



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(MARCH 4, 2025) (WEEK 10 OF 2025)**

Live streaming at:

<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:

www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405

dbittinger@woodburycountyiowa.gov

Kent T. Carper
570-7681

kcarper@woodburycountyiowa.gov

David L. Dietrich
870-9224

ddietrich@woodburycountyiowa.gov

Mark E. Nelson
540-1259

mnelson@woodburycountyiowa.gov

Matthew A. Ung
490-7852

matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held March 4, 2025, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

1. Approval of the agenda

Action

Consent Agenda

Items 2 through 7 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of the February 25, 2025, meeting
Approval of the minutes of the February 25, 2025, special meeting
3. Approval of claims
4. County Treasurer – Tina Bertrand
 - a. Approval of property tax refund for parcel #894429178004 in the amount of \$2,477.00
 - b. Approval of property tax refund for parcel #894717382016 in the amount of \$802.00
5. Deputy Commissioner of Elections – Steve Hofmeyer
Receive the appointment of Kevin Reinking as a trustee of the Rutland Township

6. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transactions
7. Board Administration – Karen James
Approval to lift the tax suspension for F.O

End of Consent Agenda

- | | | |
|-------------------------|--|-------------|
| | 8. Communications Center – Travis Cipperley
Approval of Tower Site Lease Amendment Agreement | Action |
| 4:40 p.m.
(Set time) | 9. County Treasurer – Tina Bertrand | |
| | a. Public hearing on the authorization of a Loan Agreement and the Issuance of Notes to evidence the obligation of the County thereunder | Action |
| | b. Approval of resolution instituting proceedings to take additional action for the issuance of not to exceed \$700,000 taxable General Obligation Capital Loan Notes | Action |
| 4:45 p.m.
(Set time) | c. Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the County thereunder | Action |
| | d. Approval of resolution instituting proceedings to take additional action for the issuance of not to exceed \$500,000 taxable General Obligation Capital Loan Notes | Action |
| | 10. Secondary Roads – Laura Sievers | |
| | a. Award the bid for project BROS-6012(602)—5F-97 to the low bidder, Graves Construction Co., Inc. and approve the resolution directing the county engineer to sign the contracts once proper paperwork is presented by the contractor | Action |
| | b. Approve county pledge for Woodbury County support of NACE State Director position | Action |
| | 11. Budget Review Discussion for FY 26
Board of Supervisors – Daniel Bittinger | |
| | a. Approve transfer of L.O.S.T. funds and Gaming funds to debt service to lower debt service FY26 levy | Action |
| | b. Approval of FY26 maximum county tax rates and dollars for the auditor budget statement mailing | Action |
| | Miscellaneous Review – All Funds | |
| | 12. Reports on Committee Meetings | Information |
| | 13. Citizen Concerns | Information |
| | 14. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- MON., MAR 3** **10:00 a.m.** Loess Hills Alliance Economic Development Committee Meeting, Uncommon Grounds, Sloan, IA
- 6:00 p.m.** Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., MAR 5** **7:30 a.m.** SIMPCO Executive/Finance Committee, 6401 Gordon Drive
- 10:00 a.m.** Loess Hills Alliance Stewardship Committee Meeting, Pisgah, IA
- 11:00 a.m.** Loess Hills Alliance Executive Committee Meeting
- 12:00 p.m.** Sioux City Conference Board Meeting, City Council Chambers
- 1:00 p.m.** Loess Hills Alliance Full Board Meeting
- 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., MAR 12** **7:30 a.m.** SIMPCO Executive Finance Committee, 6401 Gordon Dr.
- 8:05 a.m.** Woodbury County Information Communication Commission, Dennis Butler Meeting Room
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- THU., MAR 13** **12:00 p.m.** SIMPCO Board of Directors, 6401 Gordon Drive.
- 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., MAR 19** **12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., MAR 20** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., MAR 21** **12:00 p.m.** Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- MON., MAR 24** **6:00 p.m.** Zoning Commission Meeting, Courthouse Basement Boardroom
- WED., MAR 26** **2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., MAR 27** **10:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.
- 11:15 a.m.** Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr.
- WED., APR 2** **7:30 a.m.** SIMPCO Executive/Finance Committee, 6401 Gordon Drive
- 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- MON., APR 7** **6:00 p.m.** Board of Adjustment meeting, Courthouse Basement Boardroom

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

FEBRUARY 25, 2025, EIGHTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, February 25, 2025, at 3:00 p.m. Board members present were Ung (by phone), Carper, Nelson, Dietrich, and Bittinger II. Staff members present were Joshua Widman, Assistant County Attorney, Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance Director, and Michelle Skaff, Auditor/Clerk to the Board.

Ung was not present at closed session.

Motion by Nelson second by Bittinger to go into closed session per Iowa Code Section 21.5(1)(c). Carried 4-0 on roll-call vote.

Motion by Bittinger second by Nelson to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 4-0 on roll-call vote.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

Ung joined the meeting at 4:30pm.

