5, 2023  
**Zoning Commission Public Hearing:** May 22, 2023  
**Board of Supervisors Agenda Date:** June 20, 2023

#### PROPERTY DETAILS:

**Parcel(s):** 884405200009  
**Township/Range:** T88N R44W (Wolf Creek Township)  
**Section:** 5  
**Quarter:** NW 1/4 of the NE 1/4  
**Zoning District:** Agricultural Preservation (AP)  
**Floodplain District:** Zone X (Not in Floodplain)  
**Address:** No address

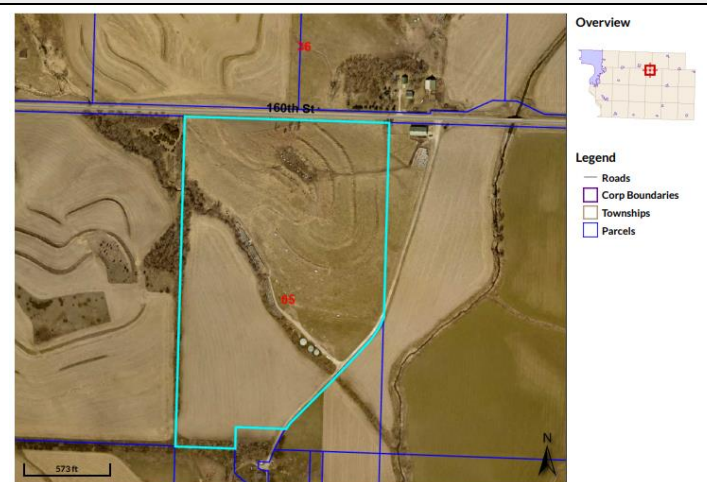
#### TABLE OF CONTENTS:

Summary, Aerial, Plat Excerpt & Recommendation  
Application  
Final Plat  
Review Criteria  
Extraterritorial Review  
Legal Notification  
Adjacent Owners' Notification  
Stakeholder Comments  
Supporting Documentation

#### SUMMARY

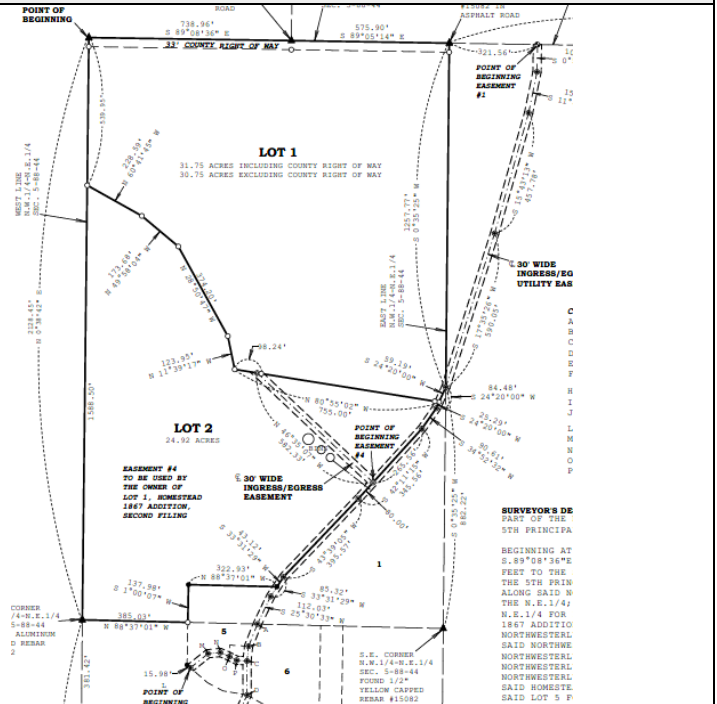
John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as *Homestead 1867 Addition, Second Filing* on the property identified as Parcel #884405200009 and referenced above. This agricultural subdivision proposal has been properly noticed in the Sioux City Journal Legals Section on May 12, 2023. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 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 engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners to the Board of Supervisors. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

#### AERIAL MAP



**Parcel ID:** 884405200009  
**Sec/Twp/Rng:** 5-88-44  
**Property Address:** 3155 160TH ST  
**District:** 0056  
**Brief Tax Description:** WOLF CREEK TOWNSHIP NW NE OF S-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB, THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN  
*(Note: Not to be used on legal documents)*

#### PLAT EXCERPT



#### ZONING COMMISSION AND STAFF RECOMMENDATION

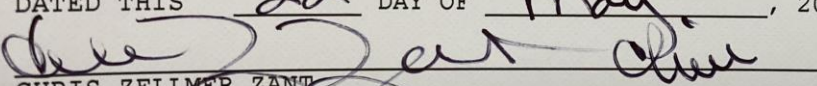
Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval to the Board of Supervisors with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

**ZONING COMMISSION RESOLUTION**

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY  
ZONING COMMISSION OF WOODBURY COUNTY, IOWA**

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 22 DAY OF May, 2023 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 22 DAY OF May, 2023.

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

**Minutes - Woodbury County Zoning Commission Meeting – May 22, 2023**

The Zoning Commission (ZC) meeting convened on the 22<sup>nd</sup> of May at 6:00 PM in the basement meeting room in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Corey Meister, Jeff O'Tool, Tom Bride, Barb Parker  
County Staff Present: Dan Priestley, Dawn Norton  
Public Present: Gayle Palmquist, Tom Treharne, Leo Jochum, JP Baric, Jarrod Ulert, Lydia Gaunitz, Alan Fagan, Adam Larson, Corinne Erickson, Erin Berzina, Doyle Turner

**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 Previous Meeting Minutes – April 24, 2023**

O'Tool motioned. Second: Bride. Motion carried: 5-0.

**Public Hearing: Homestead 1867 Addition, Second Filing, Minor Subdivision Proposal on Parcel #884405200009**

Priestley read the preliminary report and staff recommendation into the record. John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as Homestead 1867 Addition, Second Filing on the property identified as Parcel #884405200009. This agricultural subdivision proposal has been properly notified in the Sioux City Journal Legals Section on May 12, 2023. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities and organization 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 the new lot has adequate access. The engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval.

Motion to close public hearing: Parker. Second: Meister. Motion approved 5-0. Motion by O'Tool to recommend the approval of the *Homestead 1867 Addition, Second Filing* to the Board of Supervisors with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. Second: Parker. Motion carried 5-0.

