NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JUNE 10, 2025) (WEEK 24 OF 2025)



Live streaming at: https://www.youtube.com/user/woodburycountyiowa Agenda and Minutes available at: <u>www.woodburycountyiowa.gov</u>

Daniel A. Bittinger II	Kent T. Carper	David L. Dietrich	Mark E. Nelson	Matthew A. Ung
389-4405	570-7681	870-9224	540-1259	490-7852
dbittinger@woodburycountyiowa.gov	kcarper@woodburycountyiowa.gov	ddietrich@woodburycountyiowa.gov	mnelson@woodburycountyiowa.gov	matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 10, 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.

<u>AGENDA</u>

- 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 June 3, 2025, meeting
- 3. Approval of claims
- Board Administration Karen James Approval of resolution for a tax suspension for D.M.
- 5. Human Resources Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Approval of the Medical Examiner Investigator Professional Services Agreement

- 6. Board Administration Heather Van Sickle Approval of Notice of Property Sale Resolution for parcel #894730426002 (aka 2021 W.1st St.) for Tuesday, June 24th at 4:35 p.m.
- 7. Commissioner of Elections Steve Hofmeyer Receive the appointment of Travis Todd as a River Valley School District Board member to replace Sharleen Duncan.

End of Consent Agenda

8.	Secondary Roads – Laura Sievers	
	 Approve the final voucher for project BROSCHBP-C097 (141)—GA-97 with Dixon Construction 	Action
	 b. Approve the final voucher for project STBG-SWAP-C097(144)—FG-97 with Harris Construction 	Action
	c. Approve the final voucher for project BRS-CHBP-C097(139)—GB-97 with Dixon Construction	Action
9.	 Planning/Zoning – Daniel Priestley a. Receive final report Zoning Commission recommendation from their 5/28/25 meeting to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on #864629351012 for New Cooperative, Inc. 	Action
). ;)	 b. Conduct 1st public hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to GI on Parcel #864629351012 	Action
	c. Approve the 1 st Reading of the Zoning Ordinance Map Amendment (Rezone)	Action
10.	Winna Vegas Casino Resort – Tom Teesdale Winna Vegas Casino Resort requesting approval to utilize the last mile of 330 th St. and part of Calhoun Avenue South, for individuals to participate in a 5k run/walk to raise money for Winnebago Tribes cultural programs	Action
11.	Conservation – Dan Heissel	A
	 Approve funds in the amount of \$55,000 to repair the Union Bridge Trail and wait for FEMA reimbursement of 85% of cost 	Action
	 b. Approve \$65,000 to pay for the repair of the boat ramp at Little Sioux Park c. Approve funds in the amount of \$1,500 to purchase a law enforcement tough book laptop for conservation department 	Action Action
12.	County Auditor – Michelle Skaff a. Approval of resolution setting interest rates for drainage district warrants for districts under the jurisdiction of the Woodbury County Board of Supervisors	Action
	 Approval of resolution levying special assessment for Anthon Central Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	 c. Approval of resolution levying special assessment for Bennet-McDonald Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	 Approval of resolution levying special assessment for Maple River Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	e. Approval of resolution levying special assessment for Orton Slough Drainage District and certify to the County Auditor of Woodbury County, Iowa	Action
	 Approval of resolution levying special assessment for Poverty Hollow Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	 g. Approval of resolution levying special assessment for Smithland Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action

District and certify to the County Auditor of Woodbury County, Iowa

District and certify to the County Auditor of Woodbury County, Iowa

h. Approval of resolution levying special assessment for Smokey Hollow Drainage

Action

4:40 p.m. (Set time)

	 Approval of resolution levying special assessment for Weber Creek Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	 j. Approval of resolution levying special assessment for Wolf Creek Drainage District and certify to the County Auditor of Woodbury County, Iowa 	Action
	 k. Approval of resolution levying special assessment for Wolf Creek Pump Draina District and certify to the County Auditor of Woodbury County, Iowa 	age Action
	 Approval of resolution levying special assessment for Wolf Creek Pump District #2 and certify to the County Auditor of Woodbury County, Iowa 	Action
	 m. Approval of resolution levying special assessment for Wolf Creek Pumping District #3 and certify to the County Auditor of Woodbury County, Iowa 	Action
13.	Board Administration – Ryan Ericson	A (1)
	 a. Approval to reallocate FY23 WCICC CIP funds b. Approval to allocate remainder of FY24 CIP funds and reallocate FY24 WCICC CIP funds 	Action Action
	c. Approval to reallocate FY25 WCICC CIP funds	
14.	Board of Supervisors – Daniel Bittinger Approval of FY26 Capital Improvement Projects (CIP's)	Action
		7 (01/01)
15.	Reports on Committee Meetings	Information
16.	Citizen Concerns	Information
17.	Board Concerns	Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., JUN 11 7:30 a.m. SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
 - 8:05 a.m. Woodbury County Information Communication Commission, First Floor Boardroom
 - **12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- WED., JUN 18 12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., JUN 19 4:00 p.m. Conservation Board Meeting, Southwood Conservation Area
 - 4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JUN 20 9:00 a.m. Hungry Canyons Alliance, Tour of Grade Control Sites, Yellow Smoke Park, Denison
 12:00 p.m. Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- MON., JUN 23 5:00 p.m. Zoning Commission Meeting, Courthouse Basement Boardroom
- WED., JUN25 2:30 p.m. Rolling Hills Community Services Region Governance Board Meeting
- THU., JUN 26 11:00 a.m. Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.
 - **5:30 p.m.** SIMPCO Board of Directors 60th Annual Board Meeting & Award Ceremony, The Warrior Hotel
- WED., JUL 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., JUL 7 5:00 p.m. Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., JUL 9 7:30 a.m. SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
 - 8:05 a.m. Woodbury County Information Communication Commission, First Floor Boardroom
 - 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., JUL 10 4:00 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

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 lowa 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.

JUNE 3, 2025, TWENTY-THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 3, 2025, at 2:30 p.m. Board members present were Carper, Bittinger II, Dietrich, and Ung, and Nelson. 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.

Carper and Dietrich were absent for the closed session.

Motion by Bittinger second by Nelson to go into closed session per Iowa Code Section 21.5(1)(c). Carried 3-0 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 3-0 on roll-call vote.

Carper and Dietrich were in attendance for the regular session.

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

1. Motion by Bittinger second by Nelson to approve the agenda for June 3, 2025. Carried 5-0. Copy filed.

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

- 2. To approve minutes of the May 27, 2025 meeting. Copy filed.
- 3. To approve the claims totaling \$284,760.58. Copy filed.
- 4. To receive the appointment of Chet Verschoor as Woodbury Central Community School District board member. Copy filed.
- 5a. To approve the utility permit for placement of new fiber optic cable in county right of way for Winnebago Tribe of Nebraska. Copy filed.
- 5b. To approve the permit to work in the County right of way on Old US 75 and 235th St for Terracon. Copy filed.
- 6. To approve an application for a 1-year Cigarette/Tobacco Sales Permit for Heritage Express, Sloan, IA, effective 07/01/25 through 06/30/26. Copy filed.
- 7. To approve the appointment of Zach Brannan, Summer Engineering Aide-Temp, Secondary Roads Dept., effective 06-04-25, \$17.50/hour. Job Vacancy Posted on 2/12/2025. Entry Level Salary: \$17.50/hr; and the appointment of Blasé Sanford, Summer Engineering Aide-Temp, Secondary Roads Dept., \$18.50/hour. Job Vacancy Posted on 2/12/2025. Entry Level Salary: \$18.50/hr. Copy filed.
- 8. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894815480001 (aka 1724 Whitcher Avenue) for Tuesday, June 17th at 4:35pm.

WOODBURY COUNTY, IOWA RESOLUTION #<u>13,891</u> PARCEL #894815480001

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

Lot Sixteen (16), in Block Three (3), Edgewater Fourth Addition, City of Sioux City, Woodbury County, Iowa (1724 Whitcher Ave.)

NOW THEREFORE,

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

- That a public hearing on the aforesaid proposal shall be held on The 17th Day of June, 2025 at 4:35 o'clock p.m. in the basement of the Woodbury County Courthouse.
- That said Board proposes to sell the said parcel of real estate at a public auction to be held on the 17th Day of June, 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 \$384.00** 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 3rd Day of June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

9a. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Darin Miller, parcel #894301379006, 403 Herbold Ave., Pierson.

WOODBURY COUNTY, IOWA RESOLUTION #<u>13,892</u> RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Darin Miller, as titleholder of a property located 403 Herbold Ave., Pierson, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894301379006

HERBOLDS FIRST ADDITION LOTS 27-28-29-30-31-32-33-34 BLK 3

WHEREAS, Darin Miller 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 3rd day of June 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

9b. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Joan Ellensohn-Conley, parcel #894726154009, 924 N Alice.

WOODBURY COUNTY, IOWA RESOLUTION #<u>13,893</u> RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Joan Ellensohn-Conley as titleholder of property located at 924 N Alice., Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel # 894726154009

EAST TERRACE LOT 21 BLK 3

WHEREAS, Joan Ellensohn-Conley as titleholders of the aforementioned real estate 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 3rd day of June 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

10. To approve to set the dates and times for 3 Public Hearings for Zoning Ordinance Text Amendments to the Woodbury County Zoning Ordinance, specifically to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Borrow pits for earth materials" as a conditional use within the Agricultural Estates (AE) Zoning District for the following dates: Tuesday, June 17, 2024, 4:45 PM, Tuesday, June 24, 2025, 4:45 PM, Tuesday, July 1, 2025, 4:45 PM. Copy filed.

Carried 5-0.

- 11. Motion by Nelson second by Bittinger to approve the contract for Pavement Markings with Sir-Lines-A-Lot out of Lawton for \$192,393.50. Carried 5-0. Copy filed.
- 12a. Motion by Nelson second by Carper to receive the final report and the Zoning Commission's recommendation from their 5/28/25 meeting to approve the final plat of Washburn Addition, a minor Subdivision, to Woodbury County, Iowa. Carried 5-0. Copy filed.
- 12b. Motion by Nelson second by Carper to approve and authorize the Chairperson to sign a Resolution accepting Washburn Addition, a minor subdivision to Woodbury County, Iowa. Carried 5-0.

BOARD OF SUPERVISORS RESOLUTION #<u>13,894</u> ACCEPTING AND APPROVING WASHBURN ADDITION A MINOR SUBDIVISION WOODBURY COUNTY IOWA WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 28th DAY OF May, 2025, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS WASHBURN ADDITION, WOODBURY COUNTY, IOWA; AND

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

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

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

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

PASSED AND APPROVED THIS 3rd DAY OF June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 13. Motion by Bittinger second by Nelson to approve and receive for signature the ES&S hardware maintenance agreement. Carried 5-0. Copy filed.
- 14. Motion by Nelson second by Bittinger to table approval of FY24 Court Match CIP for furniture, fixtures, and equipment expenses for congregate settings (Law Enforcement Center). Carried 5-0. Copy filed.
- 15. Motion by Bittinger second by Nelson to table approval of the FY26 Capital Improvement Projects (CIP's). Carried 5-0. Copy filed.
- 16. Reports on committee meetings were heard.
- 17. Treasurer Bertrand addressed the board regarding a text message scam that is occurring statewide soliciting payment for traffic violations, several incidents have occurred in the Woodbury County Treasurer's Office.
- 18. Board concerns were heard.

The Board adjourned the regular meeting until June 10, 2025.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY, IOWA BOARD ADMINISTRATION MEMORANDUM

TO:Board of SupervisorsFROM:Karen James, Board Administrative AssistantRE:Consideration of a Petition for a Tax SuspensionDATE:June 5, 2025

Please consider this request for a tax suspension for D.M. If the Board approves this request, the suspension resolution requires the chairman's signature.

Thank you.

kmj

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

* PERSONNEL ACTION CODE:

DATE: June 10, 2025

A- Appointment

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

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Robinson, Lisa	Veteran Affairs	02-17-2025	Service Officer	\$28.72/hour	9%=\$2.38/hr	R	Per AFSCME Courthouse: Move from Step 4 to Step 5. Anniversary Date 2/21/25
Albright, Julie	Mental Health	05-28-2025	Coordinator of Disability Services			S	Deceased

APPROVED BY BOARD DATE:

MELISSA THOMAS, HR DIRECTOR:

Melessa Shomas HR Director

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

e: 06/05/2025 Week	y Agenda Date: <u>06/10/2025</u>						
LECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Melissa Thomas HR Director							
ORDING FOR AGENDA ITEM:							
Approval of the Medical Examiner Investigator Professional Services Agreement.							
ACTION REQUIRED:							
	ACTION REQUIRED	D :					
Approve Ordinance	ACTION REQUIRED	C: Approve Motion 🗹					
Approve Ordinance							

EXECUTIVE SUMMARY:

Woodbury County has decided to enlist Medical Examiner Investigators to assist with the duties of the Medical Examiner's Office.

BACKGROUND:

The medical examiner has suggested an individual for the role of investigator. This individual has received the training required by the State of Iowa and will be able to begin as a contractor upon the signing of the agreement, (see attached).

FINANCIAL IMPACT:

The financial impact will include \$300 paid for each investigation and on call pay.

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 the motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to direct the Chairman to sign the ME-I Professional Services Agreement.

WOODBURY COUNTY MEDICAL EXAMINER 2720 STONE PARK BLVD. SIOUX CITY, IA 51104 PH: (712) 279-3226 FAX: (712) 279-7034

June 4, 2025

Dear Woodbury Board of Supervisors,

I am requesting your approval to add Doug Boetger as a fourth Medical Examiner Investigator for Woodbury county. Doug has just completed a three day training course successfully at the Iowa Office of the State Medical Examiner's Office (Midwest Death Investigation Course) and is anxious to begin work.

I believe, as do the current Medical Examiner Investigators, that he will be a great addition to our department.

Please do not hesitate to contact me if you need additional information.

Sincerely,

Julie U. Mene, m

Julie Breiner, MD

DOUGLAS BOETGER

To: Dr. J. Breiner,

I am writing to express my interest in applying for a position of Medical Examiner Death Investigator. My current position with the Woodbury County Sheriff's Office as Sergeant for the past 37 years has exposed me to numerous death investigations and given me the opportunity to work with the Medical Examiner's Office. Supervising patrol divisions and the investigative division has given me good communication skills with other agencies, victims of offenses and family members of incidents. I believe these skills would be beneficial to the role as a Death Investigator.

After 37 years with the Woodbury County Sheriff's Office I will officially retire from there on March 30, 2025. Throughout my career with the Sheriff's Office I have been on the scenes of natural cause deaths, suicides, and homicides and have had an active role in investigating them. Supervising deputy sheriffs, compiling and reviewing reports has given me an eye for detail and the ability to make sure paperwork is completed and finished in a timely manner. I have attended numerous courses regarding communication, investigations, and supervision. I have worked with all fire and EMS services in the county and can communicate well with and work well with them.

I enjoy working with people and have good communication skills. I have been around people in their darkest hour and do my best to get them the help and resources available to help them through their difficult times. Thank you for your consideration and taking time to look over my letter. I look forward to talking to you about this opportunity.

Sincerely,

Dough 5. Buty

Douglas Boetger

Woodbury County Sheriff's Office/ Sioux City, la

September 1987-Present

Deputy Sheriff/Sergeant

Work as a first responder, responding to emergency and non-emergent calls for service. Supervised patrol deputies and deputies assigned to the investigative division. Secured crime scenes and supervised the processing of crime scenes. Made and updated work schedules, reviewed reports.

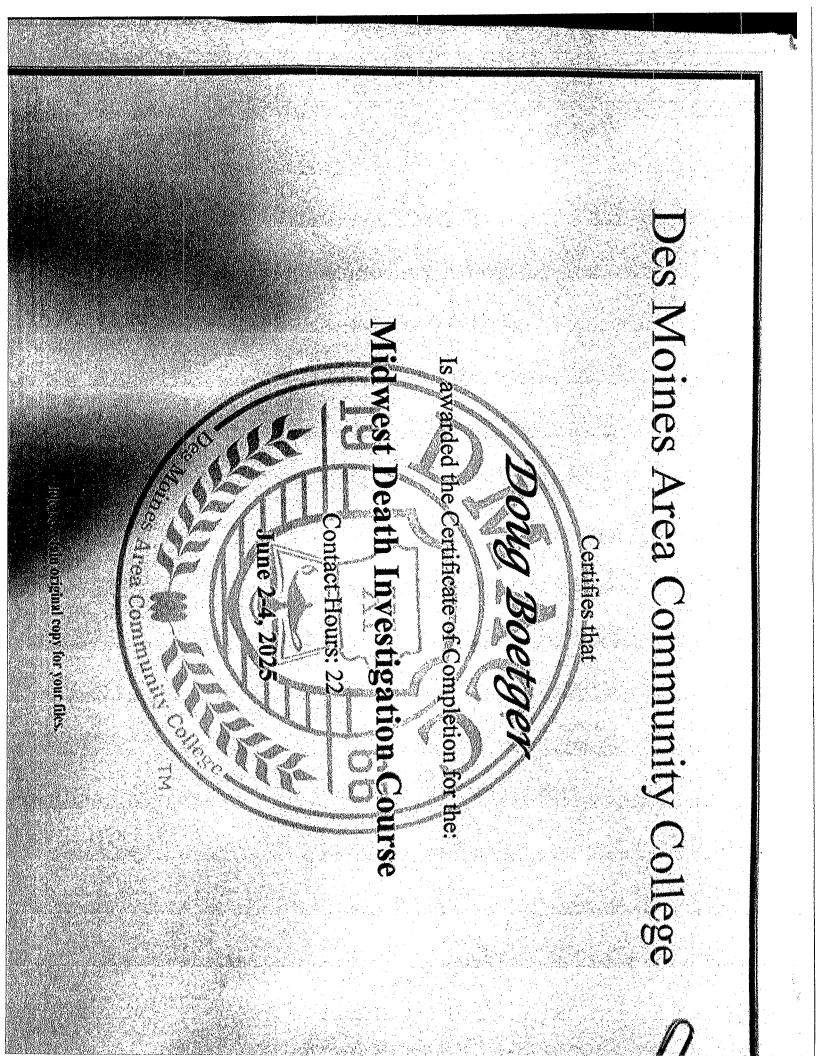
During time as Deputy Sheriff had numerous responsibilities; Patrol Deputy, K-9 Handler, Field Training Officer, Crisis Negotiator, Field Supervisor, Investigative Division Supervisor, Assistant Chief Deputy Sheriff.

Volunteer/ Community Involvement Experience:

EMT (Lawton Ambulance Service/Treasurer)

Past School Board Member (Lawton-Bronson Community School District)

Past Church Deacon (Community Presbyterian Church, Lawton)



WOODBURY COUNTY, IOWA MEDICAL EXAMINER INVESTIGATOR PROFESSIONAL SERVICES AGREEMENT (Independent Contractor)

This Woodbury County, Iowa Medical Examiner Investigator Professional Services Agreement ("Agreement") is entered into this 1st day of July, 2025 ("Effective Date") by and between Douglas Boetger ("Contractor") and Woodbury County, Iowa ("County").

