OCTOBER 20, 2026, FORTY-THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 20, 2026, at 4:30 p.m. Board members present were Nelson, Dietrich, Ung, and Carper; Bittinger II 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 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 Nelson second by Dietrich to approve the October 20, 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 October 13, 2026 meeting. Copy filed.

3. To approve the claims totaling $456,912.88. Copy filed.

4. To approve the permit to work in the right of way for Eco Source Consultants. Copy filed.

5. To approve the separation of Todd Harlow, Civilian Captain, County Sheriff Dept., effective 12-31-2026. Retired. Copy filed.

6a. To approve the property tax refund for PennyMac Loan Services LLC, parcel #894716457008, in the amount of $716.00. Copy filed.

6b. To approve the property tax refund for Moore Corbett Law Firm Trust Account, parcel #884705451015, in the amount of $1,999.00. Copy filed.

6c. To approve the property tax refund for Alaina Harp – Northwest Bank, parcel #884721377002, in the amount of $1,525.00. Copy filed.

Carried 4-0.

7. Motion by Nelson second by Dietrich to approve the contract for project #L-(G-146)—73-97, bridge replacement, with Christiansen Bros. Inc. for $525,029.90. Carried 4-0. Copy filed.

10. Matt Ohman, Executive Director of SHIP, provided verbal information on the state grant application to the board.

    Motion by Nelson second by Dietrich to approve Sky Ranch Behavioral Services request Woodbury County Board of Supervisors as "Local Unit of Government" and "Fiscal Agent" for the Sky Ranch grant application. Carried 4-0. Copy filed.

8. A public hearing was held at 4:35 p.m. for the sale of parcel #894721403013, 1014 21st St. The Chairperson called on anyone wishing to be heard.

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

   Motion by Dietrich second by Nelson to authorize the Chairperson to sign a Resolution for the sale of parcel #894721403013, 1014 21st St., to Amadeo Cabrales Jr., 1010 21st St, Sioux City, for $1,211.00 plus recording fees. Carried 4-0.

RESOLUTION OF THE BOARD OF SUEPRVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #14,127

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

By Amadeo Cabrales Jr in the sum of **One Thousand Two Hundred Eleven Dollars & 00/100 ($1,211.00)**----------dollars.

For the following described real estate, To Wit:

Parcel #894721403013
The West Fifty (50) feet of Lots Four (4) and Five (5) in Block Six (6), Lawn Ridge Addition to Sioux City in the County of Woodbury and State of Iowa
(1014 21st 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 following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

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 20th Day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

11. Bess Wolterman, SIMPCO, provided verbal information on the 2026 Regional Hazard Mitigation Plan to the board.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution to amend the 2026 Regional Hazard Mitigation Plan for Woodbury County. Carried 4-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #14,129

WHEREAS, Woodbury County participated in preparing the 2026 Regional Hazard Mitigation Plan (for Cherokee, Ida, Monona, Plymouth, and Woodbury Counties, including their unincorporated and incorporated areas, in Iowa) which has been prepared in accordance with FEMA requirements at 44C.F.R.201.6; and,

WHEREAS, Woodbury County, at the time of planning, had not determined or wishes to add a specific Action, Strategy, or Project for planned implementation; and,

WHEREAS, Woodbury County has upon this day identified the following Action, Strategy, or Project; and,

WHEREAS, Woodbury County, has determined such Action, Strategy, or Project to be compliant with the terms defining formal Regional Hazard Mitigation Plan Participation; and,

WHEREAS, the Woodbury County Board of Supervisors is a local unit of government that has afforded its residents an opportunity to comment on and provide input in the Plan and the actions in the Plan; and

The Woodbury County Board of Supervisors HEREBY Amends the Plan, under its jurisdiction profile and the list of Region Projects by inclusion of the following Action, Strategy, or Project, and

ACTION/STRATEGY/PROJECT Detail Work to be done: The proposed project will stabilize the Little Sioux Riverbank using a combination of longitudinal peaked stone toe protection (LPSTP), slope revetment, bend way weirs, live pole plantings, and bank shaping. These improvements are designed to address the hydraulic forces contributing to erosion and slope instability. LPSTP will protect the bank toe from scour, while bend way weirs will redirect high-velocity flows away from the eroding bank. Bank shaping and vegetative stabilization will promote natural revegetation and long-term slope stability. Sediment deposition behind the LPSTP and between bend way weirs will further support vegetation and create a more resilient riverbank over time. The project will reduce the impacts of flooding, heavy precipitation, and rapid snowmelt; decrease ongoing maintenance costs; and help maintain the existing course of the Little Sioux River. By reducing erosion and channel meandering, the project will minimize the potential for future damage or loss of adjacent property and structures.

