

MARCH 31, 2026, FOURTEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, March 31, 2026, at 4:30 p.m. Board members present were Carper, Dietrich, Nelson, Ung, and Bittinger II. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Joshua Widman, Assistant County Attorney, 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 Bittinger to approve the March 31, 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 March 24, 2026 meeting. Copy filed.
3. To approve the claims totaling \$637,210.29. Copy filed.
4. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Betty Huls, parcel #894721452012, 1609 Virginia St.

**WOODBURY COUNTY, IOWA
RESOLUTION #14,015
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

WHEREAS, Betty Huls, as titleholder of a property located 1609 Virginia St., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894721452012

GLABRAITHS 2ND LOT 3 BLOCK 5

WHEREAS, Betty Huls 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 31st day of March 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #884706478016, 2715 S. Cleveland St.

**WOODBURY COUNTY, IOWA
RESOLUTION #14,016
NOTICE OF PROPERTY SALE**

Parcels #884706478016

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

E ½ Vacated N-S alley abutting Lot Twenty-three (23), Block Three (3), Lorraine Place Addition, City of Sioux City in the County of Woodbury and State of Iowa (2715 S. Cleveland St.)

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 **14th Day of April, 2026 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 **14th Day of April, 2026**, 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 \$125.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 31st Day of March, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

6. To approve letter of commitment for the BOOST Restart Grant project. Copy filed.
7. To approve the letter of support for Woodbury County Veteran Affairs. Copy filed.
- 8a. To approve the appointment of Logan Chicoine, Deputy, County Sheriff Dept., effective 04-20-2026, \$30.59/hour. Authorization to Hire on 3/31/26. Entry Level Salary: \$30.59/hr. Copy filed.
- 8b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Deputy, County Sheriff Dept. CWA Deputies: \$30.59/hour. Copy filed.
- 8c. To approve the request of Randi Campbell to remain on the County Health, Dental, and Vision insurances. Copy filed.

Carried 5-0.

9. Motion by Nelson second by Bittinger to approve to appoint Supervisor Dietrich and Supervisor Bittinger as a sub-committee to serve as Board representatives for discussions with Ida County on merging public health services. Carried 5-0. Copy filed.
10. A public hearing was held at 4:40 p.m. for courthouse freight elevator project. The Chairperson called on anyone wishing to be heard. Copy filed.

Auditor Recorder Michelle Skaff addressed the board with a request to schedule the replacement after the November Election to allow for moving elections equipment for the election.

Teresa Hebert, CMBA Architects, addressed the board regarding the timing of the replacement.

Motion by Nelson second by Dietrich to close the public hearing. Carried 5-0.

11. Motion by Nelson second by Carper to approve 28E Agreement between Woodbury County Iowa, Woodbury County Attorney, and the City of Cushing, IA. Carried 5-0. Copy filed.

12. Motion by Nelson second by Dietrich to approve up to .460 FTEs to hire temporary clerical help for the 2026 Primary Election. Carried 5-0. Copy filed.

13a. Motion by Nelson second by Bittinger to receive a document from Secondary Roads Engineer Sievers. Carried 5-0. Copy filed.

Motion by Ung second by Bittinger to deny a variance request for a digital sign overhanging into County right-of-way at Lawton-Bronson Elementary. Carried 5-0. Copy filed.

13b. Motion by Nelson second by Dietrich to receive for signatures a Resolution establishing a lower speed limit on Banner Avenue and 235th St. Carried 5-0.

**SPEED LIMIT RESOLUTION
235TH STREET INTERCHANGE CONSTRUCTION
RESOLUTION #14,017**

WHEREAS: The Board of Supervisors of Woodbury County is empowered under the authority of sections 321.255 and 321.285, subsection 4 of the Code of Iowa to determine upon the basis of an engineering and traffic investigation conducted by the County Engineer that the speed limit of any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and

WHEREAS: Such investigation has been requested and completed and the County Engineer has reached an opinion concerning the reasonable and proper speed for the road listed herein,

NOW, THEREFORE BE IT RESOLVED, by the Woodbury County Board of Supervisors that the following speed limit be established, and appropriate signs erected at the locations described as follows:

- 1) Banner Avenue beginning at the intersection of Dogwood Trail/Port Neal Road, then southeasterly to 235th Street, a speed limit of 35 miles per hour is established.
- 2) Continuing on 235th Street at the transition from Banner Avenue then east to the intersection of Old Highway 75, a speed limit of 35 miles per hour is established.

Speed limit shall be effective when appropriate signs giving notice of the speed limits are erected.

Passed and approved this 31st day of March 2026 by the Woodbury County Board of Supervisors.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

14a. Motion by Nelson second by Bittinger to approve Bond Counsel Engagement Agreement for proposed issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes. Carried 5-0. Copy filed.

14b. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential county purposes), and providing for publication of notice thereof (Urban Renewal Authority). Carried 5-0.