1. Motion by Bittinger second by Nelson to approve the agenda for February 25, 2025. Carried 5-0. Copy filed.

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

2. To approve minutes of the February 18, 2025 meeting. Copy filed.
To approve minutes of the February 13, 2025 meeting. Copy filed.
3. To approve the claims totaling \$1,301,594.54. Copy filed.
4. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Susan Motley, parcel #894719483003, 1421 Ruby St.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,857
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

WHEREAS, Susan Motley, as titleholder of a property located 1421 Ruby St., Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel #894719483003

COE 2ND LOT 2 BLK 11

WHEREAS, Susan Motley of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

SO RESOLVED this 25th day of February 2025.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5a. To approve the separation of Jacob McCollum, Civilian Jailer, County Sheriff Dept., effective 02-13-2025. Resignation.; the appointment of Ronald Forsell, Assistant County Attorney, County Attorney Dept., effective 02-26-25, \$116,303.00/year. Job Vacancy Posted on 10/15/24. Entry Level Salary \$116,303.00/yr.; the reclassification of Haley Messerschmidt, Assistant County Attorney, County Attorney Dept., effective 03-03-2025, \$116,303.00/year, 4%=\$4,053.00/year. Per AFSCME Attorney - Move from Step 7 to Step 8. Anniversary Date: 3/15/25.; the reclassification of Angel Chagolla, Deputy, County Sheriff Dept., effective 03-03-2025, \$36.06/hour, 6%=\$2.20/hour. Per CWA Deputy - Move from 1st Class to Senior. Anniversary Date: 3/9/25.; the reclassification of Jeremy Pope, Civilian Jailer, County Sheriff Dept., effective 03-03-2025, \$25.57/hour, 4%=\$1.00/hr. Per CWA Civilian – Move from 3rd Class to 2nd Class. Anniversary Date: 3/7/25.; the reclassification of Tina Guevara, Clerk II, County Treasurer Dept., effective 03-03-2025, \$20.14/hour, 5%=\$0.90/hr. Per AFSCME Courthouse – Move from Step 1 to Step 2. Anniversary Date: 3/6/25.; the other of Laura Sievers, County Engineer, Secondary Road Dept., effective 03-03-2025, \$170,000.00/year, 2%=\$3,140.00/year. Completion of 6 months. Increase as agreed to in offer of employment.; the reclassification of Amanda Quade, Civilian Jailer, County Sheriff Dept., effective 03-03-2025, \$29.78/hour, 11%=\$2.92/hr. Per CWA Civilian – Move from 1st Class to Senior. Anniversary Date: 3/16/25.; and the transfer of Jake Erdmann, Deputy, County Sheriff Dept., effective 03-10-2025, \$29.13/hourly, 19%=\$4.56/hr. Transfer from Civilian Jailer to Deputy. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Civilian Jailer (2), County Sheriff Dept. CWA Civilian: \$24.57/hour. Copy filed.
- 6a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894825209005, 3508 W. 5th St.

RESOLUTION #13,858
NOTICE OF PROPERTY SALE

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

**Lot Nineteen (19), in Block Three (3), Golf View Addition to Sioux City in the County of Woodbury and State of Iowa
(3508 W 5th 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 11th Day of March, 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 **11th Day of March, 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 \$334.00** 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 25th Day of February, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6b. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcels #884705209009, 1813 S. Olive St., #884705209010, 1815 S. Olive St., & #884705209011. 1817 S. Olive St.

RESOLUTION #13,859
NOTICE OF PROPERTY SALE

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

**Lot One (1) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa
(1813 S. Olive Street)**

**Lot Two (2) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa
(1815 S. Olive Street)**

**Lot Three (3) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa
(1817 S. Olive 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 **11th Day of March, 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 at a public auction to be held on the **11th Day of March, 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 \$608.00** 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 25th Day of February, 2025.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

- 7a1. Motion by Nelson second by Dietrich to receive the Board of Supervisors Infrastructure/Economic Development Event Center budget as submitted. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to receive the Board of Supervisors Infrastructure/Economic Development Western Iowa Tourism budget as submitted. Carried 5-0. Copy filed.

Motion by Bittinger second by Nelson to receive the Board of Supervisors Infrastructure/Economic Development Woodbury County Fair budget as submitted. Carried 5-0. Copy filed.

Motion by Dietrich second by Nelson to receive the Board of Supervisors Infrastructure/Economic Development SIMPCO Membership budget as submitted. Carried 5-0. Copy filed.

Motion by Bittinger second by Dietrich to receive the Board of Supervisors Infrastructure/Economic Development SIMPCO Improvement Regional Housing budget as submitted. Carried 5-0. Copy filed.

Motion by Bittinger second by Nelson to receive the Board of Supervisors Infrastructure/Economic Development Loess Hill Alliance budget as submitted. Carried 5-0. Copy filed.

Motion by Nelson second by Carper to receive the Board of Supervisors Infrastructure/Economic Development Iowa's West Coast budget as submitted. Carried 5-0. Copy filed.

7a2. Motion by Bittinger second by Nelson to receive a document for Chairman Bittinger regarding the medical examiner budget. Carried 5-0. Copy filed.

Ung left the meeting at 5:00 pm.

Motion by Bittinger second by Nelson to receive the Board of Supervisors Medical Examiner budget as submitted. Carried 4-0. Copy filed.

7a3. Motion by Nelson second by Bittinger to receive the Board of Supervisors Gaming Meals on Wheels budget as submitted. Carried 4-0. Copy filed.

7b. Motion by Bittinger second by Nelson to receive the Debt Service Fund budget as submitted. Carried 4-0. Copy filed.

7c. Review of all funds.

Motion by Nelson second by Bittinger to receive current document of forecasted maximums as of 2-25-25, Carried 4-0. Copy filed.

8. Reports on committee meetings were heard.

9. Doyle Turner, Merville, expressed citizen concerns regarding the LEC Authority.

10. Board Concerns were heard.

The Board adjourned the regular meeting until March 4, 2025.

Meeting sign in sheet. Copy filed.