**Public Hearing: Public Hearing: Solar Energy Systems Amendments Proposal to Woodbury County Zoning Ordinance. Summary of Proposed Zoning Ordinance Text Amendments:**

Priestly read the proposal into the record. SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: *THE TABLE OF CONTENTS*; SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

Priestly explained Amendment #1 addresses and defines accessory solar uses for private landowners. Solar array would be considered an accessory structure and could be permitted with issuance of building permit. Amendment #2 sets uses for commercial or utility scale arrays and would require a conditional use application in the AP and GI Zoning Districts. Amendment #3 addresses the redesign and renumbering of definitions of sections 6.01 and 6.02. Bride discussed net metering, where the electric company would roll back equal for extra energy produced, for benefit of private owners. Parker inquired about A-Slope. Zellmer Zant and Bride discussed the conditional use process as it relates to slope. Motion to close public hearing: O'Tool. Second: Bride. Motion carried 5-0. Bride suggested sending proposal to County Attorney for rewriting to include net metering language for private use arrays before sending the recommendation to the Board of Supervisors. Motion by Bride to include net metering language in the recommendation to the Board of Supervisors to address the private use whether it is net metering or something else to allow on the residential side for private use. O'Tool suggested removing immediate from the motion. Second by Parker. Motion carried 5-0.



**Review of Conditional Use Permit Application: Temporary Borrow Pit on Parcel #884702100002.**

Priestley read the preliminary report and staff recommendation into the record. JB Holland Construction, Inc. (Applicant) and property owner Donald Hennings of the Hennings Joint Trust have filed for a Conditional Use Permit application to establish a temporary borrow site to remove earthen materials to be used in Phase 1 and 2 of the east bound Highway 20 project (IDOT Project #17-97-020-010). The proposed temporary borrow area is located on Parcel #884702100002. The parcel is located on the south side of Highway 20 and is currently used as farm ground. The proposed cut area is 8-10 acres. The work area is 10 acres and the total exaction for export is 100,000-15,000 yds<sup>3</sup>. The parcel is located in the Agricultural Preservation (AP) Zoning District and not in the floodplain. The application(s) have provided the necessary documentation for storm water management, soil erosion, dust control, haul routes, traffic entrances, hours of operation, and duration of operations. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Motion to recommend approval of the temporary borrow pit by O'Tool; Second: Meister. Motion carried: 5-0.

**Review of Conditional Use Permit Application: Operation of Data Processing Business to Place a Demand Response Load Resource Next to the Substation in conjunction with Local Electric utility to Support Grid Resiliency on Parcel #864723300010.**

Priestly introduced the proposal of WIFI LLC (Applicant) and property owners Brenden Patricia A. Revocable Trust have filed a Condition Use Permit application "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. The proposed site is on Parcel #864723300010. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance does not reference data processing or this specific request by the applicant. However, this can be interpreted under Section 3.03.3 of the Woodbury County Zoning Ordinance as a comparable utility use or comparable to the industrial use of research and development laboratories in the sense of data analysis. Therefore, the purposes of this request, data processing can be interpreted as a conditional use under section 3.03.3 in the Agricultural Preservation (AP) Zoning District. Hence, based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. John Baric provided information sheets for the Commissioners. Motion to receive: Bride; Second: O'Tool. Carried: 5-0. REC has provided a letter of support. The center would even the supply and demand of power and be located next to the Lakeport Substation. Motion by Bride to recommend approval of the conditional use permit "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. Second: O'Tool. Motion carried: 5-0.

**Information/Discussion: Woodbury County Comprehensive Plan 2040 Presentation by SIMPCO**

Representatives from SIMPCO gave an overview of the progress and status of the 2040 Comprehensive Plan. The new plan is not set in stone and incorporates the existing plan. A draft plan is complete; however, comments and suggestions can still be submitted to SIMPCO's website or Facebook site. Comment section will end June 16<sup>th</sup>, then will be presented to stakeholders.

**Information/Discussion: Meeting Time and Location for the Woodbury County Zoning Commission as Referenced in the Rules of Procedure**

Staff has been approached to consider a change in meeting time/location of meetings. Zoning Commission discussed the possibly to move meetings to 4:30 or 5:00 PM. Board of Supervisors have input in decision. The Board of Adjustment will also be asked to consider changes.

**Public Comment on Matters Not on the Agenda**

Tom Treharne recommended the new Comprehensive Plan include renewable energy and recommend an amendment to the zoning ordinance to facilitate permitting for activities such as the data processing business that was considered earlier in the meeting.

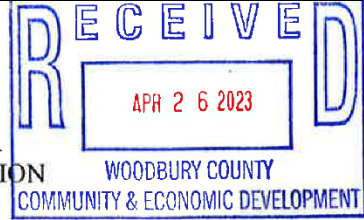
**Staff Update**

Priestley stated that the 3<sup>rd</sup> reading by the Board of Supervisors of the Wind Ordinance amendment will be on May 23 addressing increased setbacks for cities and conservation areas.

**Adjourn**

Motion to adjourn: Meister. Second: O'Tool. Carried 5-0. Meeting concluded at 7:28 PM.

APPLICATION



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: JOHN WEAVER  
BRIAN WEAVER

Name of Owner \_\_\_\_\_  
Mailing Address: 3155 160th ST MOVILLE IA 51039  
1927 ROCK BRANCH ROAD ANTWERP IA 51004  
Street City or Town State and Zip + 4

Property Address: NO ADDRESS PARCEL 884405200009  
Street City or Town State and Zip + 4

Ph/Cell #: 712 870-2093 E-mail Address: WEAVERANKIES@aol.com  
712 490-8669

To subdivide land located in the NW-NE Quarter of Section 5

Civil Township WOLF CREEK GIS Parcel # 884405200009

Name of Subdivision: HEMESTEAD 1867 ADDITION, SECOND FLUNG

Subdivision Area in Acres 56.67 Number of Lots TWO

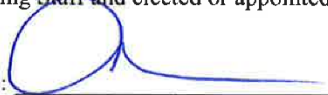
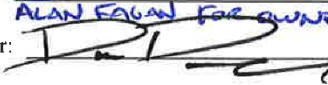
**Attachments:**

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN FAGAN Ph/Cell: 712 539-1471

Attorney: PATRICK PHIPPS Ph/Cell: 712 873-3210

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

Owner's Signature:   
ALAN FAGAN FOR OWNER  
Zoning Director: 

**For Office Use Only:**

Zoning District AP Flood District X Date 4/26/23 No. 6867

Application Fee 4 Lots or less (\$300\*+ Additional Fees) \$300 cc #13088  
5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.



**Recording Note – 6/7/23:**

As required by the Woodbury County Recorder's office, an index legend specifying items such as but not limited to: surveyor; address; county; section(s); aliquot part; city; subdivision; block(s); lot(s); proprietor(s); requested by; on the final plat will be separately recorded as an attachment associated with the subdivision plat.