RECITALS

WHEREAS, pursuant to Iowa Code § 331.901-331.900 and Iowa Administrative Code 641-127.7, County and the Woodbury County Medical Examiner ("Medical Examiner") may appoint one or more county medical examiner investigators ("CME-I") upon approval of the Board of Supervisors and the Iowa State Medical Examiner;

WHEREAS, County desires to retain the professional services of Contractor under this Agreement to perform the duties as a CME-I as more fully set forth herein;

WHEREAS, Contractor desires to provide professional services to the County in performing duties as a CME-I as more fully set forth herein.

WHEREAS, The medical examiner has recommended this contractor to provide professional services to the County.

NOW, THEREFORE, the parties agree as follows:

- 1. <u>SERVICES.</u> Contractor shall provide the following services to County on an as needed, independent contractor basis:
 - a. Assist the county medical examiner in performing death investigations.
 - b. Upon completion of a death investigation, and under the supervision of the county medical examiner, sign Form ME-1.

Services shall be provided on an as needed basis.

- 2. **<u>QUALIFICATIONS.</u>** Contractor must continuously meet each of the following qualifications.
 - a. <u>Licenses</u>. Hold a current, unrestricted license as a nurse or other medical provider in the State of Iowa.
 - b. <u>**Experience.**</u> Have at least two years of experience practicing as a licensed or certified nurse or other medical provider prior to the Effective Date of this Agreement.
 - c. <u>Education and Certification</u>. Prior to or within two years after the Effective Date of this Agreement, attend the St. Louis University School of Medicine Basic Medicolegal Death Investigation Course or its state medical

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examiner-approved equivalent; and prior to or within five years after the Effective Date of this Agreement, obtain certification at the registry level as a death investigator by the American Board of Medicolegal Death Investigators.

- d. <u>Health.</u> Subject to short-term illness or disability, be physically, mentally, and emotionally fit to perform the services required by this Agreement.
- 3. <u>GENERAL CONDITIONS.</u> The following general conditions govern performance under this Agreement:
 - a. <u>Death Investigation Policies.</u> All services shall be performed in a manner consistent with the protocol outlined in the most current edition of the *County Medical Examiner's Handbook* (available from the Iowa State Medical Examiner) and any policies or protocols for death investigation of the County and/or Medical Examiner.
 - b. <u>Legal Compliance.</u> Contractor shall perform all services in compliance with all federal, state, and local law and rules and regulations as espoused by the State of Iowa Medical Examiner. All services shall be performed without regard to national origin, religion, race, color, sex, gender identity, sexual orientation, age, or disability.
 - c. <u>**Records.**</u> All records are the property of the County. Contractor shall maintain such records in accordance with County policies and complete all records and reports in a timely fashion. Contractor shall maintain the confidentiality of all medical records and confidential information concerning death investigations.
 - d. <u>Current Knowledge</u>. Contractor shall maintain and demonstrate current working knowledge in all aspects of death investigations relevant to Contractor's responsibilities under this Agreement. This shall include requiring attendance at programs of continuing education, as needed.
 - e. <u>**Outside Activities.**</u> It is expressly acknowledged that Contractor may engage in other medical practice outside of the services provided under this Agreement.
 - f. <u>Independent Professional Judgment.</u> Contractor shall use his/her best professional judgment in performing the services. County shall neither have nor exercise, nor attempt to exercise, any control over the professional judgment and decision-making of Contractor.
 - g. <u>**Public Entity Requirements.</u>** Irrespective of the independent contractor status of Contractor, as an appointed CME-I of the County, Contractor shall be subject to the County's Code of Ethics.</u>

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- h. <u>Supervision</u>. As required by Iowa Administrative Code 641-127.7(4), Contractor shall be under the supervision of the Medical Examiner and provide services under the direction of the Medical Examiner or Iowa State Medical Examiner's office.
- i. <u>Equipment and PPE</u>. Contractor shall provide and be responsible for his or her own equipment and personal protective equipment unless otherwise provided herein. County may provide equipment and personal protective equipment mutually agreed upon in writing and subject ot review and inventory audits by the County.
- 4. **INSURANCE AND IMMUNITY.** While performing the services as a CME-I under this Agreement, Contractor shall be covered by the County's professional liability coverage. In performing all services, Contractor shall be an "officer" as defined by Iowa Code Chapter 670 and be eligible for immunity under the municipal tort claims act to the fullest extent allowed by law.
- 5. <u>FEE FOR SERVICES</u>. For all services provided under this Agreement, County shall pay Contractor three hundred dollars (\$300.00) per death investigation. In addition, County shall pay Contractor an on call fee of \$2.00 per hours not to exceed \$48.00 per day.
- 6. **<u>TERM AND TERMINATION.</u>** The initial term of this Agreement shall be for one (1) year beginning on July 1, 2025 (the "Initial Term"). This Agreement shall automatically renew for successive periods of one (1) year each (each a "Renewal Term"), unless either Party gives the other party notice of termination ninety (90) days' prior to the anniversary date. Notwithstanding the stated term and renewals thereof, this Agreement may be terminated as follows:
 - a. <u>Without Cause.</u> Without cause and without penalty, by either party upon giving the other party not less than ninety (90) days' prior notice of termination in writing, specifying the effective date of termination.
 - b. <u>For Cause.</u> For cause by either party upon giving the other party not less than thirty (30) days' prior notice of termination in writing specifying the alleged breach or default and the date on which termination will be effective, provided that in the event of termination for cause under this subparagraph, the party receiving notice shall have the notice period in which to correct or cure the alleged breach or default to the reasonable satisfaction of the party giving notice. Cause under this subparagraph consists of a material breach or default by the party receiving notice in the performance or under the terms and conditions of this Agreement.
 - c. <u>For Cause</u>. For cause by County immediately upon written notice to Contractor in the event Contractor fails or ceases to meet the qualifications set forth in Section 2 of this Agreement. It is the responsibility of Contractor to immediately notify the Medical Examiner if Contractor ceases or fails to meet the qualifications of Section 2.

- d. <u>**Regulatory Changes.**</u> By either party following reasonable (determined with regard to minimizing or eliminating the risk) written notice to the other party based upon an opinion from such party's legal counsel that existing or changed law, regulations, interpretations, or case law applied to this transaction created an unreasonable risk of sanction, prosecution, or assessment to the party giving notice.
- e. <u>Early Termination</u>. In the event this Agreement is terminated without cause during the Initial Term, the parties may not enter into an agreement for the same or similar services during the remainder of the Initial Term.
- 7. **INDEPENDENT CONTRACTOR.** Contractor will perform Contractor's responsibilities under this Agreement as an independent contractor and not as an employee of County. County shall neither have nor exercise any control over the professional medical judgment in the performance of services under this Agreement. Contractor shall, however, provide all services in a competent and professional manner. Contractor shall not represent himself/herself as an employee of County in the performance of his/her professional responsibilities; rather, Contractor shall be represented as an independent appointed CME-I. Contractor shall be solely responsible for withholding, reporting, and paying any Social Security, income or other taxes due on account of payments under this Agreement, except County will, to the extent of payments in excess of Six Hundred Dollars (\$600.00) in any calendar year, file and furnish Contractor with a copy of IRS Form 1099 reporting such payments.
- 8. <u>CONFIDENTIALITY.</u> Contractor shall maintain the confidentiality of death investigation information obtained during the performance of services under this Agreement and shall comply with all applicable laws including, without limitation, the Health Insurance Portability and Accountability Act to the extent applicable to Contractor and/or the County.
- 12. **<u>NOTICES.</u>** Any notice required to be given by this Agreement shall be sufficient if in writing and if personally delivered to the addressee or, if mailed, by United States mail, certified or registered mailed with return receipt requested, postage prepaid, to County:

Woodbury County, Iowa 620 Douglas St. Rm 701 Sioux City, IA 51101

Attn : Melissa Thomas, HR Director

and to Contractor:

Douglas Boetger

- 13. <u>MISCELLANEOUS.</u> The following additional conditions apply to this Agreement:
 - a. <u>Severability.</u> In the event one or more of the provisions contained in this Agreement are declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be impaired thereby unless the effect of such invalidity is to substantially impair or undermine either party's rights and benefits hereunder.
 - b. <u>Assignment.</u> This is a personal services arrangement wherein Contractor has been specifically retained for performance of the professional services based on Contractor's individual qualifications and experience. Therefore, this Agreement may not be assigned or transferred by Contractor.
 - c. <u>Waiver.</u> The failure of wither party to insist in any one or more instance upon performance of any terms or conditions of this Agreement shall not be construed as a waiver of future performance of any such term, covenant, or condition; but the obligations of such party with respect thereto shall continue in full force and effect.
 - d. <u>**Recitals.**</u> The recitals are intended to describe the intent of the parties and the circumstances under which this Agreement is executed and shall be considered in the interpretation of this Agreement.
 - e. <u>Amendment.</u> This Agreement may be amended only by written agreement of the parties.
 - f. <u>Counterparts</u>. This Agreement may be executed in more than one counterpart and each counterpart shall be considered an original.
 - g. <u>Applicable Law.</u> This Agreement shall be interpreted according to the law of the Sate of Iowa, without regard to choice of law principles.
 - h. <u>Entire Agreement.</u> This Agreement constitutes the entire agreement between the parties and supersedes all prior written and oral statements and understandings with regard to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate on the dated set opposite their respective names.

Douglas Boetger

Woodbury County, Iowa

Dorgho E Bart Date: 6-5-25

By:_

Daniel Bittinger, Chairman of the Board of Supervisors

Date:

RESOLUTION #

NOTICE OF PROPERTY SALE

Parcels #894730426002

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

Lot Seven (7), in Block Three (3), of Riverview Addition to Sioux City, in the County of Woodbury and State of Iowa (2021 W. 1st Street)

NOW THEREFORE,

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

- That a public hearing on the aforesaid proposal shall be held on The 24th Day of June, 2025 at 4:35 o'clock p.m. in the basement of the Woodbury County Courthouse.
- That said Board proposes to sell the said parcel of real estate at a public auction to be held on the 24th Day of June, 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 \$244.00** 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 10th Day of June, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff Woodbury County Auditor and Recorder Daniel A. Bittinger II, Chairman

REQUEST FOR MINIMUM BID

Name: Alfredo Avellano Jimenez	Date: 11- 8-24
Address: 2025 W1St St. S.C. DA 51103	Phone: <u>490-8663</u> Elena Coin manslater
Address or approximate address/location of property interested in: $2021 \text{ W1}^{\text{SH}} \text{ SH}.$	
CIS DIN # CONTRACTOR	
GIS PIN # 894730426002	
*This portion to be completed by Board Administratio	n *
Legal Description: Lot 7 BIK3 Riverview Addn-	
Tax Sale #/Date: 1158 2006	Parcel #
Tax Deeded to Woodbury County on:	
Current Assessed Value: Land 12,200 Building	
Approximate Delinquent Real Estate Taxes:	· · · · · · · · · · · · · · · · · · ·
Approximate Delinquent Real Estate Taxes:	
*Cost of Services:	
Inspection to: Matthew Ung	Date: 11-8-24
Minimum Bid Set by Supervisor: 1/00 plus 5144 br	Cost of Services Total
Date and Time Set for Auction:	04.55
* Includes: Abstractors costs; Sheriff's costs: publishing costs; and mailing costs.	

(MinBidReq/MSWord)

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Beacon[™] Woodbury County, IA / Sioux City



Overview



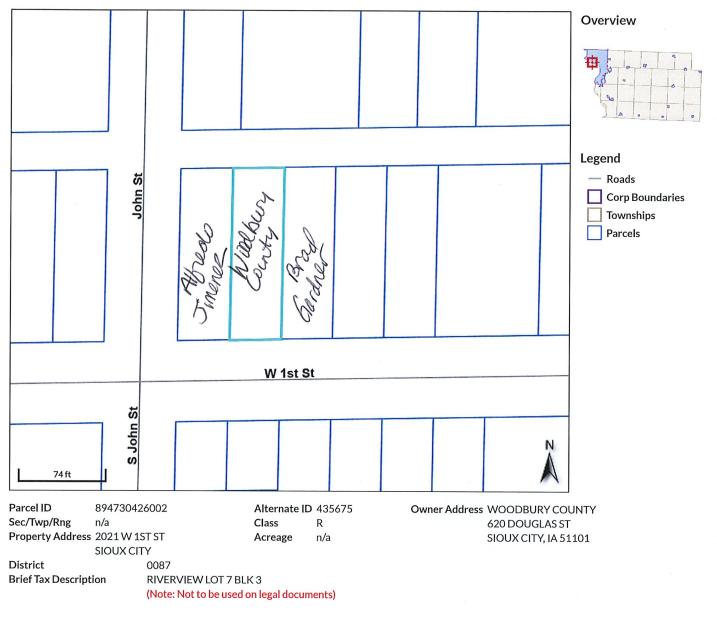
Legend Roads Corp Boundaries Townships Parcels

Alternate ID 435675 Class R Acreage n/a Owner Address WOODBURY COUNTY 620 DOUGLAS ST SIOUX CITY, IA 51101

RIVERVIEW LOT 7 BLK 3 (Note: Not to be used on legal documents)

Date created: 6/5/2025 Last Data Uploaded: 6/4/2025 10:13:53 PM

Beacon[™] Woodbury County, IA / Sioux City



Date created: 6/5/2025 Last Data Uploaded: 6/4/2025 10:13:53 PM

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Michelle K. Skaff, Woodbury County Auditor/Recorder & Commissioner of Elections

From: River Valley CSD	School/City/Township/
Tish Evans	Extension/Soil & Water Secretary/Clerk
6.3.25	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 Board of Director RUCSO
Name Travis Todd
Address Taylor Ave.
City/Zip Cushing 14 51018
Date of appointment 8.19-24

This appointment is to fill the office previously held by:

(Name of previous official)

RETURN TO: Michelle K. Skaff Woodbury County Commissioner of Elections 620 Douglas St, Rm 103 Sioux City, IA 51101

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

Date: 06/04/2025 Weekly Agenda Date: 06/10/2025								
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Laura M. Sievers, Woodbury County Engineer WORDING FOR AGENDA ITEM:								
Consider approval of final	Consider approval of final voucher for project BROSCHBP-C097(141)GA-97							
	ACTION REQUIRED:							
Approve Ordinance	Approve Resolution \Box	Approve Motion						
Public Hearing	Other: Informational \Box	Attachments						

EXECUTIVE SUMMARY:

Final voucher requires signature by the board of supervisors chairperson.

BACKGROUND:

The project includes replacement of a bridge on O'Brian Ave. from D 38 to 210th St.. The project was bid at the lowa DOT on January 20, 2021 as a bundle bridge project with Lyon County. Iowa DOT specifications require all construction items used have certification suppled to the county before final payment is made, the final material certifications have been received from Dixon Construction.

FINANCIAL IMPACT:

This project is funded by federal aid

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 final voucher for project BROSCHBP-C097(141)--GA-97 with Dixon Construction.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approve the final voucher for project BROSCHBP-C097(141)--GA-97 with Dixon Construction.

Final Estimate

F026 (181013) 2-02

037341 Contract

Voucher No. 15

Solution Interest of Transportation

BROSCHBP-C097(141)--GA-97 CONTRACT CONSTRUCTION PROGRESS VOUCHER

Bridge - New / Replacement WOODBURY COUNTY ENGINEER

DATE LAST VOUCHER 12 -07 -22 MO. DAY YE. This voucher MO. Day yr. DAYS WORKED RET. % TO DATE LAST VOUCH. AUTH. 140.0 3.000 Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA 0.0 QUANTITY AWARDED QUANTITY AUTHORIZED MEASURE ITEM RURAL RURAL URBAN FCT. NO. URBAN ITEM DESCRIPTION PARTICIPATING NON-PARTICIPATING PARTICIPATING NON-PARTICIPATING 0.200 0.200 Acre 410 Compl. Last Voucher 200 000 000 000 0610 CLEAR+GRUBB TOTAL TO DATE 497.000 497.000 Cubic Yd 410 Compl. Last Voucher 497000 000 000 000 0620 EMBANKMENT-IN-PLACE TOTAL TO DATE 635.000 Campl. Lest 635.000 Cubic Vd 410 635000 000 000 000 0630 EXCAVATION, CL 10, RDWY+BORROW TOTAL TO DATE 667.000 667.000 Cubic Yd 410 Compl. Last Voucher 667000 000 000 000 0640 EXCAVATION, CL 10, CHANNEL TOTAL TO DATE Compl. Last Voucher 114.000133.718 Cubic Vd 410 133718 000 000 000 0650 MODIFIED SUBBASE TOTAL TO DATE Compl. Lost Voucher 309.000 309,000 Ton 410 355840 000 000 000 0660 GRANULAR SHLD, TYPE B TOTAL TO DATE Compl. Last Voucher 391.100391,100 Sq Yard 441 391000 000 000 000 0670 BRIDGE APPROACH, TWO LANE TOTAL 391,100 TO DATE 642.800 Compl. Last Voucher 816.444 Sq Yard 441 816444 000 000 000 STD/S-F PCC PAV'T, CL C CL 3, 9" 0680 TOTAL TO DATE 49000.000 Compl. Last Vaucher 49000,000 Lump Sum 430 49000000 000 000 000 0690 RMVL OF EXISTING BRIDGE TOTAL TO DATE I certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of Transportation specifications for this project, including all requirements CLAIMANT'S CERTIFICATION (Required for Final Payment Only) as to maximum hours of labor and minimum wages have been complied with. SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE. DATE PROJECT ENGINEER CERTIFICATION for (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of DATE CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL Transportation specifications for this project, including all requirements as to maximum hours of DIDOT is not involved in this Farm to Market project. labor and minimum wages have been complied with.