FEBRUARY 25, 2025, SPECIAL MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

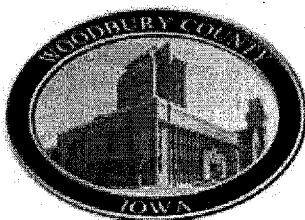
The Board of Supervisors met on Tuesday, February 25, 2025, at 11:00 a.m. Board members present were Dietrich, Carper, Nelson, Bittinger II, and Ung. Staff members present were Michelle Skaff, Auditor/Clerk to the Board, and Joshua Widman, Assistant County Attorney.

The meeting was called to order.

Motion by Bittinger second by Nelson to go into closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Bittinger second by Carper to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

The Board adjourned the meeting.



Tina M. Bertrand
Woodbury County Treasurer
822 Douglas St Ste 102
Sioux City IA 51101
712-279-6495

February 27, 2025

RE: Requests for Refunds

Dear Board of Supervisors,

The following property owners have requested these refunds:

Plains Commerce Bank	8944 29 178 004	(800 Park Ridge Place—Merville)	\$2477.00
Escrow paid after collected by closing company-duplicate payment			
Charles E Porter	8947 17 382 016	(2914 Center St)	\$802.00
Sold home 10-25-24, scheduled payments did not get cancelled on-line			

Please approve these owners to be issued refund checks in the amounts listed above. If you have any questions or problems with this request, please feel free to contact me.

Thank you for your time,

A handwritten signature in cursive script that reads "Janet L. Trimpe".

Janet L. Trimpe
Woodbury County Tax Deputy
jtrimpe@woodburycountyiowa.gov
712-279-6495 (option #2 for tax)

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: Rutland School/City/Township/
Wayne Rieckmann Extension/Soil & Water
Secretary/Clerk
2-19-2025 Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Rutland Trustee
Name Kevin Reinking
Address 3415 150th St
City/Zip Kingsley IA 51028
Date of appointment 2-19-25

This appointment is to fill the office previously held by:

Charles Reinking
(Name of previous official)

RETURN TO: Patrick F. Gill
Woodbury County Commissioner of Elections
620 Douglas St, Rm 103
Sioux City, IA 51101

2025 FEB 24 PM 1:53
MICHELLE N. SKAFF
WOODBURY COUNTY
AUDITOR RECORDER
COMM OF ELECTIONS

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: March 4th, 2025

*** PERSONNEL ACTION CODE:**

A - Appointment	R - Reclassification
T - Transfer	E - End of Probation
P - Promotion	S - Separation
D - Demotion	O - Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Johnson, Dustin	Building Services	03-14-2025	Maintenance Technician	\$22.92/hour		A	Job Vacancy posted on 1/15/25. Entry Level Salary \$22.92/hour
DeMers, Andrew	Attorney's Office	03-17-2025	Assistant County Attorney	\$88,354.00/year	5%=\$4,053.00/year	R	Per AFSCME Attorney: Move from Step 1 to Step 2. Anniversary Date: 3/18/25
Blatchford, Tanner	Sheriff's Office	03-17-2025	Civilian Jailer	\$24.57/hour		A	Job Vacancy posted on 1/10/25. Entry Level Salary: \$24.57/hr
Vanderschaff, Tristen	Sheriff's Office	03-24-2025	Jail Sergeant	\$36.76/hour	37%=\$9.90/hr	P	Promoted to Sergeant
Chapple, Brandon	Sheriff's Office	04-16-2025	Jail Sergeant	\$36.76/hour	23%=\$6.98/hr	P	Promoted to Sergeant

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: Melissa Thomas, HR Director



Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER
P. O. BOX 3715 SIOUX CITY, IOWA 51102

Chad Sheehan, SHERIFF

PHONE: 712.279.6010
E-MAIL: cshcehan@woodburycountyiowa.gov
FAX: 712.279.6522

February 14, 2025

Melissa Thomas
Human Resources

Sergeant Promotion

Effective March 24, 2025, Officer Tristen VanderSchaaf will be promoted to the rank of Sergeant.

Thank You,

Lt. Mary Feiler



Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER
P. O. BOX 3715 SIOUX CITY, IOWA 51102

Chad Sheehan, SHERIFF

PHONE: 712.279.6010
E-MAIL: csheehan@woodburycountyiowa.gov
FAX: 712.279.6522

February 14, 2025

Melissa Thomas
Human Resources

Sergeant Promotion

Effective April 16, 2025, Officer Brandon Chapple will be promoted to the rank of Sergeant.

Thank You,

A handwritten signature in cursive script that reads "Lt. Mary Feiler".

Lt. Mary Feiler

**WOODBURY COUNTY, IOWA
BOARD ADMINISTRATION
MEMORANDUM**

TO: Board of Supervisors
FROM: Karen James, Administrative Assistant
DATE: February 26, 2025
RE: Lifting of Tax Suspensions

Please lift the tax suspension for F.O. as this property has been sold.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 2/25/2025 Weekly Agenda Date: 3/4/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: <u>Travis Cipperley, Communications Center</u>		
WORDING FOR AGENDA ITEM: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Resolution for Tower Site Lease Amendment Agreement</div>		
ACTION REQUIRED:		
Approve Ordinance <input type="checkbox"/>	Approve Resolution <input checked="" type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Give Direction <input type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input checked="" type="checkbox"/>

EXECUTIVE SUMMARY:

Fifth Amendment to Site Lease Agreement with AT&T Mobility Corporation / Cingular Wireless PCS for slight reduction in monthly rent to \$3,150 a month till September 29, 2026.

BACKGROUND:

Original lease dated September 5, 2006 for space on tower sight owned by Starcomm. AT&T is asking for a slight reduction in rent to lessen the impact on their business model.