**OWNERS/SUBDIVIDERS**  
BRIAN WEAVER  
JOHN WEAVER

**SURVEYOR**  
ALAN L. FAGAN

**SETBACK REQUIREMENTS**  
FRONT YARD - 100'

SIDE YARD - 20'  
ACCESSORY STRUCTURE - 10'

REAR YARD - 50'  
ACCESSORY STRUCTURE - 10'

**ZONING**  
AP AG PRESERVATION

**TELEPHONE**  
WIATEL - BURIED

**POWER**  
WOODBURY COUNTY R.E.C.  
OVERHEAD

**WATER**  
PRIVATE WELL

**SEWER**  
PRIVATE SEPTIC  
SYSTEM

**PRELIMINARY DRAWING**  
A MINOR SUBDIVISION PLAT  
OF  
**HOMESTEAD 1867 ADDITION,**  
**SECOND FILING**  
WOODBURY COUNTY, IOWA

**CENTERLINE EASEMENT DIMENSIONS**

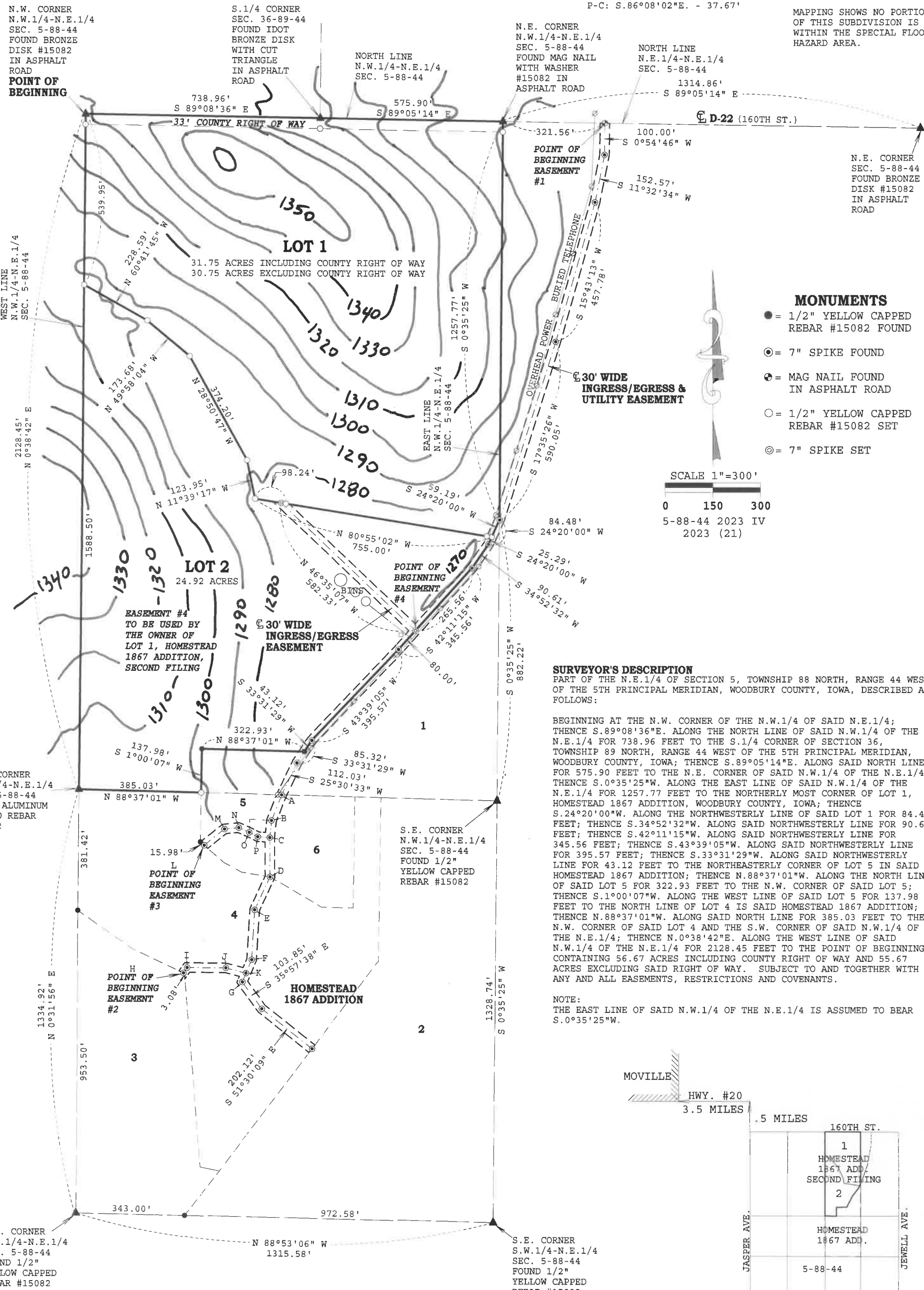
- A-B: S.21°30'32"W. - 87.20'
- B-C: S.6°18'11"W. - 54.02'
- C-D: S.0°14'06"E. - 124.36'
- D-E: S.25°00'18"W. - 113.98'
- E-F: S.3°35'34"W. - 157.01'
- F-G: S.22°50'35"W. - 76.04'
- H-I: N.34°32'56"E. - 20.52'
- I-J: S.89°37'21"E. - 121.77'
- J-K: S.75°32'38"E. - 65.53'
- L-M: N.51°14'00"E. - 82.28'
- M-N: N.84°27'24"E. - 45.17'
- N-O: S.66°28'04"E. - 36.21'
- O-P: S.62°36'00"E. - 29.92'
- P-C: S.86°08'02"E. - 37.67'

**NOTES**

SUBJECT TO AND TOGETHER WITH EASEMENTS #1, #2 & #3 AS SHOWN ON THE FINAL PLAT OF HOMESTEAD 1867 ADDITION WOODBURY COUNTY, IOWA, SEE PLAT ENVELOPE 878B AND RECORDED ON INSTRUMENT #: 2021-17470 IN THE WOODBURY COUNTY RECORDER'S OFFICE.

SUBDIVISION IS FOR AG PURPOSES TO DIVIDE PROPERTY AMONG FAMILY.

MAPPING SHOWS NO PORTION OF THIS SUBDIVISION IS WITHIN THE SPECIAL FLOOD HAZARD AREA.



**MONUMENTS**

- = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = 7" SPIKE FOUND
- ⊕ = MAG NAIL FOUND IN ASPHALT ROAD
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊗ = 7" SPIKE SET

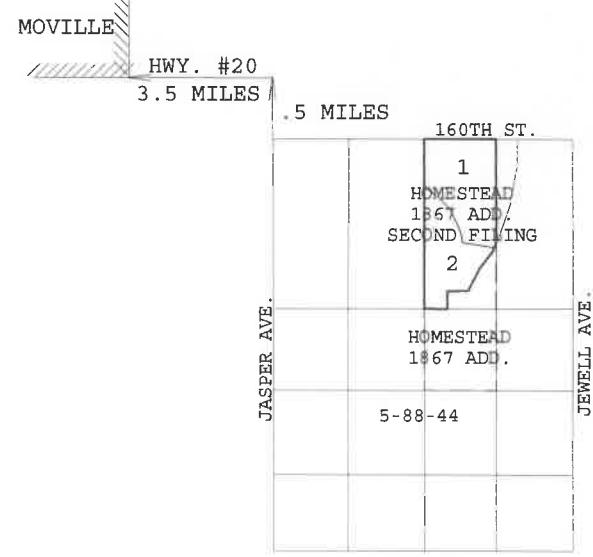
SCALE 1"=300'  
0 150 300  
5-88-44 2023 IV  
2023 (21)

