

JUNE 9, 2026, TWENTY FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 9, 2026, at 4:30 p.m. Board members present were Nelson, Dietrich, Bittinger II, Ung and Carper. Staff members present were Karen James, Board Administrative Assistant, 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 June 9, 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 June 2, 2026 meeting. Copy filed.
3. To approve the claims totaling \$948,408.68. Copy filed.
- 4a. To approve the appointment of Caitlyn Wilson, Clerk II - MV, County Treasurer Dept., effective 06-10-2026, \$19.82/hour. Job Vacancy Posted on 3/4/2026. Entry Level Salary \$19.82/hr.; and the reclassification of Miranda Kluver, Civilian Jailer, County Sheriff Dept., effective 06-22-2026, \$34.57/hours, 11%=\$3.45/hr. Per CWA Civilian-Move from Senior to Master. Anniversary Date: 6/30/26. Copy filed.
- 4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Senior Clerk – In-House, Secondary Roads Dept. AFSCME Courthouse: \$22.43-\$28.28/hr. Copy filed.
- 4c. To approve and authorize the Chairperson to sign the request to Deauthorize County Position for Clerk II -1.0 FTE, Secondary Roads Dept. Copy filed.
- 4d. To approve the purchase of Cyber Liability Insurance for FY 26/27. Copy filed.
- 5a. To approve to cancel the tax certificate #2024-0116, and refund the Investor (ACC 1288 LLC) of the tax certificate payments, in the amount of \$5,519.00.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for City of Sioux City, parcel #894735462013.

WOODBURY COUNTY, IOWA
RESOLUTION #14,048
RESOLUTION APPROVING ABATEMENT OF TAXES

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

Parcel # 8947 35 462 013 (3815 Peters Ave)

City of Sioux City – Stones Ex N 2.8 Ft W 50 Ft Lot 5 & W 50 Ft Lot 6 Blk 8

WHEREAS, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by the City of Sioux City; and

WHEREAS, the City of Sioux City, Woodbury County, Iowa, 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(s) according to the court order, case # EQCV225283, and hereby directs the Woodbury

County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 9th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5b. To approve to cancel the tax certificate #2024-0088 and refund the Investor (ACC 1608 LLC) of the tax certificate payments, in the amount of \$3,275.00.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for City of Smithland, parcel #864426405003.

WOODBURY COUNTY, IOWA
RESOLUTION #14,049
RESOLUTION APPROVING ABATEMENT OF TAXES

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

Parcel # 8644 26 405 003 (304 N Hickory St)

City of Smithland, Rices Addn Lots 5-6, Block 1

WHEREAS, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by the City of Smithland; and

WHEREAS, the City of Smithland, Woodbury County, Iowa, 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(s) according to the court order, case # EQCV228452, and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 9th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5c. To approve to cancel the tax certificate #2022-771.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Yes Homesales Exp LLC, Vin #XGA226822.

WOODBURY COUNTY, IOWA
RESOLUTION #14,050
RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Yes Homesales Exp is the titleholder of a mobile home

VIN # XGA226822 located in Woodbury County, Iowa and legally described as follows:

VIN # XGA226822 Year/Model 1972 New Moon

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Yes Homesales Exp.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through Personal judgment or tax sale.

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

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 9 day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

- 9. Motion by Nelson second by Bittinger to approve and authorize the Board Chair to sign the Agreement to Provide Public Health Services to the Residents of Ida County FY27. Carried 5-0. Copy filed.
- 6. A public hearing was held at 4:35 p.m. for the sale of parcel #894729406018, 121 Market St. The Chairperson called on anyone wishing to be heard.

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

Motion by Dietrich second by Nelson to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894729406018, 121 Market St., to Benjamin Hoffman, 125 Market St., Sioux City, for \$627.00 plus recording fees. Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUTY, IOWA
RESOLUTION #14,051

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

By Benjamin Hoffman in the sum of **Six Hundred Twenty-seven Dollars & 00/100 (\$627.00)**-----
-----dollars.

For the following described real estate, To Wit:

Parcel #894729406018
Lot Eighteen (18) & the East ½ of Lot Nineteen (19) Block Nineteen (19) Sioux City Addition to Sioux City, in the County of Woodbury and State of Iowa (121 Market Street)

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

BE IT RESOLVED that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

BE IT FURTHER RESOLVED that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

SO DATED this 9th Day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7a. Motion by Ung second by Nelson to receive the final report and recommendation from the Zoning Commission following their 5/27/26 special meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011 for William J. Smith (2634 Buchanan Ave, Salix, IA 51052). Carried 5-0. Copy filed.
- 7b. A public hearing was held at 4:40 p.m. to conduct the first public hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011.

Motion by Dietrich second by Nelson to close the public hearing. Carried 5-0.
- 7c. Motion by Nelson second by Ung to approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011. Carried 5-0. Copy filed.
- 8. The canvass for the June 2, 2026 General Election was held.

Michelle Skaff, Commissioner of Elections, announced there were a total of 9 provisional and 3 after-election ballots, of which 7 were accepted and added to the tally and 5 were rejected.

Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution of Certification (Canvass) of Primary Election Results. Carried 5-0.

WOODBURY COUNTY, IOWA
RESOLUTION #14,052
RESOLUTION CERTIFICATION (CANVASS) OF PRIMARY ELECTION RESULTS

WHEREAS, the PRIMARY ELECTION was held as prescribed by law on June 2, 2026, and;

WHEREAS, the Board of Supervisors and *ex officio* Board of Canvassers have canvassed the vote of said election in accordance with §43.49 and §50.24 of the *Code of Iowa*, now therefore;

NOW THEREFORE, BE IT RESOLVED that we, the undersigned members of the Board of Supervisors and *ex officio* Board of Canvassers of Woodbury County, Iowa, do hereby certify the following TURNOUT REPORT and RESULTS in the PRIMARY ELECTION, held June 2, 2026, and that no obvious clerical errors were identified during the canvass.

Seven thousand four hundred and twenty-eight (7,428) people voted at the polls on election day.
Two thousand one hundred and twenty-seven (2,127) absentee ballots were accepted for counting.
Seven (7) provisional ballots were accepted for counting (included in absentee total).
A total of Nine thousand Five hundred and Fifty-Five (9,555) people voted.

CANDIDATES NOMINATED FOR COUNTY OFFICES:

Republican Party: Board of Supervisors District 2: Daniel A. Bittinger II

Republican Party: County Treasurer: Tina M. Bertrand

Republican Party: County Attorney: James D. Loomis

Democratic Party: County Attorney: Benjamin J. Mulford

COUNTY OFFICES WITHOUT A PARTY NOMINEE:

Democratic Party: Board of Supervisors District 2

Democratic Party: Board of Supervisors District 4

Republican Party: Board of Supervisors District 4

Democratic Party: County Treasurer

APPROVED this 9th day of June 2026

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Bittinger to receive for signatures the canvass of the Woodbury County June 2, 2026 Primary Election. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to receive for signature a Notice of Nomination to certify nominees to the Chairperson's of the Democratic and Republican parties. Carried 5-0. Copy filed.

10. Motion by Nelson second by Dietrich to receive a document from Mr. Hinse. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve the 6-ton embargo project exemption/6-ton embargo removal to Haugen Construction to use portions of 220th St. up to 1360 200th St for the duration of the embargo. Carried 5-0. Copy filed.

11. Reports on committee meetings were heard.

12. There were no citizen concerns.

13. Board concerns were heard.

The Board adjourned the regular meeting until June 16, 2026.

Meeting sign in sheet. Copy filed.