FINANCIAL IMPACT:

Slight to very little impact with a monthly reduction of \$125. Currently paying \$3,275 with a reduction to \$3,150 a month.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve resolution and sign lease agreement. Starcomm executive board that has oversight of the management has given their approval. Current lease is until September 29, 2026 when the lease will need to be renewed. Lease amendment has been approved by City of Sioux City legal department since the county attorney office is requiring departments to seek outside legal advice.

ACTION REQUIRED / PROPOSED MOTION:

Market: ND / SD / NE / MN / IA
Cell Site Number: IAL01753
Cell Site Name: LLW_IASC West High
Fixed Asset Number: 13169467

FIFTH AMENDMENT TO SITE LEASE AGREEMENT

THIS FIFTH AMENDMENT TO SITE LEASE AGREEMENT (“**Fifth Amendment**”) dated as of the later date below (the “Effective Date”) is by and between Woodbury County Board of Supervisors, c/o Starcomm Public Safety Board and the City of Sioux City, Iowa, having a mailing address at 620 Douglas Street, Suite 104, Sioux City, IA 51101 (collectively, “**Lessors**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“**Lessee**”).

WHEREAS, Lessors and Lessee (or its affiliate or predecessor-in-interest) entered into a Site Lease Agreement dated September 5, 2006, as amended by that Amendment to Site Lease Agreement dated March 4, 2008, as amended by Amendment #2 the Site Lease Agreement dated October 27, 2014, as amended by Third Amendment to Site Lease Agreement dated August 20, 2018, and as further amended by Fourth Amendment to Site Lease Agreement dated March 18, 2019, whereby Lessors leased to Lessee certain Leased Premises, therein described, that are a portion of the property (“**Property**”) located at 2001 Casselman Street, Sioux City, IA 51103 (collectively, the “**Lease**”); and

WHEREAS, the term of the Lease will expire on September 28, 2031, and the parties mutually desire to renew the Lease, memorialize such renewal period and modify the Lease in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Lessors and Lessee desire to amend the Lease to extend the term of the Lease; and

WHEREAS, Lessors and Lessee desire to adjust the Rent in conjunction with the modifications to the Lease contained herein; and

WHEREAS, Lessors and Lessee desire to amend the Lease to clarify the scope of Lessee's permitted use of the Leased Premises; and

WHEREAS, Lessors and Lessee, desire to amend the Lease to modify the notice section thereof; and

WHEREAS, Lessors and Lessee, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessors and Lessee agree as follows:

1. **Term.** The term of the Lease shall be amended to provide that the current term, which commenced on September 29, 2021, shall expire on September 28, 2026 (“**Current Term**”), and commencing on September 29, 2026, will be automatically renewed, upon the same terms and conditions of the Lease, for one (1) additional eight (8) year term (“**Renewal Term**”). Hereafter, “**Term**” shall include the Current Term and any applicable Renewal Term. The Terms will automatically renew without further action by Lessee, unless Lessee notifies Lessors in writing of Lessee’s intention not to renew the Lease at least sixty (60) days prior to the expiration of the Current Term or any Renewal Term. Lessors agree and acknowledge that, except as such permitted use or other rights may be amended herein, Lessee may continue to use and exercise its rights under the Lease as permitted prior to the first Renewal Term.

2. **Modification of Rent.** Commencing on March 1, 2025, the current Rent payable under the Lease shall be Three Thousand One Hundred Fifty and No/100 Dollars (\$3,150.00) per month and shall continue during the Term. In the event of any overpayment of Rent prior to or after the Effective Date, Lessee shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

3. **Permitted Use.** Lessee, its personnel, invitees, contractors, agents, sublessees, or its authorized sublessees, or assigns may use the Leased Premises, at no additional cost or expense, for the transmission and reception of any and all communications signals and to modify, supplement, replace, upgrade, expand, including but not limited to the number and type(s) of antennas, or refurbish the equipment and/or improvements thereon or relocate the same within the Leased Premises at any time during the Term of the Lease for any reason, or in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services, or for any other reason. Lessors shall reasonably cooperate in obtaining governmental and other use permits or approvals necessary or desirable for the foregoing permitted use. If Lessors do not comply with the terms of this Section, in addition to any other rights it may have at law, Lessee may terminate the Lease and shall have no further liability to Lessors. If Lessors do not comply with the terms of this Section, Lessee will have the right to exercise any and all rights may available to it under law and equity, including the right to cure Lessors’ default and to deduct the costs of such cure from any monies due to Lessors from Lessee.

4. **Acknowledgement.** Lessors acknowledges that: 1) this Fifth Amendment is entered into of the Lessors’ free will and volition; 2) Lessors have read and understand this Fifth Amendment and the underlying Lease and, prior to execution of this Fifth Amendment, were free to consult with counsel of their choosing regarding Lessors’ decision to enter into this Fifth Amendment and to have counsel review the terms and conditions of this Fifth Amendment; 3) Lessors have been advised and are informed that should Lessors not enter into this Fifth Amendment, the underlying Lease between Lessors and Lessee, including any termination or non-renewal provision therein, would remain in full force and effect.

5. **Notices.** Section 12 of the Lease is hereby deleted in its entirety and replaced with the following:

NOTICES.