**SURVEYOR'S DESCRIPTION**

PART OF THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.89°08'36"E. ALONG THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 738.96 FEET TO THE S.1/4 CORNER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA; THENCE S.89°05'14"E. ALONG SAID NORTH LINE FOR 575.90 FEET TO THE N.E. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE S.0°35'25"W. ALONG THE EAST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 1257.77 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID NORTHWESTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID NORTHWESTERLY LINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID NORTHWESTERLY LINE FOR 395.57 FEET; THENCE S.33°31'29"W. ALONG SAID NORTHWESTERLY LINE FOR 43.12 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG THE NORTH LINE OF SAID LOT 5 FOR 322.93 FEET TO THE N.W. CORNER OF SAID LOT 5; THENCE S.1°00'07"W. ALONG THE WEST LINE OF SAID LOT 5 FOR 137.98 FEET TO THE NORTH LINE OF LOT 4 IS SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG SAID NORTH LINE FOR 385.03 FEET TO THE N.W. CORNER OF SAID LOT 4 AND THE S.W. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.0°38'42"E. ALONG THE WEST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 2128.45 FEET TO THE POINT OF BEGINNING. CONTAINING 56.67 ACRES INCLUDING COUNTY RIGHT OF WAY AND 55.67 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:  
THE EAST LINE OF SAID N.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°35'25"W.



**TOTAL AREA**  
56.67 ACRES INCLUDING COUNTY RIGHT OF WAY  
55.67 ACRES EXCLUDING COUNTY RIGHT OF WAY

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

Document Number: 2023-05597  
Recorded: 6/20/2023 at 3:34:48.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax:  
PATRICK F GILL AUDITOR & RECORDER  
Woodbury County, Iowa

**EASEMENT**  
**Recorder's Cover Sheet**

**Preparer Information:**

Patrick J. Phipps  
PHIPPS LAW OFFICE, PLC  
P. O. Box 442  
Moville, IA 51039  
Phone: (712) 873-3210

**Taxpayer Information:**

Brian Weaver and John Weaver  
3155 160<sup>th</sup> Street  
Moville, IA 51039

**Return Document To:**

Patrick J. Phipps  
PHIPPS LAW OFFICE, PLC  
P. O. Box 442  
Moville, IA 51039  
Phone: (712) 873-3210

**Grantors:**

See Page 2

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**Grantees:**

See Page 2

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**Legal description:** See Page 2

## EASEMENT

WHEREAS, the parties hereto have heretofore orally agreed upon an Easement for ingress and egress which is given by grantors, owners of the burden property to grantee, owner of the benefited property. The Easement herein described is permanent in nature, and runs with the land.

Grantors, Brian Weaver and Deborah Weaver, Husband and Wife and John Weaver and Diane Weaver, Husband and Wife

Grantees, Brian Weaver and John Weaver as tenants in common.

Benefited property:

LOTS 1 AND 2 OF HOMESTEAD 1867 ADDITION, SECOND FILING, A SUBDIVISION OF WOODBURY COUNTY.

Burdened property:

HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING EASEMENTS:

EASEMENT #1:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT IN THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF THE N.E.1/4 OF SAID N.E.1/4; THENCE S.89°05'14"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 321.56 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE S.0°54'46"W. ALONG SAID CENTERLINE FOR 100.00 FEET; THENCE S.11°32'34"W. ALONG SAID CENTERLINE FOR 152.57 FEET; THENCE S.15°43'13"W. ALONG SAID CENTERLINE FOR 457.78 FEET; THENCE S.17°35'26"W. ALONG SAID CENTERLINE FOR 590.05 FEET TO THE EAST LINE OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.24°20'00"W. ALONG SAID CENTERLINE FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID CENTERLINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID CENTERLINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID CENTERLINE FOR 395.57 FEET; THENCE 33°31'29"W. ALONG SAID CENTERLINE FOR 85.32 FEET; THENCE S.25°30'33"W. ALONG SAID CENTERLINE FOR 112.03 FEET TO THE NORTH LINE OF THE S.W.1/4 OF SAID N.E.1/4; THENCE S.21°30'32"W. ALONG SAID CENTERLINE FOR 87.20 FEET; THENCE S.6°18'11"W. ALONG SAID CENTERLINE FOR 54.02 FEET; THENCE S.0°14'06"E. ALONG SAID CENTERLINE FOR 124.36 FEET; THENCE S.25°00'18"W. ALONG SAID CENTERLINE FOR 113.98 FEET; THENCE S.3°35'34"W. ALONG SAID CENTERLINE FOR 157.01 FEET; THENCE S.22°50'35"W. ALONG SAID CENTERLINE FOR 76.04 FEET; THENCE S.35°57'38"E. ALONG SAID CENTERLINE FOR 103.85 FEET; THENCE S.51°30'09"E. ALONG SAID CENTERLINE FOR 202.12 FEET TO THE EASTERLY LINE OF LOT 4, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA AND THE END

OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE EASTERLY LINE OF SAID LOT 4.

EASEMENT #2:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 3, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE N.64°58'26"W. ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 3.08 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.34°32'56"E. ALONG SAID CENTERLINE FOR 20.52 FEET; THENCE S.89°37'21"E. ALONG SAID CENTERLINE FOR 121.77 FEET; THENCE S.75°32'38"E. ALONG SAID CENTERLINE FOR 65.53 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3.

EASEMENT #3:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 5, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.48°56'28"E. ALONG THE SOUTHERLY LINE OF SAID LOT 5 FOR 15.98 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.51°14'00"E. ALONG SAID CENTERLINE FOR 82.28 FEET; THENCE N.84°27'24"E. ALONG SAID CENTERLINE FOR 45.17 FEET; THENCE S.66°28'04"E. ALONG SAID CENTERLINE FOR 36.21 FEET; THENCE S.62°36'00"E. ALONG SAID CENTERLINE FOR 29.92 FEET; THENCE S.86°08'02"E. ALONG SAID CENTERLINE FOR 37.67 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE SOUTHERLY LINE OF SAID LOT 5.

EASEMENT #4:

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE EASTERLY LINE OF SAID LOT 2 FOR 25.29 FEET; THENCE S.34°52'32"W. ALONG SAID EASTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID EASTERLY LINE FOR 265.56 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.46°35'07"W. ALONG SAID CENTERLINE FOR 582.33 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY LINE OF SAID LOT 2.

ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS AS PLATTED AND SHOWN

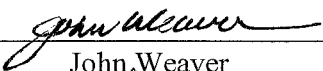


ON THE SUBDIVISION PLAT.