DATE

DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL DATE DProject records reviewed. Project records not reviewed. Recommend payment Project approved for payment. based on the project engineers certification. CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

SIGNED CLAIMANT (CONTRACTOR)

PAGE

037341 Contract

lowa Department of Transportation

CONTRACT CONSTRUCTION PROCEES VOUSING BROSCHER-CO97(141)--CA. 07

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TO DATE	LAST YOUCH. AUTH.	-						
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CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

037341 Contract

Voucher No. 15

ONTRACT CONSTRUCTION PROGRESS VOUCHER

BROSCHBP-C097(141)--GA-97

Bridge - New / Replacement WOODBURY COUNTY ENGINEER

THIS VOUCHER _ _ _ _ DATE LAST VOUCHER 12 -07 -22 MU. DAY YR. DAYS WORKED RET. % LAST VOUCH, TO DATE AUTH. 0.0 140.0 3.000 Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, 1A QUANTITY AWARDED QUANTITY AUTHORIZED ITEM MEASURE RUBAL RURAL FCT. URBAN URBAN NO. PARTICIPATING ITEM DESCRIPTION NON-PARTICIPATING PARTICIPATING NON-PARTICIPATING 360.000 360.000 Linr Ft 430 Compl. Last Voucher 360000 000 000 CONC ENCASE STEEL H PILE, HP 12X53(P10 0790 TOTAL L) TO DATE 70,000 70.000 Linr Ft Compl. Last Voucher 430 60000 000 000 0800 PREBORED HOLE TOTAL TO DATE Compt. Last 4.0004.000 Each 419 4000 000 000 STEEL BEAM G'RAIL BAR TRANS SECT, BA-2 0810 TOTAL 21 TO DATE 4.000 Compl. Last Youchar 4.000 Each 419 4000 000 000 0820 STEEL BEAM G'RAIL END ANCHOR, BOLTED TOTAL TO DATE 4.000 Compl. Last Voucher 4.000 Each 419 4000 000 000 0830 STEEL BEAM G'RAIL TNGNT END TERM, BA-2 TOTAL 25 TO DATE 607.000 607.000 Sq Yard Compt, Last Voucher 410 607000 000 000 ENGINEER FABRIC 0840 TOTAL TO DATE 785.000 785.000 Ton Compl. Last Vouction 410 972740 000 000 0850 REVETMENT, CLASS E TOTAL TO DATE 997,400 Compl. Last Vaucher 997.400 Sq Yard 410 1171012 000 000 0860 RMVL OF PAV'T TOTAL TO DATE Compl. Last Voucher 5.000 5.000 Each 491 000 000 000 0870 FIELD FENCE BRACE PANEL TOTAL TO DATE I certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of Transportation specifications for this project, including all requirements CLAIMANT'S CERTIFICATION (Required for Final Payment Only) as to maximum hours of labor and minimum wages have been complied with. SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE. DATE PROJECT ENGINEER CERTIFICATION for (contractor) certify that the items shown herein are just and unpaid, and that the requirements of the lowa Department of CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL Transportation specifications for this project, including all requirements as to maximum hours of DIDOT is not involved in this Farm to Market project.

DATE DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL Project records reviewed. Project records not reviewed. Recommend payment Project approved for payment. based on the project engineers certification.

SIGNED CLAIMANT (CONTRACTOR)

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CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

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Project records reviewed.

037341 Contract

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lowa Department of Transportation

CONTRACT CONSTRUCTION PROGRESS VOUCHER BROSCHBP-C097(141)--GA-97 Bridge - New / Replacement WOODBURY COUNTY ENGINEER

DATE LAST VOUCHER 12 -07 -22 MO. DAY YR. This voucher MO. Day yr. DAYS WORKED RET. % TO DATE LAST YOUCH. AUTH. 140.0 3.000 Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA 0.0 QUANTITY AWARDED QUANTITY AUTHORIZED MEASURE **ITEM** FCT. RURAL NO. RUBAL. URBAN **ITEM DESCRIPTION** PARTICIPATING NON-PARTICIPATING PARTICIPATING NON-PARTICIPATING 205.000 205.000 Linr Ft Campl, Last 491 000 000 0880 RMVL/REINSTALL FENCE, FIELD 000 TOTAL TO DATE 12.060 12.060 Station Compl. Lust 442 13650 PAINTED PAV'T MARK, WATERBORNE/SOLVENT 000 0890 000 TOTAL 131658 TO DATE 2.000 2.000 Each Compl. Last Voucher 40 2000 000 0900 SAFETY CLOSURE 000 TOTAL TO DATE 5700.000 5700,000 Lump Sum Compl. Les 401 5700000 000 0910 TRAFFIC CONTROL 000 TOTAL TO DATE 97000.000 97000.000 Lump Sum Compl. Lest Voucher 401 97000000 000 0920 MOBILIZATION 000 TOTAL TO DATE 5000.000 5000,000 Lump Sum Campl. Lest 409 5000000 000 0930 000 RMVL OF ASBESTOS TOTAL. TO DATE 0.200 0.200 Acre Compl. Last Voucher 448 610 000 MULCH 000 0940 TOTAL TO DATE 0.200 0.200 Acre Compl. Lest Vaucher 448 610 000 SEED+FERTILIZE (RURAL) 0950 000 TOTAL TO DATE 399.000 399.000 Linr Ft Compt, Lesi 448 -610 000 000 0960 SILT FENCE TOTAL OI O TO DATE I certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of Transportation specifications for this project, including all requirements CLAIMANT'S CERTIFICATION (Required for Final Payment Only) as to maximum hours of labor and minimum wages have been complied with. SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE

for (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL DIDOT is not involved in this Farm to Market project. Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with. DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL CProject records not reviewed. Recommend payment

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DATE

Project approved for payment. based on the project engineers certification. CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

PROJECT ENGINEER CERTIFICATION

SIGNED CLAIMANT (CONTRACTOR)

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

Date: 06/04/2025 Weekly Agenda Date: 06/10/2025								
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Laura M. Sievers, PE, Woodbury County Engineer WORDING FOR AGENDA ITEM:								
Consider approval of final v	Consider approval of final voucher for project STBG-SWAP-C097(144)FG-97							
ACTION REQUIRED:								
Approve Ordinance	Approve Resolution	Approve Motion						
Public Hearing	Other: Informational	Attachments						

EXECUTIVE SUMMARY:

Final voucher requires signature by the board of supervisors chairperson.

BACKGROUND:

The project includes PCC pavement on K25 from relocated Port Neal Road south to Gelita Plant Entrance.. The project was bid at the Iowa DOT on July 21, 2023. Iowa DOT specifications require all construction items used have certification suppled to the county before final payment is made.

FINANCIAL IMPACT:

This project is funded by federal aid and SWAP 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 approve the final voucher for project STBG-SWAP-C097(144)--FG-97 with Steve Harris Construction.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approve the final voucher for project STBG-SWAP-C097(144)--FG-97 with Steve Harris Construction.



Woodbury County - Iowa Detailed Payment 97-C097-144

Description	STBG-SWAP-C097(144)FG-97, Acct ID- 38687, Letting Date- June 21, 2022
Payment Number	14
Pay Period	03/19/2024 to 02/13/2025
Prime Contractor	STEVE HARRIS CONSTRUCTION, INC.
Payment Status	Pending
Awarded Project Amount	\$3,017,847.01
Authorized Amount	\$3,279,959.89
Remarks	FINAL PAYMENT

Ljne Number	ltem/ID-	Unit	Unit Price	Authorized Quantity	Currenț Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 000	01 - STBG-SWAP-C	C097(144)	FG-97, Acct II)- 38687, ROAF	WAY ITEMS					
0010	2101-0850001	ACRE	\$1,000.000	9.520	0.000	9.520	9.520	9.520	\$0.00	\$9,520.00
CLEARING	AND GRUBBING									
0020	2102-0425071	CY	\$55.630	3,142.110	0.000	3,142.110	3,142.110	3,142.110	\$0.00	\$174,795.58
SPECIAL BA	ACKFILL									
			· · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	·	· · · · · ·			
Detailed Payme	ient:								*** ** ** * *** * *	05/21/2025
97-C097-144										Page 1 of 7

EMBANKMENT-IN	2-2625000 N-PLACE 2-2710070	Unit P Сү \$12. Сү \$6.	000	uthovizeda. Quantity 9,061.000	Paid Quantity 0.000	Paid Quantity 9,061.000	Quantity Paid To Date	Quantity Placed To Date	Current Payment Amount	Fotal Amount Paid To Date
EMBANKMENT-IN- 0040 2102	N-PLACE 2-2710070			9,061.000	0.000	9.061.000				
0040 2102	2-2710070	CY \$6.	000 1			2,001.000	9,061.000	9,061.000	\$0.00	\$108,732.00
		CY \$6.	000 1							
EXCAVATION, CLA	ASS 10, RO		000 I	6,443.790	0.000	16,443.790	16,443.790	16,443.790	\$0.00	\$98,662.74
		ADWAY AND BOI	RROW							
0050 2113	3-0001100	SY \$2.	020	9,333.330	1,077.774	8,255.556	9,333.330	9,333.330	\$2,177.10	\$18,853.33
SUBGRADE STABI	ILIZATION	MATERIAL, POLY	MER G	RID						
0060 2115	5-0100000	CY \$55.	.630	5,650.400	0.000	5,650.400	5,650.400	5,650.400	\$0.00	\$314,331.75
MODIFIED SUBBAS	ASE									
0070 2121	1-7425020	TON \$11	.350	307.500	0.000	307.500	307.500	307.500	-\$0.01	\$3,490.12
GRANULAR SHOU	JLDERS, TY	PE B								
0080 2210	0-0475290	TON \$42	.150	8,001.000	0.000	6,922.080	6,922.080	6,922.080	\$0.00	\$291,765.67
MACADAM STONE	E BASE									
0090 2301	1-1033090	SY \$48	.770 2	7,162.390	0.000	27,162.390	27,162.390	27,162.390	\$0.00	\$1,324,709.76
STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.										
0100 2401	1-6745650	LS \$3,000	.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,000.00
REMOVAL OF EXIS	ISTING STR	UCTURES			· · · ·					
0110 2402	2-0425030	CY \$50	.000	28.670	0.000	28.670	28.670	28.670	\$0.00	\$1,433.50
GRANULAR BACK	KFILL									
0120 2402	2-2720100	CY \$8	.000	368.810	0.000	368.810	368.810	368.810	\$0.00	\$2,950.48
EXCAVATION, CLA	LASS 20, FO	R ROADWAY PIPI	E CULVI	ERT						

						D		Total		
Line Number	, Item ID	Unit	Unit Price	Authorized Quantity	Current Paid	Previous Paid	Total Quantity	Quantity	Current Payment	Total Amount
				. Xuannuy	Quantity	Quantity: >>	Paid To Date	Placed To	Amount	Paid To Date
0130	2403-0100000	СҮ	\$300.000	6.500	0.000	6.500	6.500	6.500	\$0.00	\$1,950.00
STRUCTURAL CONCRETE (MISCELLANEOUS)										
0140	2404-7775000	LB	\$3.500	332.000	0.000	332.000	332.000	332.000	\$0.00	\$1,162.00
REINFORC	ING STEEL									
0150	2405-2705000	LS	\$10,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$10,000.00
EXCAVATI	E AND DEWATER									
0160	2416-0100024	EACH	\$1,142.060	2.000	0.000	2.000	2.000	2.000	\$0.00	\$2,284.12
APRONS, C	CONCRETE, 24 IN.	DIA.								
0170	2416-1180024	LF	\$131.670	50.000	0.000	42.000	42.000	42.000	\$0.00	\$5,530.14
CULVERT,	CONCRETE ROAI	OWAY PI	PE, 24 IN. DIA.							
0180	2417-0330024	EACH	\$1,073.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$6,438.00
APRONS, S	SAFETY SLOPE, 24	IN. DIA.								
0190	2417-1060084	LF	\$731.320	128.000	0.000	128.000	128.000	128.000	\$0.00	\$93,608.96
CULVERT,	CORRUGATED M	ETAL RC	DADWAY PIPE,	84 IN. DIA.						
0200	2501-5775000	SF	\$54.460	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PILES, STE	EL SHEET									
0210	2506-4984000	CY	\$300.000	70.000	0.000	66.000	66.000	66.000	\$0.00	\$19,800.00
FLOWABL	E MORTAR									
0220	2507-3250005	SY	\$2.290	4,666.670	2,266.670	2,400.000	4,666.670	4,666.670	\$5,190.67	\$10,686.67
ENGINEER	RING FABRIC									

Detailed Payment:

97-C097-144

					- Current	Previous	Total	Total	Current	. Total
Line Number	ltem ID	Unit	Unit Price *	Authorized Quantity	Paid Quantity	Paid Ouantity	Quantity Paid To Date	Quantity Placed To	a Payment	Amount
	r , r , r , r				Quantiny	i Quantity a		Date	Amount	Paid To Date
0230	2510-6750501	SY	\$9.000	24,656.505	735.777	24,656.505	25,392.282	25,392.282	\$6,621.98	\$228,530.53
REMOVAL	AND CRUSHING	OF PAVE	MENT							
0240	2519-3280000	LF	\$7.700	1,300.000	0.000	106.000	106.000	106,000	\$0.00	\$816.20
FENCE, FIE	LD									
0250	2519-3300400	EACH	\$295.000	2.000	0.000	4.000	4.000	4.000	\$0.00	\$1,180.00
FIELD FEN	CE BRACE PANEI	LS								
0260	2527-9263109	STA	\$24.500	304.320	0.000	255.540	255.540	255.540	\$0.00	\$6,260.73
PAINTED P	AVEMENT MARK	LING, WA	TERBORNE OI	R SOLVENT-BA	ASED					
0270	2528-2518000	EACH	\$150.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$450.00
SAFETY CI	LOSURE									
0280	2528-8445110	LS	\$4,200.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,200.00
TRAFFIC C	ONTROL									
0290	2533-4980005	LS	\$65,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$65,000.00
MOBILIZA	TION									
0300	2599-9999018	SY	\$60.000	416.000	0.000	793.700	793.700	793.700	\$0.00	\$47,622.00
('SQUARE '	YARDS' ITEM): FI	LLET COI	NSTRUCTION							
0310	2601-2634100	ACRE	\$500.000	14.000	0.000	9.520	9.520	9.520	\$0.00	\$4,760.00
MULCHING	Ĵ									
0320	2601-2642100	ACRE	\$500.000	14.000	0.000	9.520	9.520	9.520	\$0.00	\$4,760.00
STABILIZI	NG CROP - SEEDI	NG AND I	FERTILIZING							·
			· · · · ·				t e attende a	a tana ang ang ang ang ang ang ang ang ang		

Detailed Payment:

}7-C097-144

Line Number:	RemilD	e Unit	Unit Price	Authorized Quantity	Current Paid 7 Quantity	Brevious Paid Quantity	Total Quantity Raid To Date	Total Ouantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0330	2602-0000020	LF	\$2.000	20,308.000	270.000	2,194.000	2,464.000	2,464.000	\$540.00	\$4,928.00
SILT FENCE										
0340	2602-0010010	EACH	\$500.000	1.000	0.000	2.000	2.000	2.000	\$0.00	\$1,000.00
MOBILIZAT	IONS, EROSION	CONTRO)L							
8001	2213-7100400	EACH	\$471.428	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATIO	ON OF MAIL BOX									
8002	2214-5145150	SY	\$8.000	3,080.000	0.000	3,080.000	3,080.000	3,080.000	\$0.00	\$24,640.00
PAV'T, SCA	RIFICATION									
8003	2599-9999010	LS	\$277,962.820	1.000	0.000	1.000	1.000	1.000	\$0.00	\$277,962.82
('LUMP SUM	I' ITEM): SANITA	ARY SEW	ER SERVICE RI	EPAIR (UNIDEN)	FIFIED WAST	EWATER UTILI	ITY)			
8004	2121-7425020	TON	\$11.350	2,901.500	-48.990	3,828.630	3,779.640	3,779.640	-\$556.04	\$42,898.92
GRANULAR	R SHOULDERS, T	YPE B								
								Section Totals:	\$13,973.70	\$3,218,714.02
Section: 2 - I	Description									
								Section Totals:	\$0.00	\$0.00

Detailed Payment: €7-C097-144 \$3,218,714.02

Total Payments:

\$13,973.70

Time Charges

Time Limit	Original Deadline	Authorized Deadline	This	Damages • This Period	Days Completed To Date	Davs Remaining To Date	Damages To Date
Working Days, Late Start Date - 04/17/2023, Liquidated Damage Rate - 1,200	125.0 Days	125.0 Days	0.0 Days	\$0.00	104.0 Days	21.0 Days	\$0.00
					Te	otal Damages:	\$0.00

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Summary

Current Approved Work:	\$13,973.70	Approved Work To Date:	\$3,218,714.02
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$0.00	Retainage To Date:	\$30,000.00
Current Retainage Released:	\$30,000.00	Retainage Released To Date:	\$30,000.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$43,973.70	Payments To Date:	\$3,218,714.02
Previous Payment:	\$11,416.39	Previous Payments To Date:	\$3,174,740.32

Funding Details

97-C097-144-CAT-1 97-C097-144-CAT-1 97-C097-144:	\$13,973.70	97-C097-144-CAT-1 97-C097-144-CAT-1 97-C097-144 To Date:	\$3,218,714.02
Current Payment:	\$13,973.70	Payments To Date:	\$3,218,714.02
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Detailed Payment:

Э7-С097-144

Detailed Payment: 97-C097-144

Doc Express® Document Signing History Contract: 97-C097-144 Document: Final Est. (144)

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

טאומנמוכס ווומן וומים סססמו סם סי ומי.	
Date	Signed By
05/21/2025	Nickolas Stoos Steve Harris Construction, Inc. Electronic Signature (Approved by Contractor (Optional))
05/28/2025	Laura Sievers Woodbury County - Iowa Electronic Signature (Recommended by Engineer)
	(Approved by PIRC (when applicable))
	(Approved by District Materials Engineer (Optional))
	(Approved by Administering Office (DOT))
	(Approved by FHWA (When applicable))

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

Date:	Weekly Agenda Date:	
ELECTED OFFICIAL / DEPA WORDING FOR AGENDA IT		
	ACTION REQUIRE	ED:
Approve Ordinance	Approve Resolution \Box	Approve Motion
Public Hearing	Other: Informational \Box	Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

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:

ACTION REQUIRED / PROPOSED MOTION:

Final Estimate

F026 (181013) 2-02

037340 Contract

DAYS WORKED

AUTH.

RET. %

6 Voucher No.

TO DATE LAST VOUCH.



IOWA Department of Transportation CONTRACT CONSTRUCTION PROGRESS VOUCHER

BRS-CHBP-C097(139)--GB-97 PAGE Bridge - New / Replacement WOODBURY COUNTY ENGINEER

DATE LAST VOUCHER 11 -02 -21 MO. DAY YR.

THIS VOUCHER

MO. DAY YR.

