

JULY 29, 2025, THIRTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, July 29, 2025, at 4:30 p.m. Board members present were Carper, Ung, Dietrich, Bittinger II, Nelson was absent. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources 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 Bittinger second by Dietrich to approve the agenda for July 29, 2025. Carried 4-0. Copy filed.

Motion by Bittinger second by Dietrich to approve the following items by consent:

2. To approve minutes of the July 22, 2025 meeting. Copy filed.
3. To approve the claims totaling \$430,032.89. Copy filed.
- 4a. To approve the separation of Ryan Chytka, Project Supervisor, Building Services Dept., effective 07-22-2025, Position Eliminated; the reclassification of Dustin Johnson, Maintenance Technician, Building Services Dept., effective 07-24-2025, \$24.11/hour, 2%=\$.50/hr. Obtained Asbestos Certification on 07/24/25; and the reclassification of Melissa Evans, Clerk II, Treasurer Dept., effective 08-04-2025, \$20.74/hour. Per AFSCME Courthouse: Move from Step 1 to Step 2. Anniversary Date: 8/5/25. Copy filed.
- 4b. To approve the deauthorization of Environmental Project Supervisor (-1.0 FTE) Building Services Dept. Copy filed.
- 4c. To approve a new Clerk III position in the Building Services Department. Copy filed.
- 5a. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894720261002 (aka 2114 Geneva Street) for Tuesday, August 12th at 4:35 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,930
PARCEL #894720261002

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

Lot Eleven (11) in Block Seven (7), Evans Addition to Sioux City, in the County of Woodbury and State of Iowa (2114 Geneva 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 **12th Day of August, 2025 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 **12th Day of August, 2025**, 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 \$941.00** 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 29th Day of July, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5b. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894728102001 (aka 1322 Summit Street) for Tuesday, August 12th at 4:37 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,931
PARCEL #894728102001

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

**Lot One (1), Subdivision of Lots One (1) and Two (2), Block Seventy-nine (79), Sioux City East Addition to Sioux City, in the County of Woodbury and State of Iowa
(1322 Summit 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 **12th Day of August, 2025 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$647.00 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 29th Day of July, 2025

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5c. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894728104003 (aka 407 13th Street) for Tuesday, August 12th at 4:38 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,932
PARCEL #894728104003

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

The West One-half (W 1/2) of the East Two-thirds (E 2/3) of the South one-half (S ½) of Lot Five (5) and the West One-half (W ½) of the East Two-thirds (E 2/3) of Lot Six (6) in Block Eighty-one (81), Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa (407 13th 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 **12th Day of August, 2025 at 4:38 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 2025

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5d. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894728104002 (aka 1302 Douglas Street) for Tuesday, August 12th at 4:39 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,933
PARCEL #894728104002

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

Lot Four (4) and the North ½ of Lot Five (5), and the West 50 feet of the South ½ of Lot Five (5), and the West 50 feet of Lot Six (6), Block Eighty-One (81) Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa (1302 Douglas 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 **12th Day of August, 2025 at 4:39 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2)**.
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 2025

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5e. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894728108001 (aka 1218-22 Douglas Street) for Tuesday, August 12th at 4:40 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,934
PARCEL #894728108001

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

**The West Two-thirds (W 2/3) of Lot One (1) and the West Two-thirds (W 2/3) of the North One-half (N ½) of Lot Two (2) in Block Seventy-one (71), Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa
(1218-22 Douglas 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 **12th Day of August, 2025 at 4:40 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2)**.
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 2025

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 4-0.

- 6a. Motion by Bittinger second by Dietrich to receive bid document from County Engineer Sievers. Carried 4-0. Copy filed.

Motion by Bittinger second by Carper to receive bids for surplus equipment purchase. Carried 4-0. Copy filed.

- 6b. Motion by Dietrich second by Carper to approve the award of the surplus equipment – 2 Single Axle Trucks, Ford tractor, Brush Chipper, Oliver Disc, and Garden Disc via the highest bidder as presented. Carried 4-0. Copy filed.

- 6c. Motion by Dietrich second by Bittinger to approve quit claim deed for street and alley rights of way in the platted Town of Luton for Jeffrey L. and Rosemarie A. Graber. Carried 4-0. Copy filed.

- 6d. Motion by Bittinger second by Dietrich to receive quote from County Engineer Sievers. Carried 4-0. Copy filed.

Motion by Dietrich second by Carper to approve to redirect the funding from the Granular budget to New Equipment budget to purchase pup trailers. Carried 4-0. Copy filed.

- 7a. A public hearing was held at 4:40 p.m. to conduct the second public hearing to amend the Zoning Ordinance to include nuclear energy facilities, nuclear waste storage, and related uses as allowed or conditional uses in specific zoning districts, such as the General Industrial Zoning District, while addressing prohibitions, public notification requirements, and necessary updates to definitions and ordinance structure, and related changes.

Maria Rundquist, Rita Iversen, Joann Sadler, Kenneth Krull, Doyle Turner, Bob Fitzmeier, and Tom Stock address the Board regarding the ordinance.

Motion by Bittinger second by Carper to receive document from Ms. Iversen. Carried 4-0. Copy filed.

Motion by Bittinger second by Dietrich to close the public hearing. Carried 4-0. Copy filed.

- 7b. Motion by Bittinger second by Carper to approve changes to the draft zoning ordinance text amendments to make it clear that the conditional use permit application is only allowed for consideration within the General Industrial (GI) Zoning District and prohibited in all other districts and to remove the reference to the notification distance language concerning utility-scale solar energy systems. Carried 4-0. Copy filed.

- 7c. Motion by Bittinger second by Ung to approve the 2nd Reading of the Zoning Ordinance Text Amendments. Carried 4-0. Copy filed.

- 8a. A public hearing was held at 4:45 p.m. to conduct the second public hearing to amend the Zoning Ordinance to comply with Iowa Senate File 592, signed into law on May 1, 2025, which mandates allowing at least one accessory dwelling unit on lots with single-family residences and prohibits certain restrictive regulations, necessitating updates to sections like the Land use Summary Table, Lot Requirements, and Number of Residential Structures.

Motion by Dietrich second by Bittinger to close the public hearing. Carried 4-0. Copy filed.

- 8b. Motion by Bittinger second by Carper to approve the 2nd reading of the Zoning Ordinance Text Amendments. Carried 4-0. Copy filed.
- 9. Motion by Bittinger second by Dietrich to approve to reallocate \$150,000 of FY26 CIP from Real Estate for Movable Shop to Little Sioux Park Road. Carried 4-0. Copy filed.
- 10. Reports on committee meetings were heard.
- 11. Auditor Skaff shared that there have been 3 petitions for satellite locations for the State Senate District 1 Special Election. Satellite locations will be held on August 18th at the Carpenter's Union, 2200 W 19th from 1p-7p, August 20th at the Community Theatre, 1401 Riverside Blvd. from 1p-7p, and August 23rd at Long lines from 9a-3p.
- 12. Board concerns were heard.

The Board adjourned the regular meeting until August 5, 2025.

Meeting sign in sheet. Copy filed.