Easement: The right to ingress and egress over the described land constituting the burdened property and the right to maintain utility service as necessary in said Easement area for farm purposes. The agricultural uses of the easement are not limited as the primary purpose of this easement is to support agricultural use of the land.

Grant of Easement: The undersigned hereby grant and convey the above-described Easement to Brian Weaver and John Weaver as tenants in common, their heirs, successors, and assigns for the purpose set forth.

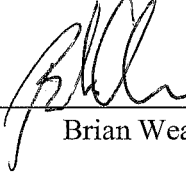
Maintenance Agreement: The Easement area shall be maintained by the owners of Lots 1 through 2 for agricultural purposes. The level of maintenance, repairs, and improvements shall be established for agricultural purposes. The owners of Lots 1 and 2 shall have the use of the easement maintained for agricultural purposes. In the event the owners of Lots 1 and 2 collectively or individually desire to make improvements or repairs they may do so at their sole expense so long as the improvement in no way reduces the usability of the access for agricultural purposes. Improvements shall be made to such specification as will support the use of agricultural equipment which are commonly in use. The cost to repair, maintain or remove such improvement shall be born solely by the user or users causing the improvement to be made. Damage to such improvement caused by agricultural use shall be repaired by the user or users causing the damage at their sole cost. The duty of snow removal and maintenance of the shared access driveway shall be shared equally between lot owners.

  
\_\_\_\_\_

John Weaver

  
\_\_\_\_\_

Diane Weaver

  
\_\_\_\_\_

Brian Weaver

  
\_\_\_\_\_

Deborah Weaver

STATE OF IOWA )  
 ) ss:  
COUNTY OF WOODBURY)

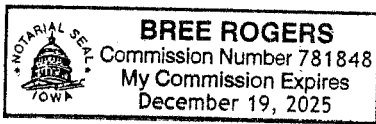
On this 20<sup>th</sup> day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John Weaver and Diane Weaver, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as there voluntary act and deed.



Bree Rogers  
Notary Public in and for said State.

STATE OF IOWA )  
 ) ss:  
COUNTY OF WOODBURY)

On this 20<sup>th</sup> day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Weaver and Deborah Weaver, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as there voluntary act and deed.



Bree Rogers  
Notary Public in and for said State.

<b>CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)</b>	
<b>The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:</b>	
	<b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

<b>ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)</b>	
<b>The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:</b>	
	<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

<b>EXTRATERRITORIAL REVIEW</b>	
<p>This property is not within two (2) miles of an incorporated area and does not require extraterritorial review under Iowa Code, Section 354.9.</p>	

**LEGAL NOTIFICATION**

Published in the Sioux City Journal's Attorneys & Legals section on Friday, May 12, 2023 for the Zoning Commission's May 22, 2023 public hearing.

**\*\*\* Proof of Publication \*\*\***

STATE OF IOWA  
COUNTY OF WOODBURY

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

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY  
SIOUX CITY IA 51101

ORDER NUMBER 58913

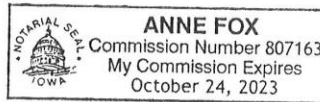
Subscribed and sworn before me in Sioux City, in said County,

this 12<sup>th</sup> day of May, 2023.

*Shelby Grimley*

*[Signature]*  
\_\_\_\_\_  
Notary Public

In and for Woodbury County.



Section: Legal  
Category: 015 Attorneys & Legals  
PUBLISHED ON: 05/12/2023

TOTAL AD COST: 35.72  
FILED ON: 5/12/2023

NOTICE OF PUBLIC HEARINGS REGARDING A PROPOSED ZONING ORDINANCE TEXT AMENDMENT CONCERNING SOLAR ENERGY SYSTEMS AND A MINOR SUBDIVISION PROPOSAL BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on May 22, 2023 at 6:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 8th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

Item One (1)  
SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF SECTION 6.02 ENTITLED DEFINITIONS; AND THE RE-NUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

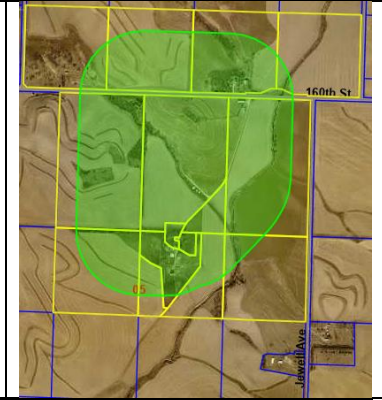
Item Two (2)  
PROPOSED MINOR SUBDIVISION: To be known as Homestead 1867 Addition, Second Filing, a two-lot minor subdivision in a 56.67-acre portion of Section 5, T89N R44W (Wolf Creek Township) in the NW ¼ of the NE ¼ on Parcel #884405200009. The property is approximately 3.5 miles east of Moville. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s): John Weaver and Brian Weaver, 3155 160th St., Moville, IA 51039.

## PROPERTY OWNER(S) NOTIFICATION – 1000 FEET

The 3 property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **May 5, 2023** letter of the public hearing before the Woodbury County Zoning Commission on **May 22, 2023**.

As of **May 17, 2023**, the Community and Economic Development office has received the following comments. The names of the property owners are listed below.

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



Name	Address	City	State	Zip	COMMENTS:
John Weaver and Brian Weaver	3155 160th St.	Moville	IA	51039-8104	No comments
Rochelle Wilson	1610 Jasper Ave.	Moville	IA	51039-8188	No comments.
Manon Haddock	6132 Bradford Lane	Johnston	IA	50131	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No issues from Magellan on this one, Daniel. – Bryan Ferguson, 5/1/23.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	Thank you, Dan I have reviewed the attached proposed minor subdivision for MEC electric. We have no conflicts. The developer should be made aware that any requested relocation or extension of our distribution system is subject to customer contribution. – Casey Meinen, 5/1/23.
MIDAMERICAN ENERGY COMPANY (Gas Division):	I see no conflicts for MEC "Gas". The developer should be aware that the cost to serve natural gas to this development would be at the cost of the customer. – Tyler Ahlquist, 5/1/23.
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, 5/8/23.
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:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	<b>SEE REVIEW MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	I have no comments. Thank you – Diane Swoboda Peterson, 5/1/23.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this subdivision proposal. – Neil Stockfleth, 5/1/23.
WOODBURY COUNTY TREASURER:	



## Woodbury County Secondary Roads Department

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

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@woodburycountyiowa.gov

SECRETARY  
Tish Brice  
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: May 15, 2023

Subject: Homestead 1867 Addition, Second Filing– a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated May 1, 2023.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway has been in use for a very long time and is approved for continued use. As noted on the first Homestead Addition filing comments, I recommend that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners.
- I have no other concerns or issues with this minor subdivision application.

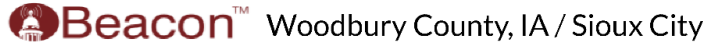
If there are any more questions or issues that arise later, please contact this office.