3.5 140.0 3.000 Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA QUANTITY AWARDED QUANTITY AUTHORIZED MEASURE THE RUBAN ITEM

0320 CLEAR+GRUBB TOTAL TOTAL TO DATE DOUT 000 000 000 0330 EXCAVATION, CL 10, RDWY+BORROW TOTAL TO DATE 000 000 000 0340 EXCAVATION, CL 10, RDWY+BORROW TOTAL TO DATE 000 000 000 0340 EXCAVATION, CL 10, CHANNEL TO DATE 000 000 000 0340 EXCAVATION, CL 10, CHANNEL TO TAL TO DATE 100 119,125 0000 000 0350 MODIFIED SUBBASE TO TAL TO DATE 119,125 000 000 000 0360 GRANULAR SHLD, TYPE B TO TAL TO DATE 100 100 000 000 0370 BRIDGE APPROACH, TWO LANE TO TAL TO DATE 100 100 000 000 0380 STD/S-F PCC PAVT, CL CL 3, 9" TO TAL TO DATE 100 100 1000 1000 0390 RMUL DF EXISTING BRIDGE TOTAL TO DATE 100 1000 1000 1000 0390 STD/S-F PCC PAVT, CL C CL 3, 9" TOTAL TO DATE	URBAN NON-PARTICIPATING	URBAN PARTICIPATING	RURAL NON-PARTICIPATING	RURAL FICIPATING		FCT.	MEASURE	DESCRIPTION	ITEM I		NO.
0320 CLEAR+GRUBB TOTAL TO DATE TOTAL TO DATE 0330 495.000 495.000 Cubito Yd 410 Fwelling Feel 495000 0000 0000 0330 EXCAVATION, CL 10, RDWY+BORROW TOTAL TO DATE	000	000	000	200	Compl. Last Voucher	410	Acre	0.200	00	0.200	
0330 EXCAVATION, CL 10, RDWY+BORROW TOTAL TO DATE TOTAL TO DATE 0340 EXCAVATION, CL 10, CHANNEL TO TAL TO TAL					TO DATE			na mata ng kanaka manana ka ka manana na kana ka			0320
0330 EXCAVATION, CL 10, R0WY+BORROW TOTAL TO DAL TO DATE 0340 620.000 620.000 cub to Yd 410 for an intervention of the spectral spectra of the spectre spectra of the spectre spectra of the spectra of the	00	000	000	495000	Compl. Last Voucher	410	Cubic Yd				
0340 EXCAVATION, CL 10, CHANNEL TOTAL TO DATE TOTAL TO DATE 0350 MODIFIED SUBBASE TOTAL TO DATE 119/125 0000 000 0360 GRANULAR SHLD, TYPE B TOTAL TO DATE 119/125 0000 000 0360 GRANULAR SHLD, TYPE B TOTAL TO DATE 100 DATE 100 0000 0370 BRIDGE APPROACH, TWO LANE TO TAL TO DATE 391100 0000 0000 0370 BRIDGE APPROACH, TWO LANE TOTAL TO DATE 100 0000 0000 0380 STD/S-F PCC PAV'T, CL C C 1, 9, 9" TOTAL TO DATE 100 0000 0000 0390 RMVL OF EXISTING BRIDGE TOTAL TO DATE 100 0000 0000 0390 RMVL OF EXISTING BRIDGE TOTAL TO DATE 98000 0000 0000 04000 EXCAVATION, CL 20 TOTAL TO DATE 100 100 1000 1 certify that the work items shown herein are just and unpeid, and that the requirements of the lowab perifications for this project, including all requirements of s.to maximum hours of labor and minimum weapes have been complied with. 100 DA					TO DATE						0330
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0380 STD/S-F PCC PAV'T, CL C CL 3, 9" TOTAL TO DATE 0390 35000.000 35000.000 Lump Sum 430 430 Compl. Lass Compl. Lass TOTAL TO DATE 0390 RMVL OF EXISTING BRIDGE TOTAL TO DATE 35000000 000 000 0400 EXCAVATION, CL 20 TOTAL TO DATE 98000 000 000 1 certify that the work items shown herein are just and unpaid, and that the requirements of the lowa Department of Transportation specifications for this project, including all requirements of the lowa Department of Transportation specifications for this project, including all requirements of the lowa Department of Transportation specifications for this project, including all requirements of the lowa Department of Transportation specifications for this project, including all requirements of as to maximum hours of labor and minimum wages have been complied with. SIGMATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE, 1. OATE CLAIMANT'S CERTIFICATION (Required for Final Payment Only) 1. OATE PROJECT ENGINEER CERTIFICATION Contractor) certify that target shown bergin are just and unpaid and the providement of the providement of the how providement of the how providement of the how providement of the how the target work of the how providement of					TO DATE				•		0370
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F026 (181013) 2-02

037340 Contract

6 Voucher No.



Iowa Department of Transportation CONTRACT CONSTRUCTION PROGRESS VOUCHER

BRS-CHBP-C097(139)--GB-97 Bridge - New / Replacement WOODBURY COUNTY ENGINEER

PAGE

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SIGNED CLAIMANT (CONTRACTOR)

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

F026 (181013) 2-02

Contract _____037340

DAYS WORKED

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RET. %

Voucher No. ____6

TO DATE LAST VOUCH.

Solution Construction Progress Voucher

DUCHER BRS-CHBP-C097(139)--GB-97 Bridge - New / Replacement WOODBURY COUNTY ENGINEER

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F026 (181013) 2-02

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037340 Contract ____

6 Voucher No.



Iowa Department of Transportation CONTRACT CONSTRUCTION PROGRESS VOUCHER

BRS-CHBP-C097(139)--GB-97 Bridge - New / Replacement WOODBURY COUNTY ENGINEER

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

Date:	6/4/25	Weekly Agenda Date:	6/10/25 4:40
ELECTED OFFICIAL / DEPA WORDING FOR AGENDA IT		Daniel J. Pries	tley
a. Receive final report-Zoning Co Amendment (Rezone) from Agric #864629351012 for New Cooper from AP to GI on Parcel #864629	mmission recommendation fron ultural Preservation (AP) to the ative, Inc. b. Conduct 1st Public 351012. c. Approve the 1st Rea		pprove Zoning Ordinance Map ng District on Parcel inance Map Amendment (Rezone) ce Map Amendment (Rezone)
	ACTION R	EQUIRED:	
Approve Ordinance	Approve Reso	olution A	pprove Motion 🖌
Public Hearing	Other: Inform	national A	ttachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing at 4:40 PM to discuss a proposed Zoning Ordinance Map Amendment to rezone a 12.32 more or less acre portion of the property owned by New Cooperative, Inc. located on Parcel #864629351012 in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) from the Agricultural Preservation (AP) to the General Industrial (GI) Zoning District.

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

A 60% majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20% of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

BACKGROUND:

BACKGROUND: New Cooperative, Inc has submitted an application for a zoning ordinance map amendment to rezone Parcel #864629351012 from the Agricultural Preservation (AP) District to the General Industrial (GI) Zoning District. The parcel is located just outside the city limits of Sloan. The company already owns the abutting parcel to the east, which is zoned General Industrial and operates a grain receiving and loading facility. If the rezoning is approved, NEW Cooperative plans to build a temporary grain storage facility on the parcel, with a capacity of approximately 1.7 million bushels of corn. The proposed use aligns with the county's land use guidelines, which allow for grain terminals and elevators in General Industrial zones. The company believes the rezoning is consistent with the county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approval to approved its operatives and support the local economy. This proposed has been properly noticed in the Sioux City, Journal Legals county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approval to expand its operations and support the local economy. This proposal has been properly noticed in the Sioux City Journal Legals Section on Tuesday, May 13, 2025. The neighbors within 1000 FT have been duly notified via a May 12, 2025 letter about the May 28, 2025 Zoning Commission public hearing and have been requested to comment. As of the printing of this packet, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted 4-0 to recommend approval.

PROPERTY DETAILS: Parcel(s): 864629351012 Township/Range: T86N R46W (Sloan) Section: 29 Quarter: SW 1/4 of the SW 1/4 Zoning District: Agricultural Preservation (AP) Floodplain: Zone X (Not in floodplain) Property Address: No address. n

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:

Receive final report and Zoning Commission recommendation from their 5/28/25 meeting.

Open and close the public hearing. (Set Time: 4:40 PM)

Conduct and approve the first reading of the Zoning Ordinance Map Amendment (Rezone).

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 6/17/25 at 4:40 PM, and Tuesday, 6/24/25 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

a. Receive final report-Zoning Commission recommendation from their 5/28/25 meeting to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.

b. Conduct 1st Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to GI on Parcel #864629351012.

c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone)

DRAFT - SUBJECT TO CHANGES THROUGHOUT THE PUBLIC HEARINGS AND READINGS PROCESS

ORDINANCE NO.

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this _____ day of ______, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Matthew Ung

Michelle K. Skaff, Woodbury County Auditor

Adoption Timeline: Date of Public Hearing and First Reading_____ Date of Public Hearing and Second Reading_____ Date of Public Hearing and Third Reading_____ Date of Adoption_____ Published/Effective Date_____

DRAFT - SUBJECT TO CHANGES THROUGHOUT THE PUBLIC HEARINGS AND READINGS PROCESS

ITEM ONE (1)

Property Owner(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

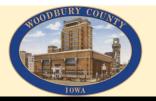
Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on May 28, 2025, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #864629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninetytwo and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

DRAFT - SUBJECT TO CHANGES THROUGHOUT THE PUBLIC HEARINGS AND READINGS PROCESS



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101 712,279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator dpriestley@woodburycountyiowa.gov Dawn Norton – Senior Clerk dnorton@woodburycountyiowa.gov

		REPORT – MAY 29, 2025	
Z	ONING ORDINANCE MAP AMEND	MENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO	GENERAL INDUSTRIAL (GI)
APPLICATION		PROPERTY DETAILS	CONTENTS
Applicant(s)/Owner(s):	NEW Cooperative, Inc.	Parcel(s): 864629351012	Summary
Application Type:	Zoning Ordinance Map Amendment (Rezone)	Township/Range: T86N R46W (Sloan) Section: 29	Aerial Map / Survey
Current Zoning District:	Agricultural Preservation (AP)	Quarter: SW ¼ of the SW 1/4 Zoning District: Agricultural Preservation (AP)	Excerpt Applications / Attachments
Requested Zoning District:	General Industrial (GI)	Floodplain: Zone X (Not in floodplain) Property No address.	Plat of Survey
Current Use:	Agricultural. Not farmed	Address:	Purchase Agreement
Proposed Use:	Construct grain storage bunker.	Legal Description:	Legal Description
Average CSR Rating:	59	WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury	Proposed Ordinance
Engineer/Surveyor:	Veenstra & Kimm (Craig Beedle, 712-943-5055)	North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:	Amendment Evaluation Criteria
Attorney:	N/A	Commencing at the Southwest Corner of said Section; thence North Eighty-	
Pre-application	March, 2025	Commencing at the Southwest Corner of said Section; thence North Eighty- eight Degrees Twenty Minutes Fifty-six Seconds (N88°20'56") East along the South line of said Section, a distance of Two Hundred feet (2000') to	Legal Notification
Meeting:		the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02*17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41") to the North line of	Public Comments
Application Date:	April 21, 2025	Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1(4) of the Southwest Quarter (SW1(4)) then	Stakeholder Comments
Stakeholder Notification:	Wednesday, April 30, 2025	the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88*52/55*) East, along said North line a distance of Two Hundred Forty-eight	Supporting Documentation
Neighbors' Notification:	Monday, May 12, 2025	North Egniye and Degrees First Web Seconds (Market Seconds (Ma	
Legal Publication:	Tuesday, May 13, 2025	Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence	
Zoning Commission Public Hearing:	Monday, May 28, 2025	Number unerty fore and initiation of the second sec	
Board of Supervisors Public Hearings:	Tuesday, June 10 at 4:40 PM, Tuesday, June 17 at 4:40 PM, & Tuesday, June 24 at 4:40 PM. Second and third could be waived by the Board of Supervisors.	thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88'20'56') West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.	

SUMMARY

New Cooperative, Inc has submitted an application for a zoning ordinance map amendment to rezone Parcel #864629351012 from the Agricultural Preservation (AP) District to the General Industrial (GI) Zoning District. The parcel is located just outside the city limits of Sloan. The company already owns the abutting parcel to the east, which is zoned General Industrial and operates a grain receiving and loading facility. If the rezoning is approved, NEW Cooperative plans to build a temporary grain storage facility on the parcel, with a capacity of approximately 1.7 million bushels of corn. The proposed use aligns with the county's land use guidelines, which allow for grain terminals and elevators in General Industrial zones. The company believes the rezoning is consistent with the county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approval to expand its operations and support the local economy. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 13, 2025. The neighbors within 1000 FT have been duly notified via a May 12, 2025 letter about the May 28, 2025 Zoning Commission public hearing and have been requested to comment. As of the printing of this packet, no comments or inquiries have been received about the proposal. Appropriate stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Woodbury County Zoning Commission voted 4-0 to recommend approval. A memo is included in this packet with their recommendation along with draft meeting minutes.

<figure>



WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE 620 DOUGLAS STREET SIOUX CITY, 1A 51101

Woodbury County Board of Supervisors 620 Douglas Street Sioux City, Iowa 51101

RE: Recommendation: New Cooperative Zoning Ordinance Map Amendment (Rezone Proposal from AP to GI)

PROPERTY DETAI	LS:
Parcel(s):	864629351012
Township/Range:	T86N R46W (Sloan)
Section:	29
Quarter:	SW 1/4 of the SW 1/4
Zoning District:	Agricultural Preservation (AP)
	Zone X (Not in floodplain)
Property Address:	No address.

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the Zoning Ordinance Map Amendment proposal from New Cooperative Inc. to rezone the Parcel identified as Parcel #864629351012 from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District following the scheduled public hearing that occurred at the special meeting of the Woodbury County Zoning Commission on May 28, 2025.

Following the public hearing, the Zoning Commission voted $\underline{\hspace{1.5cm}}$ to \hat{O} recommend approval of this proposal to the Woodbury County Board of Supervisors.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation.

Dated this ______ day of ______, 2025.

Christine Zellme Zant Chair Woodbury County Zoning Commission

Woodbury County Zoning Commission Special Meeting Minutes

Date: May 28, 2025 Time: 5:00 PM Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - https://www.youtube.com/watch?v=HoUh4IVeBoI

Attendees

- Commissioners Present: Chris Zellmer Zant Chair, Tom Bride Vice Chair, Corey Meister, Steve Corey
- Commissioner Absent: Jeff Hanson
- Staff Present: Dan Priestley Zoning Coordinator, Dawn Norton Senior Clerk
- **Public Attendees:** Alan Fagan (Land Surveyor), Jason Reynoldson (Morningside University), Steven Sitzmann, Debbie De Forrest, Chad Hofer, Jim McCullough, Frank Huseman, Dale Drees, Lynn Drees, Adam Boeve

Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 PM on May 28, 2025, noting that the meeting would be audiorecorded and minutes prepared. Attendees were asked to silence cell phones and complete the attendance sheet. Zellmer Zant outlined the commission's procedures, emphasizing public hearing protocols, including staff reports, public comments limited to three minutes, and the process for closing hearings and deliberating motions. She noted that ex-parte communications must be disclosed before deliberations.

Roll Call

Zellmer Zant conducted a roll call, confirming the presence of all commissioners except Jeff Hanson. The record reflected a quorum.

Public Comment on Matters Not on the Agenda (Information Item)

Zellmer Zant opened the floor for public comments on non-agenda items. No comments were received.

Approval of Minutes from Previous Meeting: March 24, 2025 (Action Item)

Zellmer Zant presented the minutes from the March 24, 2025, meeting for approval.

- Motion: Commissioner Corey moved to approve the minutes.
- Second: Commissioner Meister seconded the motion.
- Vote: Unanimous approval (4-0, all present saying "aye"). Outcome: The minutes were approved.

5. Items of Business

a. Public Hearing: Proposed Washburn Addition Minor Subdivision, Parcel #894635200009 (Michael W. and Janine J. Washburn) (Action Item)

Staff Presentation (Dan Priestley):

Priestley introduced the proposal for a three-lot minor subdivision on parcel #894635200009, owned by Michael W. and Janine J. Washburn, to divide 8.088 acres into Lot 1 (3.56 acres), Lot 2 (2.5 acres), and Lot 3 (2.03 acres). The property, located in the Agricultural Estates (AE) Zoning District, facilitates potential housing development. The proposal complied with lowa Code closure requirements, as confirmed by County Engineer Laura Sievers, who outlined access criteria for the lots. The City of Lawton approved the final plat, and all stakeholders were notified with no objections received. Priestley recommended approval to the Board of Supervisors.

- Public Comments:
 - Alan Fagan (Surveyor) clarified that the septic system for Lot 2 is self-contained, Lot 3 is to be sold to the adjacent western property owner with no building planned, and Lot 1 is for sale. No further questions were raised.
- Motion to Close: Commissioner Bride moved to close the public hearing.
- Second: Commissioner Corey seconded.

• Vote: Unanimous (4-0).

Deliberation and Motion:

No further discussion occurred.

- Motion: Commissioner Corey moved to recommend approval of the Washburn Addition minor subdivision to the Board of Supervisors.
- Second: Commissioner Bride seconded.
- Vote: Unanimous (4-0, all saying "aye").
- **Outcome:** The commission approved recommending the Washburn Addition minor subdivision to the Board of Supervisors.

b. Public Hearing: Proposed Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to General Industrial (GI), Parcel #864629351012 (New Cooperative, Inc.) (Action Item)

Staff Presentation (Dan Priestley):

Priestley presented New Cooperative, Inc.'s application to rezone parcel #864629351012 from AP to GI, located near the city limits of Sloan, adjacent to their existing GI-zoned grain facility. The rezoning would enable a temporary grain storage facility with a 1.7-million-bushel corn capacity, aligning with county land use guidelines for grain terminals in GI zones. The proposal was advertised in the Sioux City Journal on May 13, 2025, and neighbors were notified by letter on May 12, 2025, with no direct objections received. Stakeholders, including government agencies, were notified, and the proposal met zoning ordinance criteria. Priestley recommended approval, pending public testimony.

- Public Comments:
 - Frank Huseman from New Cooperative confirmed the facility is for temporary grain storage located just outside Sloan's city limits. No other public comments were received.
 - Motion to Close: Commissioner Meister moved to close the public hearing.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Bride moved to recommend approval of the rezoning from AP to GI for parcel #864629351012 to the Board of Supervisors.
- Second: Commissioner Meister) seconded.
- Vote: Unanimous (4-0, all saying "aye"). Outcome: The commission approved recommending the rezoning to the Board of Supervisors.

c. Public Hearing: Consideration of Borrow Pit for Earthen Material in Agricultural Estates (AE) Zoning District, Zoning Ordinance Text Amendment (Action Item)

Staff Presentation (Dan Priestley):

Priestley explained the Board of Supervisors' April 29, 2025, directive to amend the zoning ordinance to allow borrow pits as a conditional use in the AE Zoning District, currently prohibited under Section 3.03(4). The amendment, proposed under Section 2.02(9), would enable case-by-case reviews by the Zoning Commission and Board of Adjustment, addressing environmental, traffic, and neighborhood impacts. The change aims to promote equity, as borrow pits are permitted in AP zones, and support agricultural safety and infrastructure. Priestley provided background on the 2008 ordinance, noting AE districts' higher housing density raised concerns about borrow pits' compatibility. He highlighted the broad definition of "borrow pit," which lacks size thresholds, complicating enforcement. Conditional use permits would allow scrutiny of temporary projects, ensuring public input and mitigation measures (e.g., dust control, stormwater plans). Priestley referenced agricultural exemptions allowing farmers to move dirt without permits, contrasting with economic borrow activities requiring permits.

- Public Comments:
 - Steve Sitzman (Sioux City) described a personal experience where a contractor removed a hill on his
 property without a permit, later requiring a grading permit. He supported borrow pits for development, citing
 Sioux City's need to expand outward.
 - Alan Fagan suggested the county purchase right-of-way for road projects, remove dirt, and sell it back, avoiding borrow pit classification. Priestley noted this could be explored but emphasized private property triggers conditional use review.
- Motion to Close: Commissioner Corey moved to close the public hearing.
- Second: Commissioner Bride seconded.

• Vote: Unanimous (4-0, all saying "aye").

Deliberation:

Commissioners discussed the lack of a clear borrow pit size definition, with Bride noting the 2008 prohibition in AE aimed to protect residential areas. Meister supported conditional use permits for case-by-case evaluation, addressing neighbor concerns. Priestley emphasized notification requirements and mitigation conditions (e.g., dust control, haul routes) via Board of Adjustment resolutions. The commission agreed one public hearing was sufficient, given the Board of Supervisors' three additional hearings.

