

SEPTEMBER 15, 2026, THIRTY-EIGHTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, September 15, 2026, at 4:30 p.m. Board members present were Bittinger II, Carper (by phone), Nelson, and Dietrich; Ung was absent. 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 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 Nelson second by Dietrich to approve the September 8, 2026 agenda. Carried 4-0. Copy filed.

Motion by Nelson second by Dietrich to approve the following items by consent.
2. To approve minutes of the September 8, 2026 meeting. Copy filed.
3. To approve the claims totaling \$853,008.06. Copy filed.
4. To set the dates and times for three public hearings on a proposed Zoning Ordinance Map Amendment (rezone) of approximately 8.06 gross acres (7.46 net acres) located on parcel #884703400012, Section 3, T88N R47W (Woodbury Township) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for Tuesday, October 13, 2026 at 4:48 p.m., Tuesday, October 20th, 2026 at 4:48 p.m., and Tuesday, October 27th, 2026 at 4:48 p.m. Copy filed.
5. To approve the request of Brigid Delaney to remain on county health insurance. Copy filed.

Carried 4-0.

6. The canvass for the September 8, 2026, Maple Valley-Anthon Oto School Special Election was held.

Steve Hofmeyer, Deputy Commissioner of Elections, announced there were a total of 86 ballots cast, including three provisionals and zero absentee ballots. The provisional ballots were not accepted due to the voters residing in a different school district. A total of 83 ballots were accepted.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution of Certification (Canvass) of Maple Valley-Anthon Oto School Special Election Results. Carried 4-0.

RESOLUTION #14,110 WOODBURY COUNTY, IOWA A RESOLUTION CERTIFICATION (CANVASS) OF MAPLE VALLEY-ANTHON OTO SCHOOL SPECIAL ELECTION RESULTS

WHEREAS, the MAPLE VALLEY-ANTHON OTO COMMUNITY SCHOOL SPECIAL ELECTION was held as prescribed by law on September 8, 2026, and;

WHEREAS, the Board of Supervisors and *ex officio* Board of Canvassers have canvassed the vote of said election in accordance with §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 SPECIAL ELECTION, held September 8, 2026, and that no obvious clerical errors were identified during the canvass.

Eighty-three (83) people voted at the polls on election day.

Zero (0) absentee ballots were accepted for counting.

Zero (0) provisional ballots were accepted for counting (included in absentee total).

A total of Eighty-three (83) people voted.

VOTES CAST FOR PUBLIC MEASURES in the Maple Valley-Anthon Oto Community School District will be combined with neighboring jurisdictions for final results to be listed in the Tier 2 canvass.

APPROVED this 15th day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Dietrich to receive for signatures the 1st Tier Canvass of the 2026 Maple Valley-Anthon Oto School Special Election. Carried 4-0. Copy filed.

The canvass for the September 8, 2026, Kingsley-Pierson School Special Election was held.

Steve Hofmeyer, Deputy Commissioner of Elections, announced there were a total of 68 ballots cast, including zero provisionals and zero absentee ballots.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution of Certification (Canvass) of Kingsley-Pierson School Special Election Results. Carried 4-0.

RESOLUTION #14,111
WOODBURY COUNTY, IOWA

A RESOLUTION CERTIFICATION (CANVASS) OF KINGSLEY-PIERSON SCHOOL SPECIAL ELECTION RESULTS

WHEREAS, the KINGSLEY-PIERSON COMMUNITY SCHOOL SPECIAL ELECTION was held as prescribed by law on September 8, 2026, and;

WHEREAS, the Board of Supervisors and *ex officio* Board of Canvassers have canvassed the vote of said election in accordance with §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 SPECIAL ELECTION, held September 8, 2026, and that no obvious clerical errors were identified during the canvass.

Sixty-eight (68) people voted at the polls on election day.

Zero (0) absentee ballots were accepted for counting.

Zero (0) provisional ballots were accepted for counting (included in absentee total).

A total of Sixty-eight (68) people voted.

