

SEPTEMBER 1, 2026, THIRTY-SIXTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, September 1, 2026, at 4:30 p.m. Board members present were Bittinger II (by phone), Carper (by phone), Nelson, Dietrich, and Ung. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, and Michelle Skaff, 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 Nelson second by Dietrich to approve the September 1, 2026 agenda. Carried 5-0. Copy filed.

Motion by Nelson second by Dietrich to approve the following items by consent.

2. To approve minutes of the August 25, 2026 meeting. Copy filed.
3. To approve the claims totaling \$873,741.67. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a Resolution for tax suspension for Jon Hanson, 3521 Jones St., parcel #894716131019.

WOODBURY COUNTY, IOWA
RESOLUTION #14,097
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Jon Hanson as titleholder of property located at 3521 Jones Street, Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel # 894716131019

PEIRCES ADDITION LOTS 4 & 5 BLOCK 106

WHEREAS, Jon Hanson as titleholders of the aforementioned real estate has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

SO RESOLVED this 1st day of September 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 4b. To approve and authorize the Chairperson to sign a Resolution for tax suspension for Jessica and Anthony Angel, 3232 Maplewood St., parcel #894717403003.

WOODBURY COUNTY, IOWA
RESOLUTION #14,098
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Jessica and Anthony Angel, as titleholder of a property located 3232 Maplewood St., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894717403003

SUNSET VALLEY LOT 3 BLOCK 3

WHEREAS, Jessica and Anthony Angel of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes and hereby directs the Woodbury County Treasurer to record the approval of this tax suspension for this property.

SO RESOLVED this 1st day of September 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5. To approve year 2 Opioid Remediation funding for Sky Ranch Behavioral Services in the amount of \$181,986, effective July 1, 2026. Copy filed.
- 6a. To approve the separation of Yesenia McKinley, Custodian, Building Services Dept., effective 09-07-2026. Resigned.; the appointment of Tanner Pollema, Deputy, County Sheriff Dept., effective 09-14-2026, \$39.94/hour. Authorization to Hire on 9/1/26. Entry Level Salary: \$39.94/hr.; the appointment of Alex Boyle, Deputy, County Sheriff Dept., effective 09-14-2026, \$39.94/hour. Authorization to Hire on 9/1/26. Entry Level Salary: \$39.94/hr.; the appointment of Jesus Ruelas Hernandez, Civilian Jailer, County Sheriff Dept., effective 09-14-2026, \$27.21/hour. Job Vacancy Posted on 7/8/26. Entry Level Salary: \$27.21/hr.; the appointment of Brock Wines, Civilian Jailer, County Sheriff Dept., effective 09-14-2026, \$27.21/hour. Job Vacancy Posted on 7/8/26. Entry Level Salary: \$27.21/hr.; and the separation of Tracy Stolen Sitzmann, Youth Worker, Juvenile Detention, effective 09-28-2026. Retired. Copy filed.
- 6b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Deputy (2), County Sheriff Dept. CWA Deputy: \$32.27 - \$48.34/hr.; Youth Worker – FT, Juvenile Detention. AFSCME Juvenile: \$23.40 - \$33.11/hr.; Custodian, Building Services Dept. AFSCME Courthouse: \$18.35 - \$23.23/hr. Copy Filed.
- 6c. To approve the renewal of Employee & Family Resources (EFR) as our employee assistance provider. Copy filed.
7. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Antiochian Orthodox/St. Thomas Church, parcel #894728207004.

WOODBURY COUNTY, IOWA
RESOLUTION #14,099
RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, St. Thomas Orthodox Church of Sioux City is the titleholder of real estate Parcel #894728207004 and Parcel #894728133007 located in the City of Sioux City, Woodbury County, Iowa and legally described as follows:

Parcels #894728207004 & #894728133007

Lots Four (4), Five (5) and Six (6) in Block One Hundred and Seven (107), of Sioux City East Addition, in the County of Woodbury and State of Iowa

And

The South One-half of Lot Five (5) East of the West 100 Feet thereof, and all of Lot Six (6), lying East of the West 100 Feet thereof, and all of Lot Seven (7) and all of the South One-half of Lot Eight (8) and all of the vacated alley between said Lots Six (6) and Seven (7) and the South One-half of Lots Five (5) and Eight (8) in Block Sixty-seven (67), Sioux City East Addition

WHEREAS, the above-stated property has taxes owing for the 2025 tax year and the parcel is owned by St. Thomas Orthodox Church of Sioux City, and