Motion:

- **Motion:** Commissioner Bride) moved to recommend including borrow pits for earthen materials as a conditional use in the AE Zoning District, subject to scrutiny via the conditional use process.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").
 Outcome: The commission approved recommending the ordinance amendment to the Board of Supervisors, with staff and the chair drafting a letter to the board.

d. Review of Conditional Use Permit: Competitive Athletic Baseball Field, Morningside University, Parcel #884714300005 (Action Item)

Note: The commission unanimously approved reordering the agenda to address this item before the nuclear energy discussion, via a motion and second (4-0 vote).

Staff Presentation (Dan Priestley):

Priestley clarified this was a review session, not a public hearing, to assess the completeness of Morningside University's conditional use permit application for a baseball stadium on parcel #884714300005 in the AP Zoning District, where such uses are eligible. Jason Reynoldson, representing Morningside, proposed a facility to support organized sports, health, wellness, and community events, with minimal environmental impact through permeable surfaces, native landscaping, and noise/light controls. The project aims to attract visitors, boost local businesses, and foster social interaction. Priestley requested an updated staff analysis be entered into the record, correcting inaccuracies in the packet. He noted the proposal aligns with the county's comprehensive plan but emphasized the need for public input at the Board of Adjustment's public hearing on June 2, 2025.

Motion to Accept Updated Staff Analysis:

- Motion: Commissioner Bride moved to accept the updated staff analysis into the record.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").
- Outcome: The updated analysis was accepted. The updated analysis is available in the appendix.

Comments (Review Session):

- Jason Reynoldson (Morningside University): Estimated 50 games annually, mostly afternoon games in March, with rare night games (one per season potentially past 10 PM). Parking is planned for the southeast corner, with traffic directed to minimize impact. The field's orientation (south/west) reduces light impact on neighbors. The remaining 54-56 acres are for agricultural programs.
- Chad Hofer (nearby property owner): Expressed concerns about night game time restrictions, water usage affecting neighbors' wells, and septic system proximity. Noted the property was initially for agricultural use, not a baseball field, and raised traffic concerns on County Road 141.
- **Commissioner Comments:** Meister highlighted potential non-college use (e.g., high school teams), suggesting Board of Adjustment conditions. Corey emphasized addressing traffic and event scope.
- Jim McCullough (nearby property owner): Questioned why Morningside wasn't using Sioux City Explorers' field, citing underuse. Reynoldson explained failed negotiations with the Explorers' owners.
- Debbie De Forrest (nearby property owner): Raised concerns about noise and asked about lighting strategies, and other events being allowed at stadium.

Deliberation and Motion:

The commission found the application complete and sufficient for Board of Adjustment review, noting public concerns (traffic, time restrictions, event scope) to be addressed in a letter from Chair Zellmer Zant.

- **Motion:** Commissioner Corey moved to recommend forwarding the application to the Board of Adjustment, based on the application's criteria.
- Second: Commissioner Bride seconded.

• Vote: Unanimous (4-0, all saying "aye"). Outcome: The commission approved forwarding the application, with a letter reflecting public concerns.

e. Public Hearing: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in Zoning Ordinance (Action Item)

Staff Presentation (Dan Priestley):

Priestley outlined the ongoing discussion, initiated by the Board of Supervisors in 2024, to include "nuclear energy facilities" and "nuclear waste storage" as land use options in the zoning ordinance, likely as conditional uses in the General Industrial (GI) Zoning District. The hearing addressed nuclear energy generation, modular systems, and related technologies. Assistant County Attorney Joshua Widman memos emphasized defining these terms explicitly to avoid legal challenges, as the current "electrical energy generation" category could lead to interpretation disputes with a 500-foot notification radius. Priestley proposed a 10-mile notification zone for nuclear uses. He consulted the Nuclear Regulatory Commission (NRC) via Brian Bergeon, who detailed NRC's regulatory role, licensing requirements, and federal oversight of reactors, materials, and waste (per Title 10, Code of Federal Regulations). The NRC's process involves rigorous safety and business model reviews, complementing local conditional use scrutiny. Recent executive orders (May 2025) by the President aim to streamline NRC processes, targeting 400 gigawatts of nuclear capacity by 2050. Priestley suggested drafting ordinance language with Widman's guidance for further review.

- Public Comments:
 - Lynn Drees (resident): Supported clarifying nuclear uses, favoring a 10-mile or larger notification radius due to long-term risks (e.g., waste seepage). Expressed concern about rezoning agricultural land to industrial, which Priestley countered with protections against spot zoning via the 2040 Comprehensive Plan and future land use map.
 - Alan Fagan (Sioux City): Opposed nuclear facilities, citing federal oversight failures, flood risks in industrial areas, and long-term storage uncertainties (300 vs. 10,000 years). Questioned the need for nuclear in densely populated Woodbury County versus sparsely populated states.
- Public Hearing Closed: The public hearing was closed and the commission transitioned to deliberation.

Deliberation:

Commissioners discussed the NRC's timeline (unclear but multi-year), driven by AI and data center energy demands. Corey noted small modular reactors' potential (e.g., powering Las Vegas). The commission agreed more public input was needed, given increased participation. Priestley suggested enumerating nuclear terms in the land use summary table with a 10-mile notification radius, prohibiting them elsewhere, and relying on federal compliance.

Motion:

- **Motion:** Commissioner Coery moved to continue the discussion for one month to draft ordinance language with Joshua Widman for further public review.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").
 - Outcome: The commission approved continuing the discussion, with staff to prepare draft language.

f. Accessory Second Dwelling, Senate File 592 (Information Item)

Staff Presentation (Dan Priestley):

Priestley discussed Senate File 592, signed May 1, 2025, amending Iowa Code Section 331.301 to mandate counties allow accessory dwelling units (ADUs) on single-family lots, either attached or detached, with minimal restrictions (e.g., setbacks, 50% size ratio, 1,000 sq ft minimum). Previously, ADUs required conditional use permits for relatives or workers. The law limits county restrictions, potentially requiring ordinance amendments to remove prohibitions. Priestley foresaw issues with lot splits, septic systems, and real estate market impacts, suggesting strategic placement to facilitate future subdivisions. He planned to consult Joshua Widman on compliance.

Discussion:

Commissioners raised concerns about setback enforcement (e.g., 10 feet between houses) and lot split challenges. Priestley noted ADUs could lead to unpermitted rentals or tax burdens, impacting property values. The commission anticipated ordinance updates to align with state law.

g. Variance Legislation (Information Item)

Staff Presentation (Dan Priestley):

Priestley outlined changes to variance criteria at the Board of Adjustment, shifting from economic hardship to practical

difficulty for setbacks, lot sizes, and measurements (not use variances, which are barred). He cited a successful variance case involving a two-acre lot with a creek, where a reduced setback was approved after stakeholder input. The new criteria aim to make variances more flexible while maintaining oversight.

Discussion:

No questions or comments were raised.

Public Comment on Matters Not on the Agenda

No additional comments were received.

Staff Update

Priestley reiterated plans to work with Joshua Widman and the Board of Supervisors to amend the zoning ordinance in response to Senate File 592 and variance legislation, potentially by striking restrictive language. He suggested a streamlined amendment process to comply with state law.

Commissioners' Comments or Inquiries

No comments were recorded.

Adjournment

- Motion: Commissioner Meister moved to adjourn.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye"). Outcome: The meeting adjourned at 7:30 PM

APPENDIX – RECEIVED INTO THE RECORD

CONING ORDINANCE CRITERIA FOR BOARD APPROVAL	STAFF ANALYSIS:
Conditional Use Permitis are determined by a review of the following orderia by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommondation to the BOA which will decide following a public hearing before the Board.	The Lance Use Summary Table (Section 3 C3 4) of the "Noodbury County Zoning Ordinance includes the Agricultural Preservation (AF) Zoning Districtiona becomparatronized for a conditional use pending review by the Zoning Commission and approval by the Board of Activitymer
APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:	Picjosnieri.
Transforming Agricultural Land into a Thriving Community Hub: The Future Baseball Field Project	CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the
The proposed basebal field is an exciting opportunity to bring a high-quality recreational facility to the community while respecting the agricultural charactericit file land. This project is not just about constructing a field—it is about fostering engagement, promoting sustainable development, and	goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).
contributing to the ocal economy.	APPI (CAN) RESPONSE:
 Why This Project Works Bitsteductions of Land, White zoned under Agricultural Preservation (A²), the field use fires as a concitoural use part Woodbury County's 	Community Riversation: Providing space for organized sports and recreational activities aligns with forsening community engagement, physical we l- taking and reality illectivies, which many bargreak contined in the general plan.
zon ng ordinanse. This ensures that the project aligns with established and use negrations. — nhan ding Community Recention: A detected space to cognoed spate supports health and we liness, huids communy spurt, and provides opportunities for word and alight leagues to the recent spate supports health and we liness, huids communy spurt, and	Efficient _ end Use: The development of a base bail field could utilize land that might not be viable for intensive agricultural use, while still maintaining open space, which can be in harmony with reservation objectives.
 Economic & Social Directions: Introduction operation on the control of the control	Economic and Social Benefits: By deading avenue to local starts events, the fact in available visitors and generate economic admits sequenting the providence before softcommunity development.
 Structure of the spontation of the structure of the structure	Compatibility with Existing Last dise: If designed thought u/y, the basebal feld could complement surpounding sness and maintain an estimate that aligns with AP conting, minimizing risk up to rand enhancing the averals value.
 Minimal Discription: The tanged will be designed to camplement sumainding agroubual land, preserving oper space and ensuring minimal maritement within dyoard population. Tattific Sinitiation under Planning Population operation of the provided operation of the provided operation under the provided operation. 	Promoting Environmental Stewardsh pr Susainable decign practoes, such as using eco-hiendly materies or preserving adjacent natural habitate, could align the development with environmentalization of the general pan.
control while maintaining a searchess flow for y bitos. • Environment a Stewardship: Incomponent opeco-frenct/v practices and maintaining scenic integrity environment a	STAFF ANALYSIS:
remains unpuched.	The proposed basebal field appears to be competible with the Woodbury County Zering Ordinanes and Competensive Plane 2040, as it can achieve to
 Public interest & Accessibility. Essertial facilities—such as restrooms, concessions, emergency services access, and waste management—will ensure a metch operation while serving port munity needs. 	zoning logicitions and conditional use eteratorial if correctends with the antinense by promoting community welfane and ordering development; and it
I his base bail field is more than ust als ports verice for Moliningside University, if s a vision for progress, community connection, and responsible	supports the Comprehensite Plans gesits by anharcing increations facilities, supporting economic growth, and ensuring comparities land use "https://www.wcodbury.countviews.gov/files/community, economic, development/wcodbury, county, comprehensive, dan (2040-03417 odf.)
development. By balancing represional opportunities with zoning com plance environmental integrity, and floroghtful paining. Lie project will serve as a positive addition to the local landscape while a byging true to agric threat positive values.	, mps//www.woodburycountyowa.gov/nesconnunty_economic_development/woodbury_county_completenswe_pan_z/we_pa+1/ pai y
Corrent Porm Applications – Excipil Frid Disobprom. Was acadewig van Registrations (Registration grades having the academical starts for the properties profitting process • The Poise of their face been in started and will be publiced in the Science Carlo Wave (Science Articles and • The poise of their face been in started and will be publiced in the Science Articles and Poise Science Articles (Science Articles and Science Articles Article	CRTERIA 1: The proposed use and development will not have a substantision undue adverse effect upon adjacent property the classifier of the relation/incode, traffic conditions perfixing utility datilities, and other factions affecting the public teacht, and general verfare (Veronous y courty corring) of the one set of 2029).
 Joon completion. Doug Kose will submit the SWPP planabing with the General Fermit No.2 application to the Department of Natural 	APPLICANT RESPONSE:
Resources (DNR) ensuing can plante with requirer enrich anendar accidations. Coordinations with the County Engineer's Office has been conducted to approve driveway access to the preparty. Discussions with Loura Anones and Landh Villeaht base or a thirted alignment with calluly engineering the sensitive.	Environmental Impact Assessment: Op doubt at thost gins tody to identify potential impacts on soil, water, and local ecosystems. This he ps in cost of ing measures to in tights hare.
 The application for a rule facet less has been a donited, and he associated fee las been paid. A Building fermit has been field in extension to associate for correlption to access. These steps names with a rong and regulators standards while for lealing a streach progression of the project 	Community Engagements: Involve local residents and state helds to party in the parting process. Their insuits on help actives concerns about helps, traits, and other deer process.
MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONNITIONAL USE IDMITLED FERSION STUDY OF MERCINENT, PROVID BY ATTACHMENT	Sustanable Des gruincorporate econing and practices, such as using permeable materials for parking bits to reduce water runo fland parting salive vegetation to support biothe sity.
PROFOSED CONDITIONAL DELIDITIFIED PER STRUCTURE OF IMPROVEMENT, PROVID BY ATTACHMENT See atached plans	Tertflic Management: Develop a plan to bandle increased itelfic, including advanta parking and safe access routes, to minimize disruption to the sumbunding area
CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district within which the property is located	Noise and Light Control: Use cound barriers and stategics by placed lighting to reduce noise and light pollution, ensuring minimal debu barce to nearby residents and which is.
and that any section of the expected a satisfied as a beaution as in the completence within which the poperty is beaution and that any section conditions or standards described as part of that authorization have been or will be assisted (Woodbury Courry Zoning Ordinanco, Soc. 2.12-9).	Preservation or Apricultural Land: It possible, design the teld to occupy the least productive agricultural a teak, treasering prime termiand for out exotion.
APPI CANT RESPONSE:	Monitoring and Maintenance. Establish orgoing monitoring brackless any unicessen ssues and maintain the field in an environmentally esponsible
 The parted in question is a monity zeroed as Agricultural Preservation VAP', According to Section 4 of the Zoning Ordinance of Woodbury County, filted "Institutural Uses," fields descupied of a competitionials included as a conditional use. Additionally, the ordinance specifies the round evolving or and transitions is which have been are versioned and demonst to be controlled. 	
Contraction and contraction of the contraction, which have both revisives une costing to contraction.	STAFF ANALYSIS:
Smeanly frailine Tertative in second or second	The proposed project isconsidered compatible with the surjourding alea, based on the provided size planard morimation. However, it is
Dermoving construct pik out pik out out <thout< th=""> out <thout< th=""></thout<></thout<>	a micipated that the Solity seevers may generate increased activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will be responsibility for being a considerate neighbor and work to minimize conflicts that could alied, updice leading, and we like
Libration and matauras C C C C C C C ON Takis and public constrained A A A A A A A A A A A A A A A A A A A	

(Woodbury County Zoning O idinance, Sec. 2.02-9).
IPPLICANT RESPONSE:
reservation of Aqricultural Character. The dasign of the baseball field can incorporate elements that align with the acricultural nature of the assa, uch as maintaining open green spaces or using native plants for lancscaping.
vific and Access Management: Proper planning for parking and access routed con prevent congestion and a route encodent to fix flow, reducing the upped on reights fing proverties.
olse and L grif Control: Implementing measures like sourd barriers and shelded lighting can prevent disturbances to nearby residents and wildlie, within in the areas transmith,
ommurity Bar gits: A basebail field can provide necreational opportunities and bater community angagement, which may be seen as an enhancement the them adetiment to the amels coveragement.
rvironmental Considerations: Ensuing that the field's construction and maintenance do not herm local eccesystems or water resources can help access the natural environment.
onitoring and Complance. Regularmonitoring to encure adherence to permit conditions can address any unforeseer issues and maintain harmony Af the summunding mappendex
TAFF ANALYSIS:
is expected that the e-will be an increase of activity on this size and maffic in the area during events. It should be expected that the able is be miniful of the migh both cod and so what they can to mitigate any conflicts relading these that could potentialy impact registrance.
A5: Essential public facilities and services will adequately serve the proposed use or development (WoodburyCountyZoning as Sec. 202-9).
PPL/CANT RESPONSE:
oe c Accese \$ Transportation - (AsI-maintained roace arc highways ensum este and efficient access for players, specialors, and staff. Public ansportation options, if anallable, can 'n then succo Laccess billy.
ierer S. poly 8. Dreir ege – Acequee water supply for inigation, estrooms, enc concessione is crucia. Proper drainage eysterns prevent "kooling and amban hele conditions.
estricity & Lichting – Reisble electrical infractnetoure supports field lighting, scoreboards, and other operational meets, ensuring usability during rening games.
marger by Services - Nearby the stations, police presence, and medical faculties ensure sarely and rapid response in pase of emergencies.
raste War agement - Regulantrash collection and nego ing services help maintain clashliness and environmenta sustainability.
anking - se lícies. Weil plannad porking a osco-commecho visito e while minimizing traffic congection in surrounding conce setterm 4. Sen tation Facilities - Fusic restrooms and san tation stations or sue regione and comfortion ante region.
com water N an ecement - Systems to control runoff and powertence on the pipolect sumounding agricultural lanc and ratural reacurces.
TAFF ANALYSIS:
ne property awner(s) will need to work out the details with impacted stakeholders.
A 6: The proposed use ordevelopment will not result in unnecessary adverse effects upon any significant ratural, scenic or
features of the subject property or adjacent properties (Acodbury County Zoning Ordinance, Sec. 2.02-9).
IPPLICANT RESPONSE:
reserving Natural Fectures – The field can be designed to avoid disrupting existing trees, wetlands, or other ecological areas. Landscaping with native ants can help maintain biodriversity.
inimizing Scenic mpart. The field can be measure into the andexade coing natural combine and vegetation buffers o maintain the area's scenic servic

Noise and Light Management - Sheided lighting and sound barrels can prevent disturbances to nearby procerties, ensuring the held coes not negatively impositive summarings.

Traffic and infrastructure Planning - Proper access polities and parking facilities can prevent congestion and maintain the orderly development of enforcement or naming

STAFF ANALYBIS: There does not appear to be any significant impact determined.

HERCONSDEFATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service facility that is in the public interest or will contribute to the general welface of the neighborhood or community (Woodbary County any Uniterest, we 2012).