For Notices of Default to Lessee:

- (a) To Lessee's Lease Administration Department by email at NoticeIntake@att.com; and
- (b) To Lessee's Law Department via first class certified or registered mail, return receipt requested or by a nationally recognized overnight courier, postage prepaid, addressed to:

New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Cell Site #: IAL01753; Cell Site Name: LLW_IASC West High (IA)
Fixed Asset #: 13169467
208 S. Akard Street
Dallas, TX 75202-4206

All other notices will be sent:

- (a) To Lessee's Lease Administration Department by email at NoticeIntake@att.com with the FA#, Cell Site #, and Cell Site Name in the email subject line; and

- (b) To Lessors at Woodbury County, Iowa
Board of Supervisors
620 Douglas Street
Suite 104
Sioux City, IA 51101

Notices by email to Lessee's Lease Administration Department will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other notices shall be effective when properly sent and received or refused, unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

6. **Charges.** All charges payable under the Lease such as utilities and taxes shall be billed by Lessors within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Lessors, and shall not be payable by Lessee. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Lessors. The provisions of this subsection shall survive the termination or expiration of the Lease.

7. **Memorandum of Lease.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

8. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Lease and this Fifth Amendment, the terms of this Fifth Amendment shall control. Except as expressly set forth in this Fifth Amendment, the Lease otherwise is unmodified and remains in full

force and effect. Each reference in the Lease to itself shall be deemed also to refer to this Fifth Amendment.

9. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Fifth Amendment to be effective as of the last date written below.

LESSORS:

Woodbury County Board of Supervisors,
c/o Starcomm Public Safety Board

By: _____

Print Name: _____

Its: _____

Date: _____

LESSEE:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By:  _____

Print Name: Andrew Sackreiter

Its: Director

Date: 1-28-25

LESSORS:

City of Sioux City, Iowa

By: _____

Print Name: _____

Its: _____

Date: _____

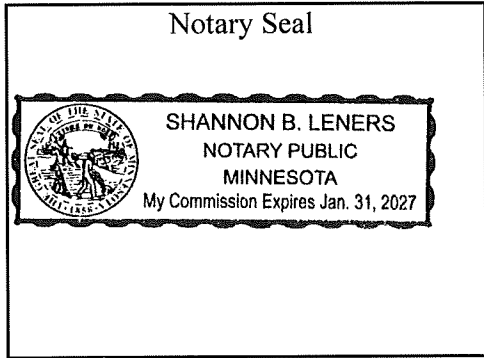
[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

LESSEE ACKNOWLEDGMENT

STATE OF Minnesota)
) SS.
COUNTY OF Ramsey)

I certify that I know or have satisfactory evidence that Andrew Sackrieter is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Director of AT&T Mobility Corporation, the Manager of **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 29, 2025.



Shannon B. Leners
(Signature of Notary)
Shannon B. Leners
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
MN
My appointment expires: 1/31/2027

Attachment 1

Memorandum of Lease

(See Attached)

PARCEL #: 894824426020

SPACE ABOVE FOR RECORDER'S USE

LEGAL DESCRIPTION, page 7

**Prepared by, and
after recording return to:**
Catherine Abejar, Lease Processing
(469) 965-9850
MD7, LLC
950 W. Bethany Drive, Suite 700
Allen, TX 75013

Re: Cell Site #: IAL01753
Cell Site Name: LLW_IASC West High (IA)
Fixed Asset Number: 13169467
State: IA
County: Woodbury

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this ____ day of _____, 202____, by and between Woodbury County Board of Supervisors, c/o Starcomm Public Safety Board and the City of Sioux City, Iowa, having a mailing address at 620 Douglas Street, Suite 104, Sioux City, IA 51101 (collectively, hereinafter referred to as "**Lessors**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as "**Lessee**").

1. Lessors and Lessee (or its affiliate or predecessor-in-interest) entered into a certain Site Lease Agreement dated September 5, 2006, as amended by that Amendment to Site Lease Agreement dated March 4, 2008, as amended by that certain Amendment #2 the Site Lease Agreement dated October 27, 2014, as amended by that certain Third Amendment to Site Lease Agreement dated August 20, 2018, as amended by that certain Fourth Amendment to Site Lease Agreement dated March 18, 2019, and as further amended by that certain Fifth Amendment to Site Lease Agreement dated _____, 202____ (hereinafter, collectively, the "**Lease**") for the purpose of installing, operating and

maintaining a communications facility and other improvements at Lessors' real property located in the City of Sioux City, County of Woodbury, commonly known as 2001 Casselman Street. All of the foregoing is set forth in the Lease.

2. Commencing on September 29, 2026, the Agreement may be extended for one (1) additional eight (8) year term.
3. The portion of the land being leased to Lessee (the "**Leased Premises**") is described in **Exhibit A** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LESSORS:
Woodbury County Board of Supervisors,
c/o Starcomm Public Safety Board

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: [NOT FOR EXECUTION]

By: [NOT FOR EXECUTION]

Print Name: _____

Print Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

LESSORS:
City of Sioux City, Iowa

By: [NOT FOR EXECUTION]

Print Name: _____

Its: _____

Date: _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

EXHIBIT A

PREMISES DESCRIPTION AND LEGAL DESCRIPTION OF PROPERTY

Street Address: 3430 West 23rd Street, Sioux City, IA 51103

Parcel #: 894824426020

That certain Leased Premises (and access and utility easements) on a portion of the real property described as follows:

HIGHLAND PARK S 1/2 SE 1/4 NE 1/4 24-8948; N 89.97 FT LOT 7 (EX ST) & N 89.97 FT LOT 8 (EX ST) NEWSPAPER ADDN; AUD PLAT ST VINCENT SUB DIV 19-89-47 PT LOT 9, PT LOT 10, LOT 11 (EX E 230 FT), LOT 12, (EX E 230 FT), LOT 13 (EX E 230 FT), LOT 14 (EX E 350 F); WOODBURY COUNTY, PA

PARCEL #: 894824426020

SPACE ABOVE FOR RECORDER'S USE

LEGAL DESCRIPTION, page 7

**Prepared by, and
after recording return to:**
Catherine Abejar, Lease Processing
(469) 965-9850
MD7, LLC
950 W. Bethany Drive, Suite 700
Allen, TX 75013

Re: Cell Site #: IAL01753
Cell Site Name: LLW_IASC West High (IA)
Fixed Asset Number: 13169467
State: IA
County: Woodbury

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this ____ day of _____, 202____, by and between Woodbury County Board of Supervisors, c/o Starcomm Public Safety Board and the City of Sioux City, Iowa, having a mailing address at 620 Douglas Street, Suite 104, Sioux City, IA 51101 (collectively, hereinafter referred to as "**Lessors**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as "**Lessee**").