Responsible Party/Parties for work completion: Woodbury County Conservation Board

Responsible Party/Parties for follow up: Woodbury County Conservation Board

Timeline: 18-36 months upon Notice of Award

Funding sources: Local funds and CDBG-DR funds

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that Woodbury County amends the 2026 Regional Hazard Mitigation Plan and resolves to execute the actions as added to the Plan.

AMENDED this 20th day of October, 2026, at the meeting of the Woodbury County Board of Supervisors.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

9a. A public hearing was held at 4:45 p.m. to conduct the second public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014 for JD Legacy Farms LLC.

Kevin Small, 110th St, addressed the board with road concerns and the rezoning ordinance.

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

9b. Motion by Nelson second by Dietrich to approve the second reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014. Carried 4-0. Copy filed.

9c. A public hearing was held at 4:48 p.m. to conduct the second public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #884703400012 for Sam M Peterson.

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

9d. Motion by Nelson second by Dietrich to approve the second reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #884703400012. Carried 4-0. Copy filed.

9e. Motion by Nelson second by Dietrich to waive the third reading and hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #884703400012. Carried 4-0.

9g. Motion by Nelson second by Dietrich to adopt Ordinance #90, Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #884703400012. Carried 4-0.

9h. Motion by Nelson second by Dietrich to approve Resolution for the acknowledgement for Voluntary Annexation of Territory to the City of Sioux City at 4606 Old Lakeport Road (Parcel #884717400005). Carried 4-0.

WOODBURY COUNTY, IOWA
BOARD OF SUPERVISORS
RESOLUTION #14,128

RESOLUTION REGARDING THE PROPOSED VOLUNTARY ANNEXATION OF CERTAIN PROPERTY LOCATED AT 4606 OLD LAKEPORT ROAD (PARCEL NUMBER 884717400005) INTO THE CITY OF SIOUX CITY, IOWA

WHEREAS, the City of Sioux City, Iowa, has received a request from Taylor and Caleb Revell for the voluntary annexation of property located at 4606 Old Lakeport Road, Parcel Number 884717400005, more particularly provided in Exhibit A in the materials provided by the City of Sioux City and shown on the attached drawings, to connect to city utilities; and

WHEREAS, pursuant to Iowa Code Section 368.7(1)(b)(1), the City of Sioux City provided written notice to the Woodbury County Board of Supervisors and set a time for consultation on the proposed annexation; and

WHEREAS, the consultation was held on Tuesday, October 13, 2026, at 3:00 p.m. in the 3rd Floor Clocktower Conference Room of Sioux City City Hall, and Daniel Priestley, Woodbury County Zoning Coordinator, attended the consultation on behalf of the Board of Supervisors; and

WHEREAS, Iowa Code Section 368.7(1)(b)(2) provides that not later than thirty days after the consultation, the board of supervisors of each county that contains all or a portion of the territory to be annexed shall, by resolution, state whether or not it supports the application or whether it takes no position in support of or against the application, and that if there is a comprehensive plan for the county, the board shall take the plan into account when considering its resolution; and

WHEREAS, the Woodbury County Comprehensive Plan 2040 was adopted by the Woodbury County Board of Supervisors on May 7, 2024, by Resolution No. 13,727; and

WHEREAS, after review of the proposed annexation in light of the Woodbury County Comprehensive Plan 2040, including its Future Land Use Map, the Board finds that the proposal is compatible with the Future Land Use Map for the unincorporated areas of Woodbury County;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, as follows:

1. The Woodbury County Board of Supervisors hereby takes no position in support of or against the application for voluntary annexation of the property located at 4606 Old Lakeport Road, Parcel Number 884717400005, by the City of Sioux City, Iowa.
2. The Board notes that the proposed annexation is compatible with the Woodbury County Comprehensive Plan 2040's Future Land Use Map for the unincorporated areas of Woodbury County.
3. A copy of this Resolution shall be immediately filed with the City of Sioux City and shall be considered by the City Council when taking action on the voluntary annexation.

PASSED AND APPROVED this 20th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

12. Reports on Committee meetings were heard.

13. Tina Bertrand, Woodbury County Treasurer, addressed the board regarding motor vehicle system changes with the DOT.

14. Board concerns were heard.

The Board adjourned the regular meeting until October 27, 2026.

Meeting sign in sheet. Copy filed.