Cc: File

# PARCEL REPORT

5/1/23, 10:40 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884405200009



## Summary

Parcel ID 884405200009  
Alternate ID  
Property Address N/A  
Sec/Twp/Rng 5-88-44  
Brief WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN  
Tax Description (Note: Not to be used on legal documents)  
Deed Book/Page (12/15/2021)  
Gross Acres 55.15  
Net Acres 55.15  
Zoning AP - AGRICULTURAL PRESERVATION  
District 0056 WOLF CREEK/WD-C  
School District WOODBURY CENTRAL  
Neighborhood N/A

## Owner

Deed Holder  
[Weaver John](#)  
3155 160th St  
Merville IA 51039-8104

[Weaver Brian](#)

Contract Holder

Mailing Address  
Weaver John  
3155 160th St  
Merville IA 51039-8104

## Land

Lot Area 55.15 Acres ; 2,402,334 SF

## Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Bin - Grain Storage (Bushel)		36	27	2003	1
	Bin - Grain Storage (Bushel)		36	27	2006	1
	Bin - Grain Storage (Bushel)		27	42	2013	1

## Valuation

	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$105,630	\$82,060	\$85,340
+ Assessed Building Value	\$41,400	\$32,150	\$40,310
+ Assessed Dwelling Value	\$0	\$0	\$0
= Gross Assessed Value	\$147,030	\$114,210	\$125,650
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$147,030	\$114,210	\$125,650

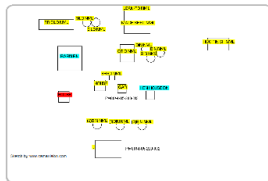
## Sioux City Special Assessments and Fees

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

## Woodbury County Tax Credit Applications

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

## Sketches



<https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=4&PageID=193&KeyValue=884405200009>

1/2

5/1/23, 10:40 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884405200009

No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos.

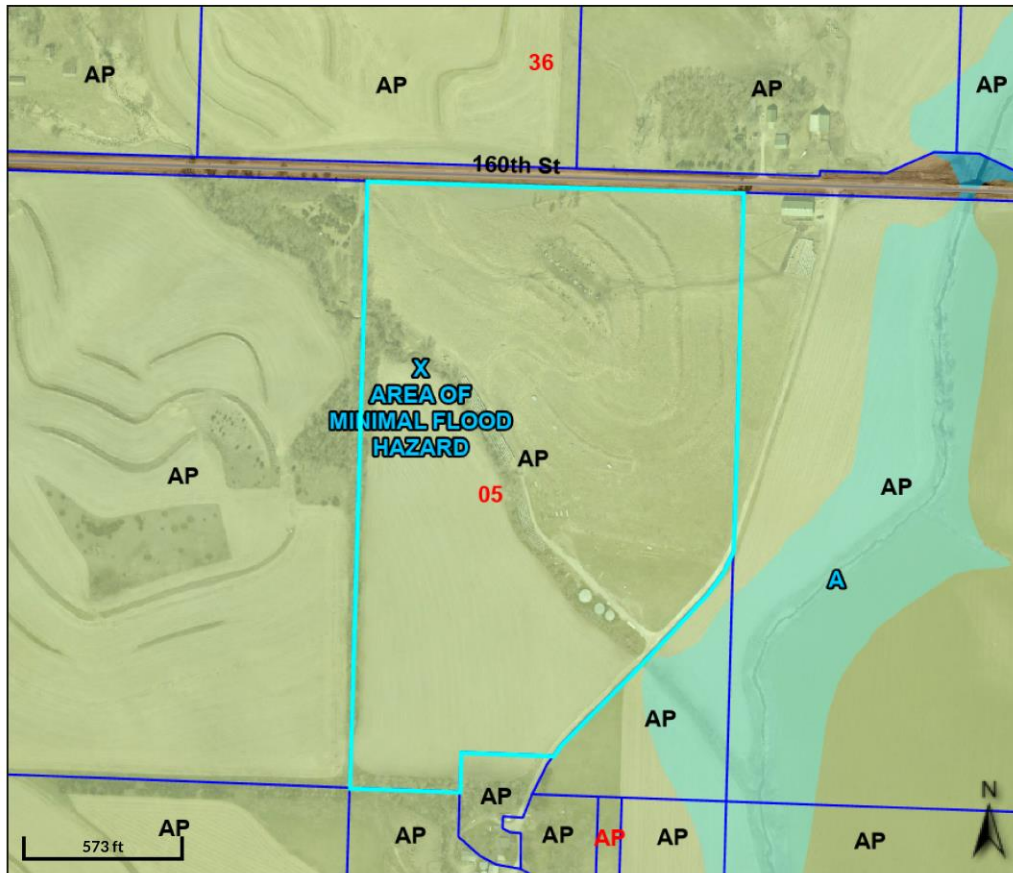


[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

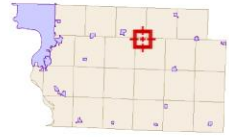
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ZONING MAP

**Beacon™** Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels
- FEMA Flood Map**
- A, (light blue)
- AE, (medium blue)
- AE, FLOODWAY (red)
- AH, (light purple)
- AO, (light blue)
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (yellow)
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (green)
- County Zoning**
- AE (light green)
- AP (pale green)
- GC (orange)
- GC-PD (light orange)
- GI (purple)
- LI (pink)
- LI-PD (light pink)
- SR (yellow)
- WR (orange)

Parcel ID	884405200009	Alternate ID	n/a	Owner Address	WEAVER JOHN
Sec/Twp/Rng	5-88-44	Class	A		3155 160TH ST
Property Address		Acreage	55.15		MOVILLE, IA 51039-8104
District	0056				
Brief Tax Description	WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN				

(Note: Not to be used on legal documents)

