

AUGUST 4, 2026, THIRTY-SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 4, 2026, at 4:00 p.m. Board members present were Bittering II, Ung, Carper, Nelson, and Dietrich. 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.

Motion by Nelson second by Ung to go into joint closed session with the LEC Authority per Iowa Code Section 21.5(1) (c). Carried 5-0 on roll-call vote.

Motion by Nelson second by Bittering to go out of joint closed session with the LEC Authority per Iowa Code Section 21.5(1) (c). Carried 5-0 on roll-call vote.

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 August 4, 2026, agenda with the exclusion of Secondary Roads item requesting use of motor grader for County Fair. Carried 5-0. Copy filed.

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

2. To approve minutes of the July 28, 2026 meeting. Copy filed.
3. To approve the claims totaling \$892,706.44. Copy filed.
4. To approve the reappointment of Valerie Rose to the Veteran Affairs Commission. Copy filed.
5. To approve the disposition of 1995 Chevrolet 2500 Series Suburban with snowplow and disposition of 2015 K3500 Chevrolet. Copy filed.
6. To authorize a firework display for Pierson Fire Department. Copy filed.

Carried 5-0.

- 7b. Motion by Nelson second by Dietrich to approve Sign Installation, Inspection and Maintenance Program and Policy, PPM #2 rev 2. Carried 5-0. Copy filed.

8. A public hearing was held at 4:35 p.m. for the sale of parcel commonly known as 401 7th St. The Chairperson called on anyone wishing to be heard.

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

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution for the sale of parcel commonly known as 401 7th St., to City of Sioux City, IA, for \$1.00 plus recording fees. Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA RESOLUTION #14,086

WHEREAS pursuant to Iowa Code Section 331.361, the Woodbury County Board of Supervisors has set forth its proposal to sell the herein described real property in Resolution #14,068; and

WHEREAS a public hearing was held on said proposal on August 4, 2026, pursuant to published notice as provided by law; and

WHEREAS the Woodbury County Board of Supervisors has heard all the comments for or against said proposal and believes selling the real property is in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer of: City of Sioux City in the sum of \$1.00 and other good and valuable consideration

For the following described real estate, To Wit:

Lots 1,2,3,4,5, & 6; and the vacated East/West alley lying between Lots 3 & 4 all in Block 38, Sioux City East Addition to Sioux City, Woodbury County, Iowa.

(Said parcel commonly known as 401 7th Street, Sioux City, Iowa.)

Now and included in and forming a part of Woodbury County, Iowa, the same is hereby accepted:

BE IT RESOLVED that payment is due within thirty (30) days of the date of approval of this resolution.

BE IT FURTHER RESOLVED that the Chairman of this Board, Mark Nelson, be and he is hereby authorized to execute a County Deed for the said property to the said purchaser.

SO DATED this 4th Day of August, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7c. Motion by Nelson second by Bittinger to approve Driveways and Entrances, PPM #1 rev 2. Carried 5-0. Copy filed.
- 7d. Motion by Nelson and second by Bittinger approve request for payment of Dust Control at 6801 Correctionville Road. Failed 2-3, Dietrich, Carper, and Ung opposed. Copy filed.
- 9. Daniel Bittinger, Board of Supervisors, and Kevin Grieme, District Health Director, presented information regarding the renewal of the Siouxland District Health Department 2027 28E Agreement. Copy filed.
- 10a. Motion by Nelson second by Carper to receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #864632400010. Carried 5-0. Copy filed.
- 10b. Motion by Nelson second by Carper to approve and authorize the Chairperson to sign a Resolution accepting Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa. Carried 5-0.

BOARD OF SUPERVISORS
RESOLUTION #14,087
ACCEPTING AND APPROVING TWISTED TIMBER ACRES ADDITION
WOODBURY COUNTY, IOWA

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 27th DAY OF July, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS 4th DAY OF August, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 10c. Motion by Nelson second by Carper the receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Knaack Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894227300022. Carried 5-0. Copy filed.
- 10d. Motion by Nelson second by Carper to approve and authorize the Chairperson to sign a Resolution accepting Knaack Addition, a minor subdivision to Woodbury County, Iowa. Carried 5-0.