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Agreement dated _____, 202__
(hereinafter, collectively, the “**Lease**”) for the purpose of installing, operating and maintaining a communications facility and other improvements at Lessors’ real property located in the City of Sioux City, County of Woodbury, commonly known as 2001 Casselman Street. All of the foregoing is set forth in the Lease.

2. Commencing on September 29, 2026, the Agreement may be extended for one (1) additional eight (8) year term.
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4. This Memorandum of Lease is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]


IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LESSORS:
Woodbury County Board of Supervisors,
c/o Starcomm Public Safety Board

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

By:  _____

Print Name: _____

Print Name: Andrew Sackreiter

Its: _____

Its: Director

Date: _____

Date: 1-29-25

LESSORS:
City of Sioux City, Iowa

By: _____

Print Name: _____

Its: _____

Date: _____

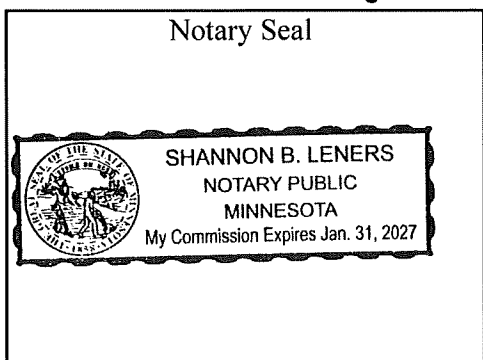
[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

LESSEE ACKNOWLEDGMENT

STATE OF Minnesota)
) SS.
COUNTY OF Ramsey)

I certify that I know or have satisfactory evidence that Andrew Sackreiter is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Director of AT&T Mobility Corporation, the Manager of **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 29, 2025.



Shannon B. Leners
(Signature of Notary)
Shannon B. Leners
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
MN
My appointment expires: 1/31/2027

EXHIBIT A

PREMISES DESCRIPTION AND LEGAL DESCRIPTION OF PROPERTY

Street Address: 3430 West 23rd Street, Sioux City, IA 51103

Parcel #: 894824426020

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ITEMS TO INCLUDE ON AGENDA FOR MARCH 4, 2025

WOODBURY COUNTY, IOWA

Not to exceed \$700,000 Taxable General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the County thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

March 4, 2025

The Board of Supervisors of Woodbury County, State of Iowa, met in _____ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at _____ .M., on the above date. There were present Chairperson _____, in the chair, and the following named Board Members:

Absent: _____

Vacant: _____

* * * * *

The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$700,000 Taxable General Obligation Capital Loan Notes, in order to provide funds to pay the costs of erecting, equipping, remodeling or reconstructing various public buildings including tuckpointing at the EMS Building and conference room remodeling and ceiling replacement at the Courthouse; and equipping various public buildings including software, hardware and other equipment, for essential county purposes, and that notice of the proposed action by the Board to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 331.402 and 331.443 of the Code of Iowa.

The Chairperson then asked the Auditor whether any written objections had been filed by any resident or property owner of the County to the issuance of the Notes. The Auditor advised the Chairperson and the Board that _____ written objections had been filed. The Chairperson then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Chairperson declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Board then considered the proposed action and the extent of objections thereto.

Whereupon, Board Member _____ introduced and delivered to the Auditor the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Board Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the Board of Supervisors has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$700,000 General Obligation Capital Loan Notes, for the essential county purposes, in order to provide funds to pay the costs of erecting, equipping, remodeling or reconstructing various public buildings including tuckpointing at the EMS Building and conference room remodeling and ceiling replacement at the Courthouse; and equipping various public buildings including software, hardware and other equipment, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the County and residents thereof.

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

Section 1. That this Board does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Capital Loan Notes, for the foregoing essential county purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 4th day of March, 2025.

Chairperson

ATTEST:

County Auditor

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this _____ day of _____, 2025.

County Auditor, Woodbury County, State of Iowa

(SEAL)

ITEMS TO INCLUDE ON AGENDA FOR MARCH 4, 2025

WOODBURY COUNTY, IOWA

Not to exceed \$500,000 Taxable General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the County thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE COUNTY.

March 4, 2025

The Board of Supervisors of Woodbury County, State of Iowa, met in _____ session, in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at _____ .M., on the above date. There were present Chairperson _____, in the chair, and the following named Board Members:

Absent: _____

Vacant: _____

* * * * *

The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$500,000 Taxable General Obligation Capital Loan Notes, in order to provide funds to pay the costs of demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance including demolition of the old law enforcement center, for essential county purposes, and that notice of the proposed action by the Board to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 331.402 and 331.443 of the Code of Iowa.

The Chairperson then asked the Auditor whether any written objections had been filed by any resident or property owner of the County to the issuance of the Notes. The Auditor advised the Chairperson and the Board that _____ written objections had been filed. The Chairperson then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Chairperson declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Board then considered the proposed action and the extent of objections thereto.

