

JUNE 23, 2026, TWENTY SIXTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 23, 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, James Loomis, County Attorney, Ryan Ericson, Budget and Finance Director and Shona Campbell, 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.

Motion by Nelson second by Dietrich to approve the June 23, 2026, agenda. Carried 5-0. Copy filed.

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

To approve minutes of the June 16, 2026 meeting. Copy filed.

To approve the claims totaling \$408,062.47. Copy filed.

To approve an application for a 12-month Class C Retail Alcohol License for the Abu Bekr Shrine, effective 06/21/26 through 06/20/27. Copy filed.

To receive the appointments of Polly Meisner, 3908 110th St., Pierson, Julie Hamann, 4424 230th St., Correctionville, and Kevin Fouts, 2920 170th St., Merville, to the Woodbury County Library Board of Supervisors. Copy filed.

To approve the separation of Alexander Jensen, Jail Sergeant, County Sheriff Dept., effective 06-28-2026. Resigned.; the appointment of Dustin Schlenger, Equipment Operator, Secondary Roads Dept., effective 06-29-2026, \$27.86/hour. Job Vacancy Posted on 4/10/26. Entry Level Salary: \$27.86/hr.; the other of Patricia Raymond, % Deputy, County Treasurer Dept., effective 06-22-2026, \$96,141.03/year, 2%=\$2,344.90/yr. Increase from 80% to 82% Deputy. Per County Treasurer.; the other of Kimberlee Koepke, % Deputy, County Treasurer Dept., effective 06-22-2026, \$78,544.28/year, 3%=\$2,344.93/yr. Increase from 65% to 67% Deputy. Per County Treasurer.; and the appointment of Teagan Reiners, Engineering Aide – Temp, Secondary Roads Dept., effective 06-24-2026, \$19.00/hour. Job Vacancy Posted on 2/25/26. Entry Level Salary: \$19.00/hr. Temp – Not to Exceed 120 Days.

To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk III, County Attorney’s Office. AFSCME Courthouse: \$26.07/hour. Copy filed.

Carried 5-0.

Information regarding Senate File 378 presented by County Engineer Laura Sievers. – the speed limit for all vehicular traffic shall be 60 mph unless otherwise posted after July 1, 2026. Copy filed.

Laurie Lukken, Salix; Steve Corey, Salix; Linette Ross, Lawton; Mitchell Peterson, Salix; Chris Prosch, Sioux City; Kevin Alons, Salix; and Trisha Rivers, Sioux City expressed concerns about the Data Center Moratorium.

Motion by Nelson second by Ung to approve a Resolution establishing a twelve (12) month Moratorium on the acceptance, processing, and approval of applications for all classes of data centers within the unincorporated areas of Woodbury County, Iowa. Carried 5-0.

RESOLUTION #14,064

A RESOLUTION OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
ESTABLISHING A TWELVE (12) MONTH MORATORIUM ON THE ACCEPTANCE,
PROCESSING, AND APPROVAL OF APPLICATIONS FOR ALL CLASSES OF DATA
CENTERS WITHIN THE UNINCORPORATED AREAS OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors (“Board”) is vested with the authority to protect the public health, safety, and general welfare of county residents, and to regulate land uses within the unincorporated areas of the County pursuant to Chapters 331 and 335 of the Code of Iowa; and

WHEREAS, data centers have begun to emerge nationwide as large-scale industrial facilities that vary significantly in size, operational intensity, environmental impact, water and energy demand, noise generation, and compatibility with surrounding land uses; and

WHEREAS, such facilities may involve substantial levels of water use, electrical consumption, continuous mechanical noise generation, large-scale cooling infrastructure, accessory substations, emergency backup power systems, and other related components that may pose unique and significant land-use impacts on surrounding properties, natural resources, public services, and rural quality of life; and

WHEREAS, the Board finds that the County's current zoning ordinance does not specifically include modern data centers as a specific land use category in the zoning ordinance's land use summary table; and

WHEREAS, the Board wishes to engage in a thorough review of its zoning ordinance, including but not limited to definitions, siting requirements, use classifications, performance standards, environmental protections, and public infrastructure considerations related to data centers; and

WHEREAS, the Board finds that the acceptance or approval of new applications for data centers during this period of study could undermine the purpose of such review, could expose Woodbury County to incompatible land uses, and could jeopardize the County's ability to develop consistent and protective zoning standards; and

WHEREAS, temporary moratoria of reasonable duration are a recognized and lawful planning tool used by counties throughout Iowa to prevent development from occurring under outdated regulations while comprehensive studies and ordinance updates are being completed; and

WHEREAS, the Board finds that establishing a temporary moratorium on data center applications is necessary and reasonable to protect public health, safety, and welfare while the county studies the issue and develops appropriate regulations.

NOW, THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that:

1. Moratorium Established.

A temporary moratorium is hereby enacted prohibiting the **acceptance, processing, consideration, or approval** of any zoning, subdivision, site plan, conditional use, building permit, rezoning, or other development applications for **any type or class of data center** within the unincorporated areas of Woodbury County.

2. Definitions.

For purposes of this Resolution, the term **"data center"** shall include any facility primarily used for the centralized storage, management, processing, or transmission of digital data; and any facility whose principal use involves high-density servers, information technology equipment, specialized mechanical cooling systems, or related digital infrastructure. This definition is intended to be interpreted broadly and includes enterprise data centers, colocation data centers, hyperscale data centers, server farms, cloud-computing facilities, and similar operations.

3. Geographic Scope.

This moratorium applies **only** to properties located within the **unincorporated territory of Woodbury County, Iowa**.

4. Duration.

This moratorium shall remain in effect for **twelve (12) months** from the date of its adoption, unless earlier rescinded or extended by subsequent resolution of the Board.

5. Existing Facilities and Applications.

This moratorium shall **not** apply to:

- a. Legally established existing data center facilities currently in operation;
- b. Applications that have received all required final approvals prior to the effective date of this Resolution;
- c. Routine maintenance, repair, or upgrades to existing lawful facilities that do not constitute expansion or the establishment of a new data center use.

6. Direction to County Staff.

- a. County staff, including Community and Economic Development (Planning and Zoning) and other relevant departments, are hereby directed to:
 - a. Conduct a comprehensive review of zoning provisions related to data centers with the Planning & Zoning Commission;
 - b. Propose updated definitions, standards, and regulatory frameworks designed to address modern data-center land-use impacts;
 - c. Present draft recommendations to the Planning & Zoning Commission and Board for further consideration.
 - d. Consult with the County Attorney's Office regarding the legal and regulatory implications of the proposed changes.

7. Severability.

If any portion of this Resolution is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

8. Effective Date.

This Resolution shall take effect immediately upon its passage and approval.

Passed and approved this 23rd day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Motion by Nelson second by Ung on the direction for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve the FY 27 Capital Improvement Request for Conservation – waterfall, retaining wall and sidewalk. Carried 5-0. Copy filed.

Motion by Nelson second by Carper to approve the FY 27 request for EMS – Air Compressor of \$135,000 out of general supplemental. Carried 5-0. Copy filed.

Motion by Nelson second by Dietrich to approve the FY 27 request for EMS – Pickup/Plow of \$50,000 out of general supplemental. Carried 5-0. Copy filed.

Review of CIP funds presented by Budget and Finance Director Ericson.

Reports on committee meetings were heard.

Conservation Director Dan Heissel addressed the board concerning “Meet the Animals” at the Nature Center. Chris Prosch addressed the board concerning Lawton Festival.

Board concerns were heard.

The Board adjourned the regular meeting until June 30, 2026.

Meeting sign in sheet. Copy filed.