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[Onlinears, were zaze] A brack that does to hadrow of the spectral control of AP control methods in best and on this to exame the spectral spectra of the spectral spectra of the spectra STAFF ANALYSIS:

This proposed conditional use can be construed also be conomic development teature that supports education and quality of life

THER CONSIDENTION 2: All possible offorts, including building and site design, landscaping and screening have been undertaken to inimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APULCANT DESPONSE: We are committed to sex sing that the process: baseball fibilities developed with minimal in pact entities surcusing environment tackets must be built on the surcusing test and the same tackets and tackets and the same t

This organization can live up to the commitment as expected through the conditional use permit process to expensible construct and operate a facility that is compliant with the zoning regulations and is mindful of the neighborhood.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance	e Map Amendment			
Owner Information:	Applicant Information:			
Owner NEW Cooperative INC.	Applicant NEW Cooperative INC.			
Address 2626 1st Ave. South	Address 2626 1st Ave. South			
Fort Dodge, IA 50501	Fort Dodge, IA 50501			
Phone <u>515-955-2040</u>	Phone 515-955-2040			
Engineer/Surveyor Veenstra & Kimm Craig Beed	e Phone712-943-5055			
Property Information:				
Property Address or Address Range1919 Hiway 141, Sloan, IA 51055	(Approximate Address)			
Quarter/QuarterSWSec29	Twnshp/Range86			
Parcel ID #864629351012 or GIS #	Total Acres_ 11.8			
Current Use Zoned A-1 but land is idle and not farmed	Proposed Use Construct grain storage bunker			
Current Zoning Agricultural Preservation A-P	Proposed Zoning General Industrial G-I			
Average Crop Suitability Rating (submit NRCS Statement)	59 See attached CSR			
The filing of this application is required to be accor pursuant to section 2.02(4)(C)(2) through (C)(4) of V pages of this application for a list of those items ar	Voodbury County's zoning ordinances (see attached			
A formal pre-application meeting is recommended	prior to submitting this application.			
Pre-app mtg. date Sta	aff present Das Prices Huy			
The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.				
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.				
Owner NEW Cooperative INC. Fronk Hurem	Applicant NEW Cooperative INC. Frak Hum			
Date 04/21/2025	Date 04/21/2025			
Fee: \$400 Case #: 7054				
	RECEIVED			
Check #: 1473156				
Receipt #:	APR 2 9 2025			

Rezoning Application & Zoning Ordinance Map Amendmen

WOODBURY COUNTY PLANNING & ZONING



2626 1st Ave. South | P.O. Box 818 | Fort Dodge, IA 50501

FARMER FOCUSED. MEMBER DRIVEN.

Woodbury County Board of Supervisors 620 Douglas St. Sioux City, IA 51101 Sioux City, IA 51101

Subject: Request for Rezoning of Parcel 864629351012

Dear Woodbury County Supervisors,

I am writing on behalf of NEW Cooperative to formally request the rezoning of parcel 864629351012, legally described as Sec/Twp/Range 29-86-46, Sloan Township from Agricultural Preservation to General Industrial. This parcel is located just outside the city limits of Sloan. (See Attached Current Zoning Map)

NEW Cooperative owns parcel 864629351009 which lies just east of this property and is located within the Sloan city limits and is zoned General Industrial (See Attached Zoning Map B). NEW Cooperative operates a grain receiving and grain shuttle loading facility on parcel 86429351009. If the rezoning request is approved, NEW intends to enhance our grain receiving operation by constructing a stadium-type temporary grain facility on parcel 864629351012. The proposed facility will be 150 feet wide by 800 feet long and will have a storage capacity of approximately 1.7 million bushels of corn. (See Attached equipment information)

We believe this parcel qualifies for rezoning based on the Woodbury County Land Use Summary Table, which outlines allowed uses in each zoning district. The requested General Industrial zoning aligns with the Warehousing and Freight Handling category, specifically under the subcategory of Grain Terminals & Elevators. This rezoning would enable NEW Cooperative to expand its existing operations in a manner that is consistent with our core business sectors and complements our current facilities which lie within the Sloan city limits.

Additionally, the Woodbury County Future Land Use Map indicates a transition from Agricultural Preservation to Industrial use in this area, further supporting our request. Given these considerations, we respectfully ask for your approval of this zoning classification change from Agricultural Preservation to General Industrial.

We appreciate your time and consideration of our request. Please feel free to contact me if you have any questions or require additional information. We look forward to working with you to support the economic and agricultural development of Woodbury County.

Sincerely, Huseman Fichk

Frank Huseman Operations Manager COOPERATIVE INC. <u>fhuseman@newcoop.com</u> 515-351-7424





Future Land Use

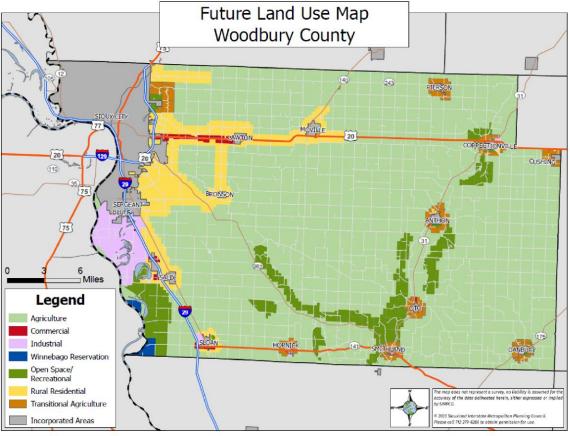


Figure 7.4 Future land use map



Roll 717 Image 1209-1211 Document 339 Type WD Pages 3 Date 7/07/2011 Time 2:46 PM Rec Amt \$17.00 Aud Amt \$5.00 Rev Transfer Tax \$492.00

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PATRICK F GILL, AUDITOR AND RECORDER WOODBURY COUNTY IOWA

6



WARRANTY DEED

(Several Grantors) THE IOWA STATE BAR ASSOCIATION Official Form No. 102 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dale B. Smith 423 Evans St., Sloan, Iowa 51055

712-428-3822

Taxpayer Information: (Name and complete address)

Western Iowa Cooperative 3330 Moville Black Top Road Hornick, Iowa 51026

Return Document To: (Name and complete address)

Dale B. Smith FO Box AC Sloan, Iowa 51055

Grantors:

Grantees:

Western Iowa Cooperative

James G. and Linda L. Kirkendall Jay W. and Karen R. Kirkendall

Legal description: Exhibit "A"

Document or instrument number of previously recorded documents:

 The lows State Bar Association 2005 IOWADOCS®

OWA STATE BAR ASSOCIATION Il Form No. 102			FOR T	NE LEGAL EFFECT OF THE USE O IS FORM, CONSULT YOUR LAWYE
		CANTY DEED eral Grantors)		
For the consideration	of Three Hundre	ed Eight Thous	and (\$308,000.0	0)
Dollar(s) and other value	able consideration,			
James G. Kirkenda	dall and Linda L. 11 and Karen R. K	Kirkendall, Kirkendall, hu	husband and wife	e; and
	····			
do hereby Convey to Western Iowa Co	operative	·····		
the following described r	real estate inW	Noodbury	County, lowa	a:
see Exhibit "A" a	ttached for legal	l description		
by title in fee simple; that estate is free and clear	r of all liens and enc	awful authority to se sumbrances except	and convey the real as may be above	al estate; that the real stated; and grantors
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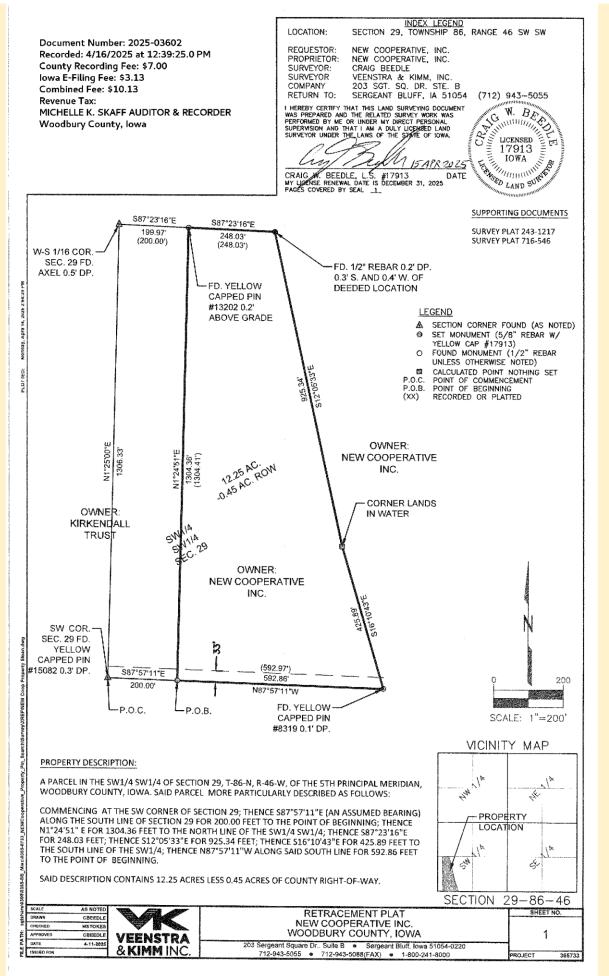
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7/7/2011 Document #339 Decel Woodbury Co.

Exhibit "A"

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eightyeight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirtyfour Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eightyeight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.



LEGAL DESCRIPTION

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

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ORDINANCE NO.

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this day of , 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Matthew Ung

Michelle K. Skaff, Woodbury County Auditor

Adoption Timeline: Date of Public Hearing and First Reading______ Date of Public Hearing and Second Reading_____ Date of Public Hearing and Third Reading_____ Date of Adoption_____ Published/Effective Date

Figure 1 - Draft - Subject to Changes throughout the review and hearing process.

ITEM ONE (1)

Property Owner(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on May 28, 2025, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #864629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

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EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

There does not appear to be any conflicts with the Woodbury County Comprehensive Plan 2040.

(https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). This area is designated as industrial on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives for the unincorporated area. The City of Sloan's Future Land Use Map includes this is a commercial area with industrial to the west and north. Sloan's map is included in the backup materials below.

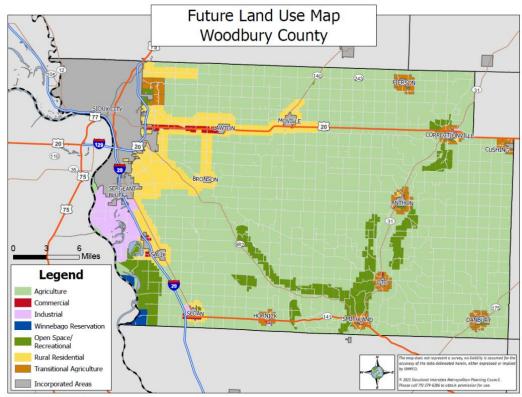
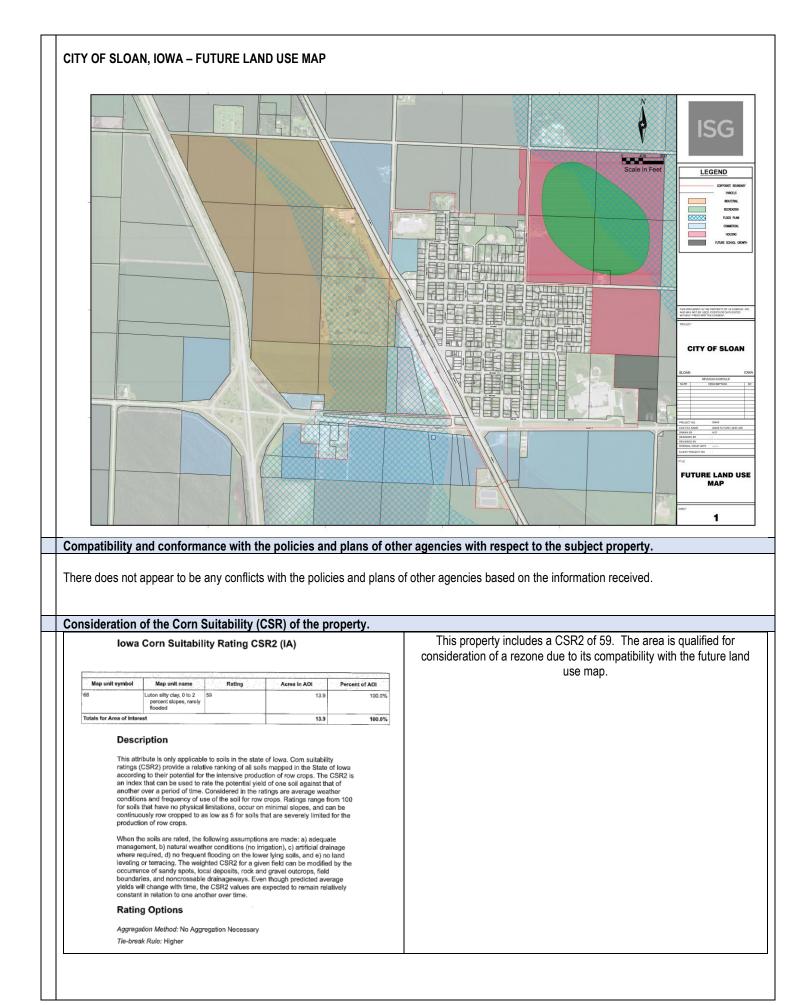


Figure 7.4 Future land use map





Compatibility with adjacent land uses.

The rezone to GI is compatible with the area uses including those of agriculture as it directly abuts a GI parcel and is under New Cooperative's control.

Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

There does not appear to be any other additional compatibility issues with this location.

Any other relevant factors.

New Cooperative owns property both within the City of Sloan and the county. This expanded use does not appear to be contrary to the county's future land use map and the commercial and industrial plans for the city.

LEGAL NOTIFICATION

Sioux City Journal AFFIDAVIT OF PUBLICATION

Sioux City Journal 2802 Castles Gate Drive Sioux City 51106 (712) 293-4250

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES: May. 13, 2025

NOTICE ID: dkZ1OAd0Y6egfblwzYPC PUBLISHER ID: COL-IA-501790 NOTICE NAME: ZC-2025-05-28 Publication Fee: \$117.84

Ankit Sachdeva

(Signed)_____

SHERI SMITH Notary Public - State of Florida Commission If Heaters Expires on Nay 31, 2026

VERIFICATION

State of Florida County of Broward

Subscribed in my presence and sworn to before me on this: 05/20/2025

mi th Notary Public

Notarized remotely online using communication technology via Proof.

Notice of PUBLIC HEARINGS MUETING BEFORE THE WOOD BUY COUNTY AND The Woodbuy County Joint Commission International Antipication of the International Internation International Internation International

ZC-2025-05-28 - Page 1 of 2

perative, Inc., 2828 1st Ave. South, Fort Dodge, The proposal is to reache from the Agricultural Industrial (d) Zoning District to the General Industrial (d) Zoning District to 12:82 ace party in obtained (d) Zoning District to 12:82 ace party in a factor 20, 1800 H 4804 (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) in property is known as GIS Partiel (Soan Township) is property is known as GIS Partiel (Soan Township) is property is known as GIS Partiel (Soan Township) is property is known as GIS Partiel (Soan Township) is property is known as GIS Partiel (Soan Township) is property is known as GIS Partiel (Soan Township) is property (Soan Township

ZC-2025-05-28 - Page 2 of 2

ROPERTY	OWNER(S) NO	DTIFICATIO	N				
	Owners within 1000 F			133 Pro	perties with o	over 80 owners.	
Notification Letter Date:				Monday	, May 12, 202	5	
Public Hearing	Board(s):			Zoning	Commission	& Board of Supervisors	
Public Hearing	Date:			Wednes	day, May 28,	2025	
Phone Inquirie				0	j , j ,		
Written Inquirie				0			
-		ve lieted below		0			
	the property owners a						
	mments are received a			(et, they v	vill be provid		
PROPERTY OWNER(S)	MA	ILING ADDRE	55			COMMENTS	
City of Sloan	PO Box 1		Sloan	IA	51055	No comments.	
City of Sloan	423 Evans St		Sloan	IA	51055	No comments.	
Hanner Holdings, LLC	1903 310th St		Sloan	IA	51055	No comments.	
Jared W. Kenney &						No comments.	
Allison	205 6th St						
Kenney Steven R.	211 6th St		Sloan	IA	51055	No comments.	
Richardson Connor Beeck	211 001 50		Sloan	IA	51055	No comments.	
& Marissa	609 Evans St		01		54055	No comments.	
Beeck Pauline C.	601 Evans St	PO Box 79	Sloan	IA	51055	No comments.	
Blais Lakeport		10 00 13	Sloan	IA	51055	No comments.	
Properties, LLC	1647 320th St		Sloan	IA	51055	No commento.	
Veronica A.			SIUdii		51055	No comments.	
Faber & Alexander	602 Evans St				51055-		
Paul Stewart Jacob R.			Sloan	IA	0232	No comments.	
Hansen & Brooke P.	522 Brown St					No commenta.	
Hansen			Sloan	IA	51055		
Steven M. Mareau	PO Box 358		Sloan	IA	51055- 0358	No comments.	
Lee L. Haveman &						No comments.	
Lisa M.	10005 100% 011 -1						
Haveman Joint	10005 100th St Lot 18						
Revocable Trust / Ricki D.							
Wiggs Kevin R.			Sloan	IA	51055	No commonte	
Braun &	108 Burdick St					No comments.	
Deborah K. Braun			Salix	IA	51052		
Amazemax LLC	PO Box 5203		Sioux City		51102	No comments.	
Allen Silbernagel &						No comments.	
Sandra	509 Evans St				54055		
Silbernagel Alan			Sloan	IA	51055	No comments.	
McFarland & Arelene	505 5						
McFarland	505 Evans St				51055		
Joint Living Trust			Sloan	IA	51055- 0079		
Steven E. Jewett &	DO Do:: 220					No comments.	
Marla J. Jewett	PO Box 338		Sloan	IA	51055- 0338		

		1	1			
Steven M. Mareau &						No comments.
Mareau & Michele K. Mareau	PO Box 292		Sloan	IA	51055- 0292	
Mike's Repair Inc	PO Box 292		Sloan	IA	51055- 0292	No comments.
Jocelyn Murray	521 Beall St		Sloan	IA	51055	No comments.
Sandra K. Marnell	PO Box 206		Sloan	IA	51055- 0206	No comments.
Sierra D. Lundberg &	16869 SW 65th					No comments.
Chandler J. Rickers	#317		Lake Oswego	OR	97035	
Stephen Dale Spohr	517 Beall St	PO Box 237	Sloan	IA	51055	No comments.
New Cooperative Inc	2626 First Ave South		Fort Dodge	IA	50501	No comments.
A&B Real Estate LLC	1647 320th St		Sloan	IA	51055	No comments.
Sloan Historical Society	417 Evans St		Sloan	IA	51055	No comments.
Berg Building Services &			Clouit		01000	No comments.
Rentals LLC / Sylvia D. Berg	3090 Cass Ave		Salix	IA	51052	
Bradley J. Kobold &	044 7/1 0/					No comments.
Rhonda K. Kobold	211 7th St		Sergeant Bluff	IA	51054	
Burgess Memorial Hospital	1600 Diamond St		Onawa	IA	51040	No comments.
B-Line Logistics, LLC	PO Box 54		Sloan	IA	51055	No comments.
The King's Closet Inc.	420 Evans St		Sloan	IA	51055	No comments.
Attica Lodge 502	418 Evans St		Sloan	IA	51055	No comments.
Andrew Barner	416 Evans St	PO Box 118	Sloan	IA	51055	No comments.
Northwest Iowa Telephone	316 5th St					No comments.
Company Frank J.			Sloan	IA	51055	No commonte
Espinosa & Elizabetha A.	421 Beall St				54055	No comments.
Espinosa John V.			Sloan	IA	51055	No comments.
Stensland & Claudia K. Stensland	1635 330th St		Sloan	IA	51055	
Richard O. Pope	415 Beall St		Sloan	IA	51055	No comments.
Barbara D. Wiggs	409 Beall St	PO Box 121	Sloan	IA	51055	No comments.
PR & Associate LLC	424 8th St		Sloan	IA	51055	No comments.
Jimmy A. Goodin /			oloan	1/3	01000	No comments.
Jacob A. Goodin &	400 Evans St		01		54055	
Sheli Goodin Generational			Sloan	IA	51055	No comments.
Investments LLC Landra K.	75 Columbia Ave		Cedarhurst Dakota	NY	11516	No commonte
Zortman Barbara D.	451 Glen Eagle Ct		Dunes	SD	57049 51054-	No comments.
Wiggs	409 Beall St	PO Box 121	Sloan	IA	0121	No comments.
Community Church of	502 Beall St		Sloop	14	51055	No comments.
Christ of Sloan			Sloan	IA	51055	