Whereupon, Board Member _____ introduced and delivered to the Auditor the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$500,000 TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Board Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$500,000 TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the Board of Supervisors has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes, for the essential county purposes, in order to provide funds to pay the costs of demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance including demolition of the old law enforcement center, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the County and residents thereof.

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

Section 1. That this Board does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$500,000 General Obligation Capital Loan Notes, for the foregoing essential county purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 4th day of March, 2025.

Chairperson

ATTEST:

County Auditor

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this _____ day of _____, 2025.

County Auditor, Woodbury County, State of Iowa

(SEAL)

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 02/26/2025 Weekly Agenda Date: 03/04/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Laura Sievers, PE, Woodbury County Engineer

WORDING FOR AGENDA ITEM:

Consider award of bid for project number BROS-6012(602)--5F-97 and approve resolution to direct county engineer to sign contract and bond

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county received bids through Iowa DOT for a bridge replacement In the city of Pierson, On L25, Over STREAM, from 120th Street north approx. 0.5 Miles, on W LINE S7 T89N R42W

BACKGROUND:

Woodbury County prepared plans for a bridge replacement on L25 that were approved by the board. Bids were received and a recommendation is made for award.

FINANCIAL IMPACT:

The project is funded by federal aid funds.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Recommend that the board award the bid for project BROS-6012(602)--5F-97 to the low bidder, Graves Construction Co., Inc. and approve the resolution directing the county engineer to sign the contracts once proper paperwork is presented by the contractor.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board award the bid for project BROS-6012(602)--5F-97 to the low bidder, Graves Construction Co., Inc. and approve the resolution directing the county engineer to sign the contracts once a signed contract and bond are returned by the contractor for signature.

BID AWARD AND DESIGNATION AND AUTHORIZATION OF COUNTY
ENGINEER FOR ELECTRONIC SIGNATURE OF
CONTRACT AND BOND

RESOLUTION NO. _____

WHEREAS, the Board of Supervisors has received bids for the project captioned herein,
and,

WHEREAS, the board has considered the bids and concurs with the Iowa DOT and the
County Engineer's recommendation to award the contract to the lowest responsible bidder,
and:

WHEREAS, time is of the essence in locking in material prices in a rapidly changing cost
environment currently being experienced by contractors and road agencies across the state,
the Board is directing the County Engineer to electronically sign the contracts and bonds for
the following project upon presentation of completed documents meeting contract
requirements for the following project:

BROS-6012(602)—5F-97

**Bridge Replacement in the City of Pierson, On L25, Over STREAM, from 120th St
north approx.. 0.5 miles, on W LINE S7 T89N R42W**

NOW, THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors
hereby awards the bid and directs the County Engineer is directed to electronically sign the
contracts and bonds for the above captioned project upon presentation of final contract
documents.

Passed and approved this 4th day of March, 2025.

Daniel A. Bittinger II, Chairperson
Woodbury County Board of Supervisors

Attest:

Michelle Skaff
Woodbury County Auditor

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 02/26/2025 Weekly Agenda Date: 03/04/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Laura Sievers, PE Woodbury County Engineer

WORDING FOR AGENDA ITEM:

Approve county pledge for Woodbury County support of NACE State Director position

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

County Engineer is requesting support of the Board to apply for the NACE State Director position

BACKGROUND:

In this pledge, the Board will formalize Woodbury County's support of Laura applying for the NACE State Director position

FINANCIAL IMPACT:

The travel for this position is paid for by Iowa County Engineer Association

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

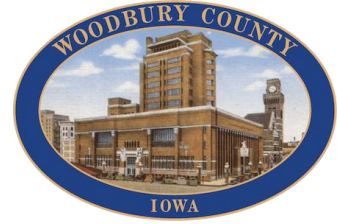
RECOMMENDATION:

Recommend that the board approve the pledge

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approve the Pledge and direct the chair to sign it on behalf of Woodbury County.

March 4, 2025



To Whom It May Concern,

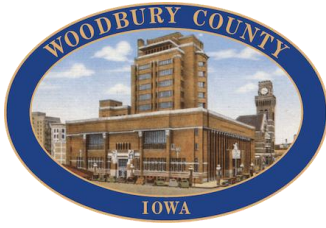
The Woodbury County Board of Supervisors is pleased to offer our full support for Laura Sievers, P.E., in her candidacy for the Iowa National Association of County Engineers (NACE) State Director position.

Laura has demonstrated outstanding leadership, professionalism, and dedication to the advancement of county engineering. We recognize the importance of Iowa's representation at the national level and believe Laura's knowledge, experience, and commitment to advocacy will serve the interests of all Iowa counties. As the voice for county engineers, NACE plays a vital role in shaping policies, securing funding, and promoting best practices in infrastructure management. Laura's leadership will strengthen these efforts and enhance Iowa's contributions to the national conversation.

The Board fully supports Laura's involvement in NACE and will ensure she has the necessary time and resources to fulfill the responsibilities of the position, including attending the NACE Board of Directors meetings in both the spring and fall. We are confident in her ability to effectively represent Iowa and advance the mission of both ICEA and NACE.

We appreciate your consideration of Laura Sievers for this position and strongly endorse her candidacy.

Daniel A. Bittinger II, Chairperson
Woodbury County Board of Supervisors



Woodbury County Secondary Roads Department

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Mr. McGuire and ICEA past presidents,

I am writing to formally express my interest in the Iowa National Association of County Engineers (NACE) State Director position recently approved by the Iowa County Engineers Association (ICEA) Executive Board. With my consistent involvement in both ICEA and NACE, I believe I am well-qualified to fulfill the responsibilities and expectations of this leadership role.