VOTES CAST FOR PUBLIC MEASURES in the Kingsley-Pierson Community School District are certified to Plymouth County.

APPROVED this 15th day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Dietrich to receive for signatures the 1st Tier Canvass of the 2026 Kingsley-Pierson School Special Election. Carried 4-0. Copy filed.

7. Motion by Nelson second by Bittinger to table the award of the propane fuel bid for one week to September 22, 2026. Carried 4-0. Copy filed.
8. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution authorizing advancement of costs for the AG Processing, Inc. development project Urban Renewal Project and certification of expenses incurred by Woodbury County for payment under Iowa Code Section 403.19. Carried 4-0.

RESOLUTION #14,112
RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR THE AG
PROCESSING, INC. DEVELOPMENT PROJECT URBAN RENEWAL
PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY
WOODBURY COUNTY FOR PAYMENT UNDER IOWA CODE SECTION
403.19

WHEREAS, the Woodbury County, Iowa has previously adopted the Grow Woodbury County Urban Renewal Plan, as subsequently amended (the "Plan"), for the Grow Woodbury County Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects within the Urban Renewal Area; and

WHEREAS, the County adopted a 2022 Amendment to the Plan (the "2022 Amendment") on February 15, 2022, which authorized various projects as urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, the 2022 Amendment authorized the Ag Processing, Inc. Development Project as an urban renewal project within the Urban Renewal Area, which project was described as including: (i) a development agreement between Ag Processing, Inc. and the County (the "Development Agreement") and (ii) legal and administrative fees associated with the County's participation in the project, not to exceed \$10,000 (the "Administrative Fees"); and

WHEREAS, in the judgement of the Board of Supervisors, the Development Agreement and the Administrative Fees will further one or more of the objectives of the Plan; therefore, the Development Agreement and Administrative Fees constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the County intends to advance funds from its General Fund to pay the first "Payment" due to Ag Processing, Inc. under the terms and conditions of the Development Agreement, and thereafter reimburse the General Fund with tax increment; and

WHEREAS, the amount of funds to be advanced from the General Fund for the first Payment due under the Development Agreement is \$200,000; and

WHEREAS, the County also intends to advance funds from its General Fund to pay certain costs that qualify as Administrative Fees, and thereafter reimburse the General Fund with tax increment; and

WHEREAS, the amount of funds to be advanced from the General Fund for the Administrative Fees is currently estimated at \$10,000; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the County to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2026.

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

Section 1. Pursuant to ordinances adopted pursuant to Iowa Code Section 403.19, there has been established a special fund known as the Grow Woodbury County Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Board finds the Development Agreement and the Administrative Fees to be part of an

urban renewal project as defined in Iowa Code Chapter 403, and further finds that said urban renewal project is included in the 2022 Amendment to the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that \$200,000 for the first "Payment" due to Ag Processing, Inc. under the terms and conditions of the Development Agreement, be advanced from the General Fund, which shall be treated as an internal loan (the "Loan") from the General Fund, and the General Fund shall be reimbursed the amount of said Payment from the Tax Increment Fund.

Section 3. It is hereby directed that the amount of the Administrative Fees, up to \$10,000, be advanced from time to time from the General Fund, in order to pay the Administrative Fees as they are due and payable, which shall be treated as an internal loan (the "Loan") from the General Fund, and the General Fund shall be reimbursed the total actual amount advanced for payment of such Administrative Fees from the Tax Increment Fund.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 for the amount of the Payment described in Section 2 and the amount of the Administrative Fees described in Section 3 shall be made by the County on or before December 1, 2026.

ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WOODBURY, STATE OF IOWA, this 15th day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

9. Reports on Committee meetings were heard.
10. Tito Parker, Thrive coordinator for Woodbury County addressed the board thanking them for their letter of support for Siouxland Community Action Agency and informed them of the Thrive's activities and services.
11. Board concerns were heard.

The Board adjourned the regular meeting until September 22, 2026.

Meeting sign in sheet. Copy filed.