BOARD OF SUPERVISORS
RESOLUTION #14,088
ACCEPTING AND APPROVING KNAACK ADDITION
WOODBURY COUNTY, IOWA

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 27th DAY OF July, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS KNAACK ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF KNAACK ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS 4th DAY OF August, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 11. A joint meeting with the Woodbury County LEC Authority was held at 4:57 p.m. Board members present were Bittinger II, Ung, Carper, Nelson, and Dietrich. 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. LEC Authority members present were Dan Moore,

David Dietrich, and Tony Wingert. Staff members present were Karen James, Administrative Assistant, Jodie McDougal, Attorney, Kenny Schmitz, Building Services Director, and Ryan Ericson, Finance Director.

Jodie McDougal, LEC Authority Attorney, presented background information regarding the Law enforcement Center and the proposed settlement agreement.

Board members from Woodbury County and The LEC Authority addressed the public regarding the proposed settlement agreement.

John Baker, CW Suter, and Doyle Turner, addressed the board in support of the proposed settlement agreement.

Woodbury County Board: Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution approving settlement agreement regarding Law Enforcement Center litigation. Carried 5-0 on roll call vote.

RESOLUTION – WOODBURY COUNTY
#14,089
RESOLUTION APPROVING SETTLEMENT AGREEMENT REGARDING
LAW ENFORCEMENT CENTER LITIGATION

WHEREAS, this Resolution relates to the public construction project known as the Woodbury County Law Enforcement Center Project (the “**Project**”) for the design and construction of a law enforcement center located at 3701 28th Street, Sioux City, Iowa 51105 (the “**Project**”);

WHEREAS, Woodbury County, State of Iowa (the “**County**”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the City of Sioux City, Iowa (the “**City**”) is the seat of the County; and

WHEREAS, the County and the City established a Joint County and City Building Authority pursuant to Iowa Code Section 346.27—the Woodbury County Law Enforcement Center Authority (the “**Authority**”)—for the purposes of acquiring, owning, constructing, and operating a new law enforcement center; and

WHEREAS, the Authority contracted with Hausmann Construction, Inc. (“**Hausmann**”) as its general contractor on the Project, contracted with Goldberg Group Architects, LLC (“**GGA**”) as its prime architect on the Project which subsequently subcontracted with Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“**Introba**”), and contracted with Baker Mechanical, Inc. d/b/a Baker Group (“**Baker Group**”) as its Construction Manager as Advisor on the Project; and

WHEREAS, there is currently a lawsuit pending in the United States District Court for the Northern District of Iowa (Case No. Case No. 5:25-cv-4041) (the “**Lawsuit**”) related to the Project involving the Authority, the County, Hausmann, GGA, Introba, and Baker Group; and

WHEREAS, the Project previously achieved substantial completion, but the Authority has not yet accepted the Project as final; and

WHEREAS, the parties have reached a settlement agreement to resolve the Lawsuit and other claims as outlined in the mutually agreed upon written “Settlement Agreement” to which this Resolution is Exhibit 1; and

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

Section 1. Approval. The County approves the Settlement Agreement.

Section 2. Authorization. The County’s members are authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution.

Section 3. Settlement Funds. As outlined in the Settlement Agreement, the Authority shall receive the settlement funds on behalf of the Authority and the County. Following the Authority's use of the settlement funds for payment of any remaining work and legal, expert, and other expenses on the Project, including those relating to the Lawsuit, the Authority shall transfer the remaining settlement funds (which the Authority and the County expect to be the vast majority of such funds) to the County pursuant to a future resolution.

Section 4. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 4th day of August, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

LEC Authority: Motion by Moore, second by Dietrich to approve the Authority resolution accepting the Woodbury County Law Enforcement Center project and approving the settlement agreement regarding the LEC litigation. Carried 3-0 on a roll-call vote.

LEC Authority: Motion by Moore, second by Dietrich to adjourn the meeting adjourned their meeting.

12. Reports on committee meetings were heard.
10. There were no citizen concerns.
11. Board concerns were heard.

The Board adjourned the regular meeting until August 11, 2026.

Meeting sign in sheet. Copy filed.