Stacey L.	422 Deall St					No comments.
Mitchell Tanner J.	422 Beall St		Sloan	IA	51055	
Deroin &	418 Beall St					No comments.
Amanda K. Johnson	410 Deali St		Sloan	IA	51055	
	PO Box 89				51055-	No comments.
Roger Jenkins Thomas E.			Sloan	IA	0089	No comments.
Michael &	410 Beall St					No comments.
Linda L. Michael			Sloan	IA	51055	
Ryan R.	402 Beall St		Clean			No comments.
Zanter Hubert R.			Sloan	IA	51055	No comments.
Huot & Shelly M. Huot	4114th St		Sloan	IA	51055	
Sloan State	PO Box AC					No comments.
Bank Dale B. Smith			Sloan	IA	51055	No comments.
& Lori R. Smith	906 N Shannon Dr		Clean	1.4	51055-	
Steven M.	PO Box 358		Sloan	IA	7757 51055-	No comments.
Mareau Steven	FO BOX 330		Sloan	IA	0358	No comments.
Michael	PO Box 358				51055-	No comments.
Mareau Ryan M.			Sloan	IA	0358	No comments.
Mareau &	510 Barnard St	PO Box 91				no commento.
Ashley M. Mareau			Sloan	IA	51055	
Lowell Rentals, LLC	1005 Evans St		Sloan	IA	51055	No comments.
Acquire			Sidan		51055	No comments.
Properties LLC	501 Poplar St		Sioux City	IA	51052	
Roger W.	400.0.1.01					No comments.
Ward & Sonja Ward	402 3rd St		Sloan	IA	51055	
Edward G. Harvey &						No comments.
Wanda K.	PO Box 315				51055-	
Harvey Robin T.			Sloan	IA	0315 51055-	No comments.
Rockey	PO Box 34		Sloan	IA	0034	
Richard P. Benjamin, Sr	305 Barnard St					No comments.
& Charlene Benjamin	505 Barriard St		Sloan	IA	51055	
Jay D. Lutt &			Ciduit		01000	No comments.
Angeline M. Lutt	424 4th St		Sloan	IA	51055	
Majorie E.	PO Box G					No comments.
Keating Trust Danny Lee	1515 Goldie Ave		Sloan	IA	51055	No comments.
Robinson Kari A.			Sioux City	IA	51109	
Oestmann	320 3rd St		Sloan	IA	51055	No comments.
TBR Investments	PO Box 86				51052-	No comments.
LLC			Salix	IA	0086	
Randy L. Mefferd &	214 Beall St					No comments.
Jackie L. Mefferd	2 14 Deali St		Sloan	IA	51055	
Randall L.	210 Beall St					No comments.
Snyder Aaron M.			Sloan	IA	51055	No comments.
Nelson	322 3rd St		Sloan	IA	51055	
James P. Thompson &	215 Barnard St					No comments.
Mindy K. Thompson	215 Dallialu St		Sloan	IA	51055	
Blake A.			Cicuit	WA	01000	No comments.
Beauchene & Katherine R.	201 Barnard St					
Beauchene			Sloan	IA	51055	

Blake A, Kathania R, Kathania R, Bauchene R, Bauchene R, Bauchene R, Hammack Loop Groweland Groweland P, Sioan Fu Strassic Sioan No comments. Elle Belle Revocable Kathy Lu PO Box 20 Sioan VA Sioas No comments. Sioan VA Sioan VA Sioas No comments. Revocable 71 Brown St Sioan VA Sioas No comments. Revocable 715 Brown St Sioan VA Sioas No comments. Revocable Sioan VA Sioas No comments. No comments. Balar Ki Sioan VA Sioas No comments. No comments. Brady R, Brindmar A: Nocontext Sioas VA Sio						
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Trust Po Boar LA 0026 Verthy L. Jynch PO Box 29 Sloan LA 51055 No comments. Lynch PO Box 208 Sloan LA 51055 No comments. Jansan Trust Runda T11 Brown St. Sloan LA 51055 No comments. Robert Intel R. Bauer Trust Runda T15 Brown St. Sloan LA 51055 No comments. Richard K. Scharnk K. Scharnk K. Scharnk K. Scharnk K. Stoan 1000 5100th St Lot Sloan Sloan LA 51055 No comments. Pormanky. Brinkman A. Brinkman A. Brinkman B. 118 Barnard St Sloan LA 51055 No comments. Brinkman A. Brinkman B. Brinkman B. Brinkman B. 118 Barnard St Sloan LA 51055 No comments. Unice Facility C. Brinkman B. Brinkman B. 118 Barnard St Sloan LA 51055 No comments. Unice Facility C. Brinkman B. Brinkman B. 1400 Dougles Stop Omaha NE 1404 Sloan No comments. Linkredoll R. Brinkredoll 1640 </td <td></td> <td>PO Box 26</td> <td></td> <td></td> <td>E1055</td> <td></td>		PO Box 26			E1055	
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Jensen PO Box 209 Sloan IA 51055 No comments. Kendal R, Bauer Trust & Rose Elane 715 Brown St Sloan IA 51055 No comments. Richard K, Bauer 715 Brown St Sloan IA 51055 No comments. Strank J, Bauer 10005 100th St Lot 5 Sloan IA 51055 No comments. Panela J, Portranky 502 2nd St Sloan IA 51055 No comments. Panela J, Portranky 502 2nd St Sloan IA 51055 No comments. Panela J, Portranky 502 2nd St Sloan IA 51055 No comments. Bradley R, Brinkman 118 Bamard St Jennifer S, Istinkman (E40) Sloan IA 51055 No comments. James G, Krikendall Credit Sheller Trust L 1400 Douglas Stop IGOD Douglas Stop Istinkman No comments. No comments. James G, Krikendall Credit Sheller Trust L 1406 Hwy 141 Sloan IA 51055 No comments. Richard J,G, Patterson PO Box 108 Salix IA 51052 No	Lynch	FO DUX 29	Slo	an IA	51055	
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Kendal R. Bauer Tust & Bauer Tust & Bauer T11 Brown St Staan LA 51055 No comments. Bauer Tust K. Bauer T15 Brown St Sloan LA 51055 No comments. Bauer Tust K. Jan Bauer 10005 100th St Lot 5 Sloan LA 51055 No comments. Schrank K. Jan K.Schrank 10005 100th St Lot 5 Sloan LA 51055 No comments. Pamela J. Pomranky 502 2nd St Sloan LA 51055 No comments. Pamela J. Pomranky 502 2nd St Sloan LA 51055 No comments. Bradler R. Brinkman 118 Barnard St Sloan LA 51055 No comments. Union Pacific 1400 Douglas Slop 1640 Omaha NE 1640 No comments. Sloan LA 51055 No comments. No comments. Rairoad L. Krikendall Revocable 210 Buckley St Sloan LA 51055 No comments. Revocable Sloan LA 51055 No comments. No comments. Revocable Sloan LA 51055 No comments. Richard J. Revocable PO Box 108 Salix LA 51055 Richard J. Rotheat L. PO Box 108 Salix		PO Box 208	SIC	an IA	51055	No commento.
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Terry M. Schrank & Jam 10005 100th St Lot 5 10005 100th St Lot 5 Stoan IA 51055 No comments. Parrelay. Pomranky 502 2nd St Stoan IA 51055 No comments. Bradley R. Brinkman & Jennifer S. 118 Bamard St Stoan IA 51055 No comments. Union Pacific Rinkman & James G. Kirkendall 1400 Douglas Stop Omaha NE 68179- 1640 No comments. James G. Kirkendall 210 Buckley St Stoan IA 51055 No comments. Rinkan d. James G. Kirkendall Stoan IA 51055 No comments. Richard J. Patterson PO Box 108 Stoan IA 51055 No comments. Kirkendall Revicable Stoan IA 51055 No comments. Richard J. Patterson PO Box 108 Salix IA 51055 No comments. Richard J. Patterson PO Box 108 Salix IA 51052- 1000 No comments. Richard J. Patterson PO Box 108 Salix IA 51055- 1000 No comments. Richard J. Patterson PO Box 108 Salix IA 51055- 1000 No comments. Richard J. Patterson PO Box 108 Salix IA 51055- 1000 <		I IS BIOWN St	Slo	an IA	51055	
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M. Schrank 5 Comments Pamela J. Pommanky 502 2nd St Sloan IA 51055 No comments. Bradley R. Brinkman 8 118 Bamard St Sloan IA 51055 No comments. Jennifer S. Brinkman 8 118 Bamard St Sloan IA 51055 No comments. Joinon Pacific Matheman 8 148 Jamard St Sloan IA 51055 No comments. Vinon Pacific Matheman 8 1640 Omaha NE 68175- No comments. Rairoad 1640 Omaha NE 1640 No comments. James G. Krikendall 1640 Omaha NE 1640 No comments. Irust & Linda L. Krikendall 210 Buckley St Sloan IA 51055 No comments. Richard J.G. Paterson PO Box 108 Sloan IA 51052 No comments. Richard J.G. Paterson PO Box 108 Salix IA 51052 No comments. Richard J.G. Paterson PO Box 108 Salix IA 51052 No comments. Richard J.G. Paterson PO Box 108 Salix IA 51052 No comments. Richard J. Paterson PO Box 108 Salix IA 51052 No co						no comments.
Parnela J. Pornanky 502 2nd St Sloan IA 51055 No comments. Bradley R. Brinkman & Jennifer S. Brinkman 118 Barnard St Sloan IA 51055 No comments. Union Pacific Railroad 1400 Douglas Stop 1640 Omaha NE 68179- 1640 No comments. James G. Verkendall Credit Shelter Trust & Linda L. Kirkendall Revocable 210 Buckley St Sloan IA 51055 Richard J.G. Patterson PO Box 108 Sloan IA 51055 No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- No comments. No comments. Richard J. Patterson PO Box 108 Salix IA 51052- NE No comments. Northerr Omaha<		5		14	F1055	
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STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER: No comments. CITY OF SLOAN: No comments.	
CITY OF SLOAN: No comments.	
FIBERCOMM: No comments.	
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.	
IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.	
LOESS HILLS NATIONAL SCENIC BYWAY: No comments.	
LOESS HILLS PROGRAM: No comments.	
LONGLINES: No comments.	
LUMEN: No comments.	
MAGELLAN PIPELINE: No comments.	
MILLER TOWNSHIP: No comments.	
MIDAMERICAN ENERGY COMPANY (Electrical Division):	ts. – Casey
Meinen, 4/30/25.	
MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.	
NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.	
No comments.	
NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 4	5/12/25.
NUSTAR PIPELINE: No comments.	
SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.	

WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No issues here. – Daniel Heissel, 9/3/24.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 9/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE	No comments.
(REC):	
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION	The WCSWCD has no comments regarding this request. – Neil Stockflet, 5/7/25.
DISTRICT:	
WOODBURY COUNTY TREASURER:	All certified property taxes are paid. – Tina Bertrand, 4/30/25.

PARCEL REPORT

Woodbury County, IA / Sioux City

Summary		
Parcel ID Alternate ID Property Address Sec/Twp/Rng Brief Tax Description	864629351012 700909 NA 29-86-46 SLOAN TOWNSHIP PT SW SW COM AT SW COR OF SW SW THINC E 200'TO POB ,THINC N 1304.41;THINC E 248,03'THINC SE 925,34;THINC SE 425,89;THINC W 592,97' TO POB 29-86-46	
Deed Book/Page Gross Acres Net Acres Adjusted CSR Pts Zoning District School District Neighborhood	(Note: Not to be used on legal documents) 742:10377 (8/26/2015) 12:32 0 0 AP: AGI/CULTURAL PRESERVATION 0046 SLOAN/WESTWOOD WESTWOOD COMM N/A	
-		
Owner Deed Holder NEW COOPERATIVE, 2626 FIRST AVE SOUT FORT DODGE IA 5051 Contract. Holder Malling Address NEW COOPERATIVE, 2626 FIRST AVE SOUT FORT DODGE IA 5050	H M INC H	
Land		
Lot Area 12.32 Acr	es ;536,659 SF	
Sales		
	Multi	

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Туре	Parcel	Amount	
6/29/2011	KIRKENDALL JAMES G & JAY W , KIRKENDALL ETAL	WESTERN IOWA COOP	717/1209	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$308,000.00	

Valuation

		2025	2024	2023	2022	2021	2020
	Classification	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
+	Assessed Land Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240
+	Assessed Building Value	\$0	\$ 0	\$0	\$0	\$0	\$0
+	Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
•	Gross Assessed Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240
-	Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
Ē	Net Assessed	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240

Value

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sloux City Tax Credit Applications, Sloux City Board of Review Petition, Photos, Sleatches.

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Contact Us

ZONING MAP



SPECIAL FLOOD HAZARD AREA (SFHA) MAP



ELEVATION MAP



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

	sting approval to utilize the last mile in a 5k run/walk to raise money fo	e of 330th street and part of Calhoun Avenue r Winnebago Tribes cultural programs.
	ACTION REQUIRED):
Approve Ordinance	Approve Resolution	Approve Motion
Public Hearing	Other: Informational	Attachments
7712		
IANCIAL IMPACT:		
) IN THE AGENDA ITEM, HAS THE C	ONTRACT BEEN SUBMITTED AT LEAST ONE W
	IEW BY THE COUNTY ATTORNEY'S	

Approved by Board of Supervisors April 5, 2016.



Dear Woodbury County Supervisors,

I am writing on behalf of WinnaVegas Casino Resort to formally request approval to host a 5K run/walk event on 330th Street on June 14, 2025. The purpose of this event is to provide a wellness event for the community while fundraising monies received through the \$10 registration fee, to be donated to the Winnebago Tribe of Nebraska's cultural programs.

WinnaVegas Casino Resort anticipates approximately 75-100 participants. This event will take place approximately 1 mile leading up to WinnaVegas Casino Resort and halfway down Calhoun road. These roads will remain open to all traffic. Registration will begin at 8am with the race starting at 9am. WinnaVegas Casino Resort does have internal guidelines in place to ensure safety and security is priority.

Thank you for your time and consideration. We look forward to your approval and support in making this event a success.

Kindest Regards,

Tom Teesdale, GM WinnaVegas Casino Resort



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

Date:	06/04/25	Weekly Agenda Date:	06/10/25				
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dan Heissel							
Bike Trail Repair - Little SiouxPark - FEMA							
ACTION REQUIRED:							
Approve Ordinance	Approve Res	solution A	Approve Motion				
Public Hearing	Other: Inform	national 🗌 🛛 A	ttachments				

EXECUTIVE SUMMARY:

FEMA Funds are being used to repair the bike trail damaged during the flooding last year, reimbursement of FEMA funds is slow so money from them wont happen this fiscal year. Conservation doesnt have the \$55,000 in budget to cover repair costs and wait for reimbursement from FEMA. Reimbursement is going to come back in a different fiscal year.

BACKGROUND:

BACKGROUND: Flooding last summer took out two sections of the Union Bridge Trail that connects Little Sioux Park to the City of Correctionville. This trail runs on a dike that separates the Little Sioux River and the County gravel pits the County Engineer owns and is graveling for road gravel. The engineer and gravel contractor made emergency repairs and replaced the dike and trail surface with crushed limestone so they could resume graveling. We now need to come back in and replace it with concrete and FEMA has approved the project to replace the concrete and the costs from the County Engineers office when they fixed the dike. The cost we are looking at for the trail concrete is \$55,000 and has been approved by FEMA and they have accepted bids from contractors and given us the go ahead to repair. The issue is the time it takes to get reimbursement funds back from FEMA. Conservation does not have a fund to do that with. Supervisor Nelson suggested we come to the Supervisors to cover cost and wait for reimbursement. We would be reimbursed 85% of this total cost.

Conservation does not have the funds avaialble to repair the trail to original condition with concrete and be able to wait for FEMA funds to be reimbursed. Cost to pour concrete is \$55,000 we do not have money in budget and cannot wait for reimbursement from FEMA at 85%.

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:

Supervisors fund repair of the trail in the amount of \$55,000 and wait for FEMA reimbursement.

ACTION REQUIRED / PROPOSED MOTION:

To approve funds in the amount of \$55,000 to repair the Union Bridge Trail and wait for FEMA reimbursement of 85% of cost.

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

Date:	06/04/25	Weekly Agenda Date:	06/10/25				
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dan Heissel							
Boat Ramp Repair - FEMA							
ACTION REQUIRED:							
Approve Ordinance	Approve Res	solution A	Approve Motion				
Public Hearing	Other: Inforr	national A	Attachments				

EXECUTIVE SUMMARY:

Flooding of the Little Sioux River took out the boat ramp at the park used by park users, anglers, park staff and emergency services for river rescues. Repairs need to be done and FEMA has approved the repair in the amount of \$65,000 and will be providing cost reimbursement but can't guarantee when these funds will be reimbursed.

BACKGROUND:

Flooding damaged the ramp by washing out the banks above and below the ramp, removing protective rip rap and undermining the concrete ramp itself. Flooding also left a deep hole at the end of the ramp that isn't safe and needs to be filled with rip rap and graded flat. This ramp is currently closed down and not available for use. Rescue teams will need this ramp in case of emergencies on the river. In the last year conservation staff has launched from that rap and made two separate river rescues of people in trouble on the river.

FINANCIAL IMPACT:

Conservation does not have the \$65,000 in funds available in budget to fund the project and wait for FEMA reimbursement. No one can tell us when these funds would be reimbursed. It will more likely be in a different fiscal period. We will be reimbursed 85% of these funds by FEMA.

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:

To fund this project in the amount of \$65,000 out of funds available to the supervisors.

ACTION REQUIRED / PROPOSED MOTION:

To approve \$65,000 to pay for the repair of the boat ramp at Little Sioux Park.

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

Date: (06/04/25	Weekly Agenda Date:	06/10/25						
ELECTED OFFICIAL / DEPAR		: Dan Heissel							
Laptop Computer for Conse	rvation patrol vehicle.								
Approve Ordinance	Approve Res	olution A	Approve Motion						
Public Hearing	Other: Inform	national 🗌 🛛 A	ttachments						

EXECUTIVE SUMMARY:

We have two officers at Southwood District that have been trying to share a law enforcement tough book laptop for their vehicles and it isn't working.