WHEREAS, the organization, namely St. Thomas Orthodox Church of Sioux City is failing to immediately pay the taxes due; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 427.3 for the taxes owed for the 2025 tax year and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 1st day of ~~September~~ 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

8. Motion by Ung second by Dietrich to approve New GIS Datum and Coordinate System Proposal with Dan Corbin, Inc. Carried 5-0. Copy filed.
- 9a. Motion by Nelson second by Dietrich to increase the amount allocated to Conservation project of Waterfall retaining wall, sidewalk, steps and railings replacement by \$19,650.00 to a new total of \$121,125.00. Carried 5-0. Copy filed.
- 10a. A public hearing was held at 4:45 p.m. on the proposed reallocation of Unspent Proceeds. The Chairperson called on anyone withing to be heard.

Motion by Ung second by Dietrich to close the public hearing. Carried 5-0.
- 10b. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution instituting proceedings to take additional action and approving the reallocation of certain unspent proceeds of the General Obligation Capital Loan Notes, Series 2026A, of Woodbury County, Iowa. Carried 5-0.

RESOLUTION #14,100

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION AND APPROVING THE
REALLOCATION OF CERTAIN UNSPENT PROCEEDS OF
THE GENERAL OBLIGATION CAPITAL LOAN NOTES,
SERIES 2026A, OF WOODBURY COUNTY, IOWA

WHEREAS, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to institute proceedings for the reallocation of certain unspent proceeds, in the amount of not to exceed \$440,000 (the "Unspent Proceeds") of the General Obligation Capital Loan Notes, Series 2026A, of Woodbury County, Iowa, to provide funds to pay costs of i) the erection, equipping, remodeling, reconstruction, additions or extensions of Trosper Hoyt and (ii) the erection, equipping, remodeling or reconstruction of various public building projects, including the site or grounds thereof, including replacement of a freight elevator at the Courthouse, and has considered the extent of objections

received from residents or property owners as to said proposal and, accordingly the following action is now considered to be in the best interests of the County and residents thereof.

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

Section 1. That this Board does hereby institute proceedings and takes additional action for the reallocation of the Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2026A to pay costs of i) the erection, equipping, remodeling, reconstruction, additions or extensions of Trospen Hoyt and (ii) the erection, equipping, remodeling or reconstruction of various public building projects, including the site or grounds thereof, including replacement of a freight elevator at the Courthouse, is in all respects authorized and approved.

Section 2. The Auditor is authorized and directed to take such action as may be necessary to effect and implement the foregoing reallocation of the Unspent Proceeds as described herein, and to cause the records and accounts of the County to reflect the same.

PASSED AND APPROVED this 1st day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

9b. Review of CIP funds presented by Budget and Finance Director Ericson. Copy filed.

Motion by Nelson second by Dietrich to approve \$215,000 in CIP for the freight elevator and \$225,000 to Trospen Hoyt Juvenile Detention. Carried 5-0.

11. \$4,555,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution approving electronic bidding procedures and distribution of the Preliminary Official Statement. Carried 5-0.

RESOLUTION #14,101

RESOLUTION APPROVING ELECTRONIC BIDDING PROCEDURES AND DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT

WHEREAS, Woodbury County, Iowa is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403 and the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan and of capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts which assist in economic development through the creation of jobs and wealth including the Southbridge Interchange Project; and

WHEREAS, the County has, in accordance with Sections 331.441(2)(b)(14), 331.441(2)(b)(16), 331.443 and 403.12 of the Code of Iowa, held public meetings and hearings upon the proposal to institute proceedings for the issuance of Notes for the aforesaid essential corporate purposes; and

WHEREAS, in conjunction with its Municipal Advisor, UMB Financial Services, Inc. the County has caused an Official Statement to be prepared outlining the details of the proposed sale of the Notes; and

WHEREAS, the Board has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Board deems it in the best interests of the County and the residents thereof to receive bids to purchase such Notes by means of electronic internet communication.

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

Section 1. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Chairperson and Auditor, upon the advice of bond counsel and the County's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Notes for sale.

Section 2. That the receipt of electronic bids through the PARITY® Competitive Bidding System described in the Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

PASSED AND APPROVED this 1st day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

12. Motion by Nelson second by Bittinger to approve to purchase up to 2 tables for the Siouxland Chamber of Commerce Annual Dinner. Carried 5-0. Copy filed.
13. Reports on Committee meetings were heard.
14. There were no citizen concerns.
15. Board concerns were heard.

The Board adjourned the regular meeting until September 8, 2026.

Meeting sign in sheet. Copy filed.