Date created: 5/1/2023  
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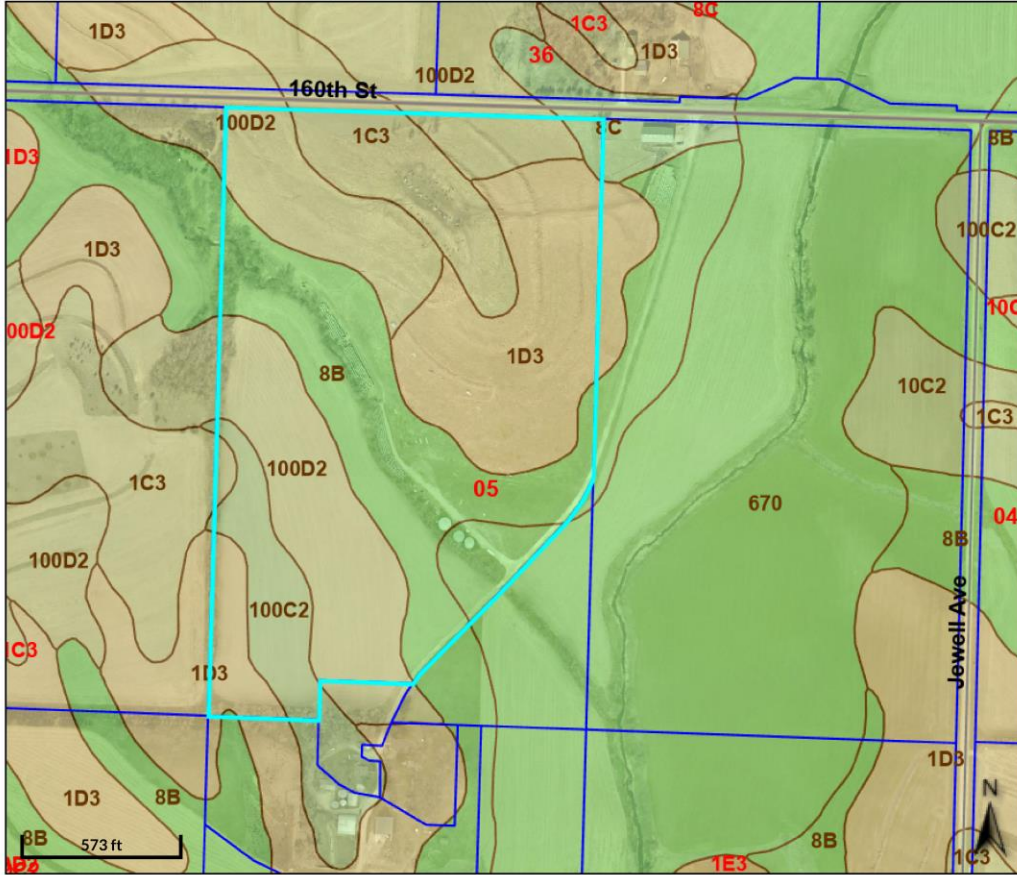
Developed by **Schneider**  
 GEOSPATIAL



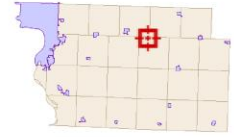


SOIL MAP

**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



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	884405200009	Alternate ID	n/a	Owner Address	WEAVER JOHN
Sec/Twp/Rng	5-88-44	Class	A		3155 160TH ST
Property Address		Acres	55.15		MOVILLE, IA 51039-8104
District	0056				
Brief Tax Description	WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN				
	(Note: Not to be used on legal documents)				

Date created: 5/1/2023  
 Last Data Uploaded: 4/28/2023 7:39:31 PM

Developed by Schneider  
 GEOSPATIAL

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

Date: 6/22/2023 Weekly Agenda Date: 6/27/2023

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Kenny Schmitz

**WORDING FOR AGENDA ITEM:**

Fiber Optic Connectivity FiberComm Proposal- Highway 75 City Fiber Infrastructure/ 28th Street Connection

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Connections to Highway 75 City Fiber Infrastructure is required from the West-side of Highway 75 underneath to the East-side 28th Street termination enclosures.

**BACKGROUND:**

Building Services & WCICC requested FiberComm provide a proposal to extend interconnects to City Fiber infrastructure and 28th Street fiber enclosures.

**FINANCIAL IMPACT:**

28th Street Project- FiberComm \$3,880.00

**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 FiberComm proposal

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve FiberComm proposal not to exceed \$3,880.00



**CUSTOMER PROPOSAL**

**Woodbury County Building Services**  
**401 8th St.**  
**Sioux City, IA 51101**  
**Sioux City, IA**

Contact:  
 Phone:  
 Cell:  
 Email:

**Kenny Schmitz 279.6539**  
[kschmitz@woodburycountyiowa.gov](mailto:kschmitz@woodburycountyiowa.gov)

5/16/2023

Qty.	Description	Monthly Charges			Installation Charges			Install Total
		Unit Price	Extended Price	Discount	Unit Charge	Extended Price	Discount	
24	<b>Voice Services</b>				50.00	1,200.00	(1,200.00)	-
150	Fusion Fiber Splicing (8 Fibers @ 3 Locations)							
3	Install 24 Fiber between east & west Lewis Blvdg. vaults				T&M			T&M
3	Splicing Trial Mobilization				T&M			T&M
3	Splice Case Installation				T&M			T&M
2	Splice Case Grounding				150.00			T&M
	Engineering							300.00
							NOT TO EXCEED	<u>\$2,500.00</u>
250	<b>Woodbury County to Provide the Following</b>							
3	24 fiber cable							
3	Splice Case							
2	24 fiber splice tray							
	Ground rods							
3	Ground Rods				30.00			90.00
2	Splice Tray				60.00			120.00
1	9.5 x 28 Dome Case				450.00			450.00
2	6.5 x 22 Dome Case				360.00			720.00

*Jeff Zyzda*

Provided by;

Jeff Zyzda

LEC County:

Fibers 1-8

FiberComm: Fibers 21-24

NO FIBER PRESENT FROM 28TH ST. TO LEC!

28th & Lewis West City Vault

Splice Fibers 1-8 of East 24F to South 48, Fibers TBD?

Splice Fibers 1-8 of East 24F To 1-8 of West 24F (County)

Splice Fibers 1-4 of North 24F (FiberComm) To 21-24 of West 24F (County)

Splice Fibers 1-8 & 21-24 of West 24F To Fibers 1-8 & 21-24 of North **FIBER??**

28th & LEC Entrance

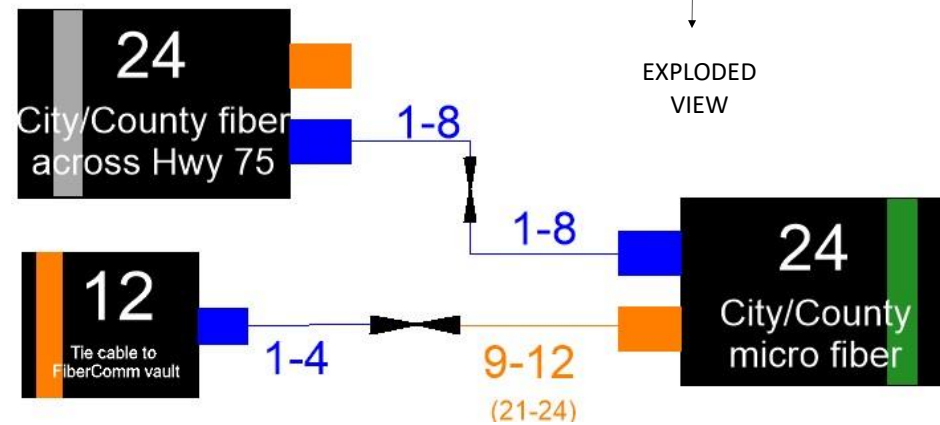
48F

48F

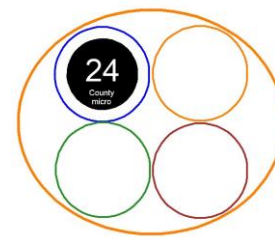
New 24F To Be Installed

28th & Lewis NE City Vault

EXPLODED VIEW



2 - City/County 4way, 16mm ducts east to Outer Drive



**Woodbury County, Iowa  
Appropriation Resolution  
For Fiscal Year 2024**

Resolution #

**Whereas**, it is desired to make appropriations for each Service Area and Program Activity of County Government for the Fiscal Year 2024, beginning July 1, 2023, and