RESOLUTION #14,018

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$19,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grow Woodbury County Urban Renewal Plan (the "Plan") for the Grow Woodbury County Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Woodbury County, Iowa; and

WHEREAS, the Plan has subsequently been amended several times, lastly by the 2026 Amendment to the Plan, adopted on February 24, 2026, by Resolution No. 14,003, which Amendment added urban renewal projects proposed to be undertaken within the Area, and added land to the Area; and

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$19,500,000, as authorized by Sections 331.402, 331.443 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 331 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

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

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:40 P.M., on the 28th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the 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 including the Southbridge Interchange Project.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$19,500,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: April 8, 2026 and April 17, 2026)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$19,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 28th day of April, 2026, at 4:40 P.M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the 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 including the Southbridge Interchange Project. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the County, may be filed with the Auditor of the County in the manner provided by Section 331.306 of the Code of Iowa, pursuant to the provisions of Sections 331.402, 331.441(2)(b)(14), 331.443 and 403.12 of the Code of Iowa.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$31.32. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Chapters 331 and 403 of the Code of Iowa.

Dated this 31st day of March, 2026.

PASSED AND APPROVED this 31st day of March, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 14c. Motion by Nelson second by Dietrich to receive the Engineer’s report regarding the Southbridge Interchange from Director Ericson. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential county purposes) and providing for publication of notice thereof (Non-Urban Renewal Economic Development). Carried 5-0.

RESOLUTION #14,019

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$19,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$19,500,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

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

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:45 P.M., on the 28th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs 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.

Section 2. That pursuant to Iowa Code Section 331.441(2)(b)(16), capital projects must be found to “assist in economic development which creates jobs and wealth”. No procedure for establishing this is spelled out in the Code. Accordingly, pursuant to Iowa Code Section 331.301(5), the Board elects to have a financial impact report prepared for purposes of determining the impacts of the proposed projects.

Section 3. The County Engineer has compiled data and prepared report, a copy of which is attached hereto and incorporated herein by this reference, which demonstrates the economic impact of the proposed projects. Having reviewed said report, this Board finds:

- a) These capital improvement projects:
 - i. are intended to foster development and bring heavier industries, better paying jobs,

and the opportunity for wealth creation to the area;

ii. provide necessary, safe and reliable access to the Southbridge Business Park, located south of the Sioux Gateway Airport, and the Sergeant Bluff Industrial Park, located north of the project site at the southern edge of Sergeant Bluff;

iii. provide necessary, safe and reliable access for businesses who wish to take advantage of nearby freight multimodal options;

iv. provide necessary access to major industrial and commercial operations, including Sabre Industries – Connecting America's Communities, Cold Link Logistics, Dayton Freight, Old Dominion Trucking, CF Industries, Mid-American Energy Company and Gelita USA;

v. provide major thoroughfares for workers traveling to and from work within the County, and traveling in and out of Southbridge Business Park and Sergeant Bluff Industrial Park;

vi. are needed to provide necessary infrastructure to support estimates from SIMPCO and reported in the 2022 Interchange Justification Report originally projecting a net increase of 6,227 new jobs between 2010 and 2050 in the Southbridge Business Park, Sergeant Bluff Industrial Park, and Bridgeport West Industrial Park (north of the airport). The projections were later increased by an additional 6,915 jobs, although a portion of these new jobs are expected north of the airport. These projections are dependent on the interchange.

a) The health, safety and welfare of our citizens are dependent upon efficient travels within the County. Adequate and current infrastructure is necessary to achieve these goals and attracts a quality workforce for county industries seeking to expand.

b) Access to recreational areas and activities is a draw to a quality workforce. Those who choose to work in the urban areas may also choose to live in rural area and need adequate infrastructure to access their urban employment.

c) Agricultural development within the County accounts for a major source of jobs and wealth within the County. Safe and efficient access to the market, grain elevators and fields are essential to the growth and maintenance of this industry in the County.

For the foregoing reasons, this Board finds the proposed capital improvement projects enumerated in the Engineer's report assist economic development efforts within the County which are designed to create jobs and wealth for citizens of the County.

Section 4. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$19,500,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 5. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 6. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: April 8, 2026 and April 23, 2026)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$19,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 28th day of April, 2026, at 4:45 P.M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$19,500,000 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts such capital project assisting in economic development which creates jobs and wealth including the Southbridge Interchange Project. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$31.32. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this 31st day of March, 2026.

PASSED AND APPROVED this 31st day of March, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 15. The board reviewed the FY27 budget.
- 16. The Board shared reports on committee meetings.
- 17. James Loomis and Laura Sievers addressed the board regarding the fire response in the county over the weekend.
- 18. Board concerns were heard.

The Board adjourned the regular meeting until April 7, 2026.

Meeting sign in sheet. Copy filed.