

AUGUST 26, 2025, THIRTY-FIFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 26, 2025, at 4:30 p.m. Board members present were Carper, Ung, Dietrich, and Bittinger II. Nelson was absent. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources Director, 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.

1. Motion by Bittinger second by Dietrich to approve the agenda for August 26, 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 August 19, 2025 meeting. Copy filed.
3. To approve the claims totaling \$929,474.94. Copy filed.
4. To approve an application for a 5-day class C Retail Alcohol License, with Outdoor Service Sales privileges, for Woodbury County Fair, effective 09/11/25 through 09/15/25. Copy filed.
5. To approve the separation of Janet Strain, Intern - Temp, County Attorney Dept., effective 07-31-2025, End of Temp work; other of Le Bui, Youth Worker, Juvenile Detention Dept., effective 08-24-2025, \$22.71/hour, 0%. Transfer from PT-Temp to Part Time; the reclassification of Dustin Johnson, Clerk III, Building Services Dept., effective 08-25-2025, \$26.31/hour. Job Vacancy Posted on 07/31/25. Entry Level Salary \$25.81/hr + \$.50 Asbestos Certification. Copy filed.

Carried 4-0.

7. Motion by Bittinger second by Dietrich to initiate the consideration process of amendments to the Woodbury County Zoning Ordinance. Specifically, this motion proposes to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify "public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and direct the Zoning Commission to provide recommendations regarding these amendment(s) and any related matters. Carried 4-0. Copy filed.

- 6a. A public hearing was held at 4:35 p.m. for the sale of parcel #894234430018, 419 9th St., Correctionville, IA.

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

Motion by Bittinger second by Dietrich to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894234430018, 419 9th St., Correctionville, IA, to Robert G Brauninger, Correctionville, IA, for \$199.00, plus recording fees. Carried 4-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,945

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

By Robert G. Brauninger in the sum of **One Hundred Ninety-nine Dollars & 00/100 (\$199.00)**-----
-----dollars.

For the following described real estate, To Wit:

Parcel #894234430018

**Ten feet (10') vacated Iowa Street adjacent to Lot Seven (7) Block Nine (9) Railroad Addition, City of Correctionville
(419 9th 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 of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

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 26th Day of August, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

8. Motion by Dietrich second by Carper to approve and authorize the Chairperson to sign a Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the county for certain original expenditures paid in connection with specified projects. Carried 4-0.

RESOLUTION #13,947
RESOLUTION DECLARING AN OFFICIAL INTENT UNDER
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO
REIMBURSE THE COUNTY FOR CERTAIN ORIGINAL
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

WHEREAS, the County anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the County reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Board believes it is consistent with the County's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Board determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the County reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the County in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
LEC Demo	General	\$600,000	\$600,000	June 2026
Dorothy Pecaut Center Foundation	General	\$32,000	\$32,000	June 2026
Little Sioux Park Road	General	\$235,700	\$235,700	August 2025
EMS Main Front Replacement	General	\$46,500	\$46,500	August 2025
Security Utility/Keys	General	\$40,000	\$40,000	January 2026
County PCs FY26	General	\$40,000	\$40,000	January 2026
Fiberoptics	General	\$25,000	\$25,000	January 2026
Fiber testing and tools	General	\$25,000	\$25,000	January 2026
GIS Dashboard	General	\$25,000	\$25,000	January 2026
Switch Cleanup	General	\$25,000	\$25,000	January 2026
Loan Note Fees	General	\$18,000	\$18,000	June 2026

Section 5. That the County reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the County Auditor in an Official Intent File maintained in the office of the Auditor and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 26th day of August, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

6b. A public hearing was held at 4:37 p.m. for the sale of parcel #894730301009, 119 S Colon St.

Motion by Dietrich second by Carper to close the public hearing. Carried 4-0.

Motion by Bittinger second by Carper to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894730301009, 119 S Colon St., to Patrick A. Treiber, Sioux City, for \$1,000.00, plus recording fees. Carried 4-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,946

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

By Patrick A. Treiber & Marcella G. Treiber in the sum of One Thousand Dollars & 00/100 (\$1,000.00)----
-----dollars.

For the following described real estate, To Wit:

Parcel #894730301009

**The North three-fifths (N 3/5) of Lot Eighteen (18) (except the North 44 4/5 feet of Lot 18), all in Highland Plat 2nd Addition, City of Sioux City, Woodbury County, Iowa
(119 S. Colon 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 of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

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 26th Day of August, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

9. Reports on committee meetings were heard.
10. Marci Tilley, 2918 W. 1st St, expressed concerns for pedestrian safety and traffic at the intersection of W.1st and Hamilton. Christopher Porsch, Candidate for State Senate District 1, thanked the board for their work for the county and its citizens.
11. Board concerns were heard.

The Board adjourned the regular meeting until September 2, 2025.

Meeting sign in sheet. Copy filed.