**Now**, therefore, be it resolved by the Woodbury County Board of Supervisors that the amounts detailed by Service Area on the Adopted FY 2024 Woodbury County Budget Summary Form 638-R constitute the authorization to make expenditures from the County's funds beginning July 1, 2023 and continuing until June 30, 2024, and

**Futhermore**, this Appropriation Resolution extends the spending authority of each County Program Activity to the amount appropriated to it as follows:

<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>
<u>Division</u>		<u>Division</u>		<u>Division</u>		<u>Division</u>	
0001-0030	715,000	0001-1000	1,825,973	0001-1002	51,939	0001-1010	606,436
0001-1013	22,503	0001-1040	656,916	0001-1050	10,837,595	0001-1060	1,718,360
0001-1061	121,698	0001-1100	2,424,469	0001-1102	143,136	0001-1104	235,883
0001-1105	99,047	0001-1110	246,000	0001-1540	728,106	0001-1610	623,546
0001-3040	2,351,315	0001-3100	108,000	0001-3101	26,950	0001-3110	75,000
0001-3200	273,444	0001-3201	10,000	0001-3210	40,000	0001-6100	673,441
0001-6110	1,302,213	0001-6120	369,162	0001-6123	57,850	0001-8100	1,334,678
0001-8110	812,564	0001-9000	434,597	0001-9001	419,462	0001-9010	440,599
0001-9020	620,431	0001-9030	434,085	0001-9031	15,225	0001-9032	4,000
0001-9033	71,000	0001-9101	718,819	001-9102	651,127	0001-9103	521,510
0001-9104	2,500	0001-9105	17,638	0001-9106	10,000	0001-9108	622,208
0001-9109	12,601	0001-9110	1,471,300	0001-9113	1,191,421	0002-1200	688,308
0002-1210	150,357	0002-1231	95,232	0002-1400	30,750	0002-1430	431,252
0002-1500	64,500	0002-1520	983,753	0002-1620	345,000	0002-3300	2,026,224
0002-3301	93,652	0002-3310	100,000	0002-8000	399,122	0002-8001	93,565
0002-8010	89,255	0002-8013	50,515	0002-9200	1,000,000	0003-9000	46,708
0006-9040	354,931	0008-1050	165,003	0009-1050	500,000	0011-0030	235,000
0011-1000	1,193,595	0011-6000	39,000	0011-6010	112,526	0011-6020	220,036
0011-6200	9,527	0011-6320	181,604	0011-8020	5,000	0020-0200	1,025,000
0020-7000	12,500	0020-7001	3,000	0020-7010	1,082,847	0020-7011	16,500
0020-7012	14,000	0020-7013	91,000	0020-7014	65,000	0020-7100	100,000
0020-7101	190,000	0020-7110	30,000	0020-7111	4,242,507	0020-7112	22,000
0020-7113	1,075,000	0020-7120	0	0020-7130	295,000	0020-7200	1,360,000
0020-7210	465,000	0020-7211	1,470,000	0020-7212	108,000	0020-7220	8,000
0020-7221	2,000	0020-7222	135,000	0020-7230	5,500	0020-7231	130,000
0020-7232	20,000	0023-6100	50,000	0024-8111	220,000	0025-0200	8,000,000
0029-1201	332,186	0031-9001	225,465	0040-0801	70,000	0040-0802	40,000
0057-6100	5,000	0057-6121	3,500	0057-6122	87,248	0059-1200	5,000
0061-6400	273,520	0067-6100	204,000	0074-1100	165,000	0078-1060	60,000
0080-1060	1,000	0081-1060	8,500	0083-1100	145,000	1500-1200	560,000
1500-6110	776,000	1500-9010	6,000	1500-9101	20,000	1500-9103	185,000
1500-9104	60,000	1500-9110	587,000	2000-0100	2,822,451	2000-0110	483,611
2000-0120	4,014,888						

**Accordingly**, until such time as a Service Area is identified as progressing to a spending level challenging its appropriation, a budget amendment per 331.435 will not be implemented,

**However**, should a Program Activity approach a spending level challenging its appropriation level, and the Service Area continues balanced, the Board of Supervisors will be requested to increase the Program's spending authority by resolving to permit such, and,

**Additionally**, the Board of Supervisors may be requested to decrease a Program's appropriation by 10% or \$5,000, whichever is greater, to appropriate a like amount to a Program Activity requesting same: 331.434 sub 6 will govern actions in this regard.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County on June 27, 2023 and certified as follows:

Woodbury County Board of Supervisors

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Supplemental to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the General Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Supplemental Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 7,343,736

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023 the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from Conservation Reserve Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Conservation Reserve Fund revenues to the General Basic Fund to reimburse the Browns Lake Project.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Conservation Reserve Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 136200.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming Revenue Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming Revenues to the General Basic Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenue Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 235,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023 the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the General Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the General Basic Fund for funding of Conservation Nature Center and a new position,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the General Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 440,343.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023 the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Rural Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax Fund revenues to the Rural Basic Fund for the funding of the Economic/Community Development department,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 170.051

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Rural Basic Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the Rural Basic Fund for the funding of Soil Conservation,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 39,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the Secondary Roads Fund to pay their share of the expenses of the Secondary Roads Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 1,732,500.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Tax Increment Fund to the Debt Service Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Tax Increment Fund revenues to the Debt Service Fund to pay FY 2024 principal and interest for the 2017 Tax Increment G.O. .

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Tax Increment Fund to the Debt Service Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 791,250.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 28th, 2023, the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Secondary Road Fund to the Debt Service Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Secondary Road revenues to the Debt Service Fund to pay FY 2024 principal and interest for the FY 2022 Secondary Gravel Project,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Secondary Road Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023 the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the County Library Fund during the Fiscal Year 2023-24 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the County Library Fund to pay the their share of the expenses of the County Library.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the County Library Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 186,114.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Fund to the Emergency Paramedic Services Fund during the Fiscal Year 2023-24 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Rural Basic revenues to the Emergency Paramedic Services Fund to pay half of the paramedics salaries and benefits.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Fund to the Emergency Paramedic Services Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 166,093.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Fund to the Emergency Paramedic Services Fund during the Fiscal Year 2023-24 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move General Basic revenues to the Emergency Paramedic Services Fund to pay half of the paramedics salaries and benefits.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Fund to the Emergency Paramedic Services Fund for the fiscal year beginning July 1, 2023, shall not exceed the sum of \$ 166,093.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 27th, 2023, the vote being as follows:

Ayes:

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Nays:

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