My career in transportation engineering began with the Iowa Department of Transportation (DOT) from 2005 to 2013, followed by my role as the Lyon County Engineer from 2013 to 2020. I then returned to the Iowa DOT in District 3 from 2020 to 2024 before taking on my current position as the Woodbury County Engineer in 2024. My passion for county engineering was sparked during an internship at Plymouth County, reinforcing my belief in the value of internships as a tool for introducing young professionals to our field. In Woodbury County, we will have three interns working with us this summer.

I have actively participated in ICEA through regular attendance at the ICEA Annual Conference, mid-year meetings, and Iowa State Association of Counties (ISAC) sessions. My engagement extends to committee work, including the Farm-to-Market Review Board, ½ Percent Transportation Safety, and the Iowa Transportation Funding Policy Steering Committee. I am also interested in joining the Legislative Committee and aspire to serve on the ICEA Executive Board in the future.

There are many more committees that I would join if there were open positions and if I had the time to contribute. I have not only attended and participated in the above-mentioned conferences and meetings, but I have encouraged new county engineers and my staff to attend as many meetings and educational conferences as possible, emphasizing that value lies not only in the agenda but also in the discussions outside of formal sessions.

There are very few meetings that I have not attended due to scheduling conflicts, but as I said above, I realize the importance of these meetings and the meeting materials. I do appreciate and rely on the information that is shared at each of these meetings that can be found on the Service Bureau website and once again I do share with others that were not in attendance so that all of us can be doing lawful work with the latest and greatest guidance, tools, and technology.

My involvement with NACE includes active participation in the NACE Annual Conference, missing only one due to a medical issue. I have previously served on the Pavement Preservation Committee and have recently submitted requests to join the Pavement Preservation, Legislative, and Safety & Technology Committees.

NACE as the voice of local road officials, I fully support their vision of a robust, reliable, and safe transportation network for all in addition to the mission to improve the safety, efficiency, and sustainability of local infrastructure through advocacy, collaboration, and education of road officials. Furthermore, this commitment reflects the importance of Iowa's representation on the national stage. I feel Iowa is a leader in pavement preservation and funding. Our outstanding relationships with the Iowa Department of Transportation, Homeland Security, and Federal Emergency Management Agency (FEMA) are something to be shared with others so counties facilitate more partnerships and when needed recover from disasters.

Beyond ICEA and NACE, I have contributed to the engineering profession as a board member of the Iowa Engineering and Land Surveying Board, where I served as Board Chair and Vice Chair before completing my three, three-year terms. Additionally, my involvement with the National Council of Examiners for Engineering and Surveying (NCEES) has included numerous committee roles, and I currently serve as past president. My NCEES participation included international meetings and conferences, where I was actively involved in creating relationships that have helped create new licensure agreements with England.

I have the full support of the Woodbury County Board of Supervisors and my staff to dedicate the necessary time and effort to this role, including attending the NACE Board of Directors meetings in both the spring and fall. Furthermore, I am highly interested in expanding my leadership within NACE, with a potential future role on the NACE Executive Board. I also recognize the value of participating in the National Association of Counties (NACo) Transportation Steering Committee and would welcome the opportunity to contribute to this Committee.

I hope through this summary, I have displayed to all that I am dedicated fully to county engineering in Iowa. I want to tell the story of Iowa's County Engineers to anyone who will listen outside of our borders. I do very well at written communication and oral. I have spoken to groups with over 500 in attendance. As it is easy to talk about something you are very passionate about. I also understand that individuals absorb information differently, hence I would make sure to have written reports and presentations available to the audience I am reporting to as it is needed. I enjoy reports, charts, and graphs to paint a picture of our county road and bridge needs, concerns, and advances.

I am eager for the opportunity to serve as Iowa NACE State Director and to further the missions of both ICEA and NACE. My passion for county engineering drives me to advocate for Iowa's successes, share our expertise, and contribute to national conversations on infrastructure and transportation policy. I welcome any questions regarding my candidacy and appreciate your time and consideration.

Sincerely,

Laura Sievers, P.E.
Woodbury County Engineer

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 02/27/2025 Weekly Agenda Date: 03/04/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Daniel Bittinger

WORDING FOR AGENDA ITEM:

Transfer of L.O.S.T. funds and Gaming funds to debt service to lower debt service FY26 levy

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

In years past, the Supervisors have transferred different amounts of money from L.O.S.T and Gaming funds to assist in lowering the debt service levy rate.

BACKGROUND:

See backup material from budget review for balance of L.O.S.T. and Gaming fund accounts.

FINANCIAL IMPACT:

Moving any amount of funds from the L.O.S.T and Gaming funds would lower the debt service levy.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Motion to approve \$_____ from L.O.S.T. funds and \$_____ from Gaming funds to be transferred to the debt service levy.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve \$_____ from L.O.S.T. funds and \$_____ from Gaming funds to be transferred to the debt service levy.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 02/27/2025 Weekly Agenda Date: 03/04/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Daniel Bittinger

WORDING FOR AGENDA ITEM:

Discuss and Approve FY26 maximum county tax rates and dollars for the auditor budget statement mailing

ACTION REQUIRED:

- | | | |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/> |

EXECUTIVE SUMMARY:

The Board of Supervisors need to approve the official FY26 county max tax levy rates for the required auditor budget statement mailing by March 5, 2025.

BACKGROUND:

See backup material

FINANCIAL IMPACT:

See backup material

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Motion to approve FY26 maximum county tax rates and dollars for the auditor budget statement mailing

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve FY26 maximum county tax rates and dollars for the auditor budget statement mailing