BACKGROUND:

We have 8 law enforcment positions in our agency and we have one officer that does not have a computer for patrol and law enforcement work. We were trying to save money at the time and thought it would work. It has not worked and trying to switch back and forth between officers and synchronize body cameras etc. is not working. If something happens and they are in the truck without the computer they are in a disadvantageous position. I propose the purchase of one tough book laptop so that each officer has his own. These are the law enforcement computers our officers write tickets on, run MACH, and do NCIC checks on vehicles see where other officers (Deputies) are at through the mapping etc.

FINANCIAL IMPACT:

This laptop is \$1,500 and we dont have funds budgeted and are over in our equipment line item already. I am asking the supervisors to pick this up as they did the Sheriff deputies computers.

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:

Supervisors fund the \$1,500 cost out of Gaming Funds as they did for the Sheriff deputies computers.

ACTION REQUIRED / PROPOSED MOTION:

To approve funds in the amount of \$1,500 to purchase a law enforcement tough book laptop for conservation department.

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

Date:	06/04/2025	Weekly Agenda Date:	06/10/2025					
ELECTED OFFICIAL / DEPA WORDING FOR AGENDA IT		N: <u>Michelle K. Sk</u>	aff, County Auditor					
Consider a resolution to se	et the interest rates on d	rainage district warrant	s during fiscal year 2026.					
Approve Ordinance	Approve Re Other: Infor		approve Motion					

EXECUTIVE SUMMARY:

The Woodbury County Board of Supervisors can set the interest rate paid on drainage district warrants for districts for which the board serves as trustees.

BACKGROUND:

Under Sec. 74A.3 (1c). Special assessment bonds, certificates, warrants or other obligations, the principal and interest of which are payable from special assessments levied against benefited property may bear interest at a rate to be set by the issuing governmental body or agency.

74A.3(2). The interest rates authorized by this section to be set by the issuing government.

There is no financial impact to the county board. Interest rates are paid by drainage district properties benefited within each district under the jurisdiction of the board. The past several years the interest rate has been set at 5.0%.

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 the resolution setting the interest rates fro drainage district warrants for districts under the jurisdiction of the Woodbury County Board of Supervisors.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the resolution setting interest rates for drainage district warrants for districts under the jurisdiction of the Woodbury County Board of Supervisors.

WOODBURY COUNTY, IOWA

RESOLUTION #_____

RESOLUTION ESTABLISHING THE INTEREST RATE PAID ON DRAINAGE WARRANTS

WHEREAS, the Woodbury County Board of Supervisors has the authority to establish the interest rate on drainage warrants pursuant to Iowa Code Chapter 468.

NOW, THEREFORE, BE IT RESOLVED, by the Woodbury County Board of Supervisors that the interest rate for Drainage Warrants is hereby set at 5% APR for Fiscal Year 2026.

SO RESOLVED this 10th day of June 2025. WOODBURY COUNTY BOARD OF SUPERVISORS

DATED this 10th day of June 2025

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Daniel A. Bittinger, Chairman

Michelle K. Skaff, County Auditor

Matthew Ung

Mark Nelson

Kent Carper

David Dietrich

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

Date: 06/04/2025

Weekly Agenda Date: 06/10/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:		Michelle K. Skaff, County Auditor				
WORDING FOR AGENDA ITEM:						
Consider approval of drainage d	istrict tax levies					
ACTION REQUIRED:						
Approve Ordinance	Approve Resolu	ition 🖌	Approve Motion			
Give Direction	Other: Informat	ional 🗌	Attachments 🖌			
	MORDING FOR AGENDA ITEM: Consider approval of drainage d	WORDING FOR AGENDA ITEM: Consider approval of drainage district tax levies ACTION REC Approve Ordinance	WORDING FOR AGENDA ITEM: Consider approval of drainage district tax levies ACTION REQUIRED: Approve Ordinance			

EXECUTIVE SUMMARY:

The Woodbury County Board of Supervisors serves as trustees for nine drainage districts. Annually tax levies to meet the expenses of maintaining the drainage districts are set by the board.

BACKGROUND:

Recommended tax levies are attached for board consideration.

The levies are imposed upon benefited lands by formulas approved at the adoption of the drainage district.

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 attached resolutions setting levies for nine drainage districts.

ACTION REQUIRED / PROPOSED MOTION:

Make individual motions approving each drainage district resolution.

FY 2025/26

RECOMMENDED DRAINAGE ASSESSMENTS FOR DRAINAGE DISTRICTS UNDER THE DIRECT CONTROL OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, AS TRUSTEES

Treasurer's Balance - Outstanding Warrants = Auditor's Balance

Drainage District	Year Built	Oriç	ginal Cost	County Treasurer's Balance June 4, 2025	Outstanding Warrants** June 4, 2025	A Bal	County auditor's ance June 4, 2025	Ot	5 to 6/30/26 her Est. enditures	Reco	/25-26 mmended Levy
1. Anthon Central	1925	\$	4,943.00	\$ 264.98	\$-	\$	264.98	\$	-	\$	_
2. Bennett-McDonald	1963		1,320.00	253.91	9,416.30		(9,162.39)		42,000.00		52,000.00
3. Maple River	1920		44,249.00	285.68	-		285.68		-		100.00
4. Orton Slough	1919		16,109.00	185.09	33.88		151.21		-		-
5. Poverty Hollow	1918		13,803.00	27.60	-		27.60		-		100.00
6. Smithland	1916		12,473.00	16,747.21	-		16,747.21		-		-
7. Smokey Hollow	1924		1,048.00	3,069.33			3,069.33		-		-
8. Weber Creek	1931		9,599.00	3,464.91			3,464.91		-		-
9. Wolf Creek	1908		34,418.00	1,936.01	124,429.98	(122,493.97)		-		500.00
10. Wolf Creek Pump	1985		21,262.45	194.22	144.35		49.87		-	1	00.00*
Sub-Dist 2				71.77	-		71.77		-		100.00
Sub-Dist 3				1,979.74	1,000.00		979.74		-		-

*(Hearing not required.) Section 468.126,1c, Code of Iowa 2015, states in part: "If the estimated cost of a repair exceeds twenty thousand dollars, or seventy five percent of the original total cost of the district and subsequent improvements, whichever is the greater amount, the board shall set a date for a hearing on the matter of making the proposed repairs,---."

**Balance verification

Dated this __10th___ day of June, 2025

Ryan Ericson - Budget and Finance Director

ANTHON CENTRAL DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Anthon Central Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Anthon Central Drainage District, that a special tax and/or assessment in the sum of <u>§ 0.00</u> be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

BENNETT-MCDONALD DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Bennett-McDonald Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Bennett-McDonald Drainage District, that a special tax and/or assessment in the sum of <u>\$ 52,000.00</u> be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

MAPLE RIVER DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Maple River Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Maple River Drainage District, that a special tax and/or assessment in the sum of $\underline{\$ 100.00}$ be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:_____

Chairman

ORTON SLOUGH DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Orton Slough Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Orton Slough Drainage District, that a special tax and/or assessment in the sum of \S 0.00 be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of ____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

POVERTY HOLLOW DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Poverty Hollow Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Poverty Hollow Drainage District, that a special tax and/or assessment in the sum of <u>§ 100.00</u> be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

SMITHLAND DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Smithland Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Smithland Drainage District, that a special tax and/or assessment in the sum of $\underline{\$ 0.00}$ be levied against all the tracts of land, lots, railroad companies, and public highways within said Drainage District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

SMOKEY HOLLOW DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Smoky Hollow Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Smoky Hollow Drainage District, that a special tax and/or assessment in the sum of <u>§ 0.00</u> be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

WEBER CREEK DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Weber Creek Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Weber Creek Drainage District, that a special tax and/or assessment in the sum of $\underline{\$ 0.00}$ be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

WOLF CREEK DRAINAGE DISTRICT

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Drainage District of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies and public highways within the boundaries of the said Drainage District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Drainage District, that a special tax and/or assessment in the sum of <u>\$ 500.00</u> be levied against all the tracts of land, lots, railroad companies and public highways within said Drainage District, same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:____

Chairman

WOLF CREEK PUMP

<u>RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE</u> <u>TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA</u>

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Pump of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Pumping District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Pump, that a special tax and/or assessment in the sum of <u>§ 100.00</u> be levied against all the tracts of land, lots, railroad companies, and public highways within said Pumping District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:_____

Chairman

WOLF CREEK PUMPING DISTRICT #2

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Pumping District #2 of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Pumping District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Pumping District #2, that a special tax and/or assessment in the sum of <u>100.00</u> be levied against all the tracts of land, lots, railroad companies, and public highways within said Pumping District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:_____

Chairman

RESOLUTION NO.

WOLF CREEK PUMPING DISTRICT #3

RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Board of Supervisors is the governing body of the Wolf Creek Pumping District #3 of Woodbury County, Iowa; and

WHEREAS, said Board, as Trustees, has determined that it is necessary to levy a special tax and/or assessment on all tracts of land, lots, railroad companies, and public highways within the boundaries of the said Pumping District.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors as the governing body of the Wolf Creek Pumping District #3, that a special tax and/or assessment in the sum of <u>0.00</u> be levied against all the tracts of land, lots, railroad companies, and public highways within said Pumping District and same to be in the same ratio and upon the same classification as heretofore established, adopted and confirmed.

BE IT FURTHER RESOLVED that the said levy and/or assessment be and the same is hereby certified to the Woodbury County Auditor who is hereby directed to effect said levy and/or assessment against all of the said lands, etc., in the same ratio and upon the same classification as heretofore adopted, established and confirmed and enter same upon the tax list of Woodbury County for collection with the first half of the current year real estate taxes.

DATED this _____ day of _____, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:_____

Chairman

Michelle K. Skaff, County Auditor

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

Date: 06-05-2025 Week	ate: 06-05-2025 Weekly Agenda Date: 06-10-2025							
ELECTED OFFICIAL / DEPARTMEN WORDING FOR AGENDA ITEM:	IT HEAD / CITIZEN: Ryan Ericson - F	inance Director						
Reallocate FY23 WCICC CIP Funds								
ACTION REQUIRED:								
Approve Ordinance	Approve Resolution	Approve Motion						
Public Hearing	Other: Informational 🗆	Attachments Ø						

EXECUTIVE SUMMARY:

FY23 CIPs for WCICC are complete. There is \$173,814 of unspent funds that can be reallocated

BACKGROUND:

\$383,892.91 was originally approved for FY23 WCICC CIPs. The projects are complete and the funds should be reallocated to different projects.

FINANCIAL IMPACT:

No net impact. It is a reallocation of funds already borrowed. It can help satisfy a current ask

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:

Reallocate the funds to new projects

ACTION REQUIRED / PROPOSED MOTION:

1 - Reallocate Project 23-STORAGE (\$30,000.00) and 23-APs (\$48,000.00) to help fund FY26 Enterprise/Edge-Firewalls ask.

2 - Reallocate Project 23-LEC NETWORK to Project 24-CORE SWITCHES in the amount of \$95,814.00

Approved by Board of Supervisors April 5, 2016.

Project Group	Account Number	Category	Budget	Activity	Reallocation	Budget Remaining	Notes
AUDITOR	9010-23-ADV SCHEDULE	FY23 CIP	12,461.00	-		12.461.00	No activity expected
Sheriff	1060-23-CAM-TASERS	FY23 CIP	265,037.60	244,677.72	-		\$14k invoice expected; remainder to Bearcat
WCICC	9110-23-STORAGE	FY23 CIP	30,000.00	_	(30,000.00)		Reallocate to 23-WCICC ANNUAL
WCICC	9110-23-iSERIES	FY23 CIP	50,000.00	50,000.00	-	-	Complete
WCICC	9110-23-LEC NETWORK	FY23 CIP	110,000.00	14,186.00	(95,814.00)	-	Reallocate to 24-CORE SWITCHES
WCICC	9110-23-SWITCHES	FY23 CIP	_	-	95,814.00	95,814.00	Will be used to pay part of City of Sioux City Inv # 22930
WCICC	9110-23-WCICC ANNUAL	FY23 CIP	145,892.91	145,892.91	-	-	Complete
WCICC		FY23 CIP			78,000.00		Will be used to pay part of City of Sioux City Inv # 22930
WCICC	9110-23-APs	FY23 CIP	48,000.00	-	(48,000.00)	-	Reallocate to 23-WCICC ANNUAL
Sheriff	1060-23-RMS	FY23 CIP	37,500.00	~		37,500.00	In Progress
ES	1200-23-SLIDE	FY23 CIP	2,198.05	2,147.30	-	50.75	Complete
Sheriff	1060-23-BEARCAT	FY23 CIP	205,398.53	-	-	205,398.53	Purchase expected Sept 25
CONS	6100-23-FOUNDATION	FY23 CIP	111,770.00	93,405.48		18,364.52	Research FY24 Project
BLDG SVS	9101-23-210 REMODEL	FY23 CIP	47,284.93	47,284.93	-		Complete
BLDG SVS	9101-23-REC CARPET	FY23 CIP	20,000.00	-	-	20,000.00	Work scheduled 6/23/25
BLDG SVS	9101-23-B07	FY23 CIP	839.47	839.47	_		Complete
ES	1200-23-DOORS	FY23 CIP	9,007.95	9,007.95		-	Complete
BLDG SVS	9101-23-DATA CENTER	FY23 CIP	106,009.23	101,365.94	-	4,643.29	Reallocation coming
WCICC	9110-23-COUNTY PCs	FY23 CIP	68,542.80	68,542.80	_	-	Complete
BLDG SVS	9101-23-LOAN NOTES	FY23 CIP	10,000.00	11,650.00	_	(1,650.00)	Complete
BLDG SVS	9109-23-WINDOW	FY23 CIP	30,000.00	29,258.00	-	742.00	Complete
ES	1200-23-TUCKPOINT	FY23 CIP	15,860.16	15,860.16	-		Complete
Sheriff	1060-23-VEHICLES	FY23 CIP	275,223.00	275,223.00	-	-	Complete
BLDG SVS	9106-23-SKYLIGHT	FY23 CIP	37,117.50	37,117.50	-	-	Complete
ES	1200-23-TRUCK 205	FY23 CIP	25,528.68	25,528.68			Complete
BLDG SVS	9112-23-CONTINGENT	FY23 CIP	205,132.49	205,132.49	-		Complete
BLDG SVS	9112-23-EXCESS	FY23 CIP	31,195.70	36,195.70	-		Complete
			1,900,000.00	1,413,316.03		408,683.97	• ·

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

Date: 06-05-2025 Weekl	y Agenda Date: <u>06-10-2025</u>					
ELECTED OFFICIAL / DEPARTMEN WORDING FOR AGENDA ITEM:	ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Ryan Ericson - Finance Director WORDING FOR AGENDA ITEM:					
Allocate remainder of FY24 CIP funds and reallocate FY24 WCICC CIP funds						
ACTION REQUIRED:						
Approve Ordinance 🛛	Approve Resolution	Approve Motion				
Public Hearing	Other: Informational \Box	Attachments 🗹				

EXECUTIVE SUMMARY:

There is some FY24 CIP funds unallocated and FY24 WCICC CIPs are complete.

BACKGROUND:

There was \$800,000 borrowed for FY24 CIPs. The board has previously approved \$654,170 of that total, leaving \$145,830 unallocated. The board approved \$187,000 for WCICC CIPs. Those have been completed and \$45,103.68 of the allocation is currently unspent.

FINANCIAL IMPACT:

No net impact. It is an allocation or reallocation of funds already borrowed.

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:

Allocate at least \$83,000 to a project that can be used to pay the remainder of the invoice from Iowa Judicial Courts. Reallocate the unspent WCICC CIPs to the Data Center Project and to help fund the FY26 Enterprise/Edge - Firewalls ask.

ACTION REQUIRED / PROPOSED MOTION:

1 - Allocate the desired amount to Project 24-COURT MATCH - minimum amount \$83,000.

2 - Reallocate Project 24-BACKUP STORAGE unspent funds of \$29,641.09 to Project 22-DATA CENTER.

3 - Reallocate unspent amounts from Projects 24-TECH RM MONITORING (\$6,392.20), 24-RING UPGRADE (\$9,023.60) and 24-SWITCHES (\$46.79) to help fund FY26 Enterprise/Edge-Firewalls ask. Total reallocated will be \$15,462.59.

Unspent Allocations	27,925.00 Project Complete	- Project Complete	- Project Complete	- Project Complete	- Project Complete	- Project Complete	50.00 Project Complete	75 00
A	- 27.9	29.641.09		-	1	1	-	20 4 / 1 NO 27 07 5 NN
WCICC WCICC Reallocate to Firewalls Data Center	1	1	6.392.20	9.023.60	46.79	1	8	15 442 50
Budget Remaining	27,925.00	29,641.09	6,392.20	9,023.60	46.79	I	50.00	73 078 68
Activity	27,245.00	20,358.91	10,607.80	10,976.40	99,953.21	400,000.00 400,000.00	11,950.00	581 091 32
Budget	55,170.00	50,000.00	17,000.00	20,000.00	100,000.00	400,000.00	12,000.00	654 170 00 581 091 32
Category	FY24 CIP	FY24 CIP	FY24 CIP	FY24 CIP	FY24 CIP	FY24 CIP	FY24 CIP	
Account Name	istrict Health 9106-24-SIDEWALK	9110-24-BKUP STORAGE FY24 CIP	9110-24-MONITORING	9110-24-RING UPGRADE	9110-24-SWITCHES	7110-24-FRONTAGE RD	9001-24-LOAN NOTES	
Project Group	District Health	WCICC	WCICC	WCICC	WCICC	SR	BOARD	

800,000,008	(654,170.00)	145,830.00
Total Borrow	Less Allocated	

145,830.00
145,830.00
FY24 CIP
9001-24-COURT MATCH
BOARD

Minimum Needed for Iowa Judicial Court Invoice 83,000.00

Unallocated FY24 CIP 62,830.00

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

ate: 06-05-2025 Weekly Agenda Date: 06-10-2025							
ELECTED OFFICIAL / DEPARTMEN WORDING FOR AGENDA ITEM:	IT HEAD / CITIZEN: Ryan Ericson - F	Finance Director					
Reallocate FY25 WCICC CIP Funds							
ACTION REQUIRED:							
Approve Ordinance	Approve Resolution	Approve Motion					
Public Hearing	Other: Informational 🗆	Attachments 🗹					

EXECUTIVE SUMMARY:

FY25 CIPs for WCICC are complete and there are unspent funds that can be reallocated

BACKGROUND:

\$473,233 was previously approved for FY25 WCICC CIPs. The projects are complete and unspent funds should be considered for reallocation.

FINANCIAL IMPACT:

No net impact. It is a reallocation of funds already borrowed.

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:

Reallocate some funds to a new project

ACTION REQUIRED / PROPOSED MOTION:

Reallocate the net amount of \$9,064.54 from the projects of 25-COUNTY PCs, 25-SWITCHES, 25 VULNRABLITY SOFTWARE, 25-iseries/AS400 Upgrade, 25-Scanner Standardization, and 25-Office 365 Backup to help fund the FY26 Enterprise/Edge-Firewalls ask.

Account Name	Budget	Budget Remaining	Reallocate to Firewalls	After Reallocation	Notes
1200-25-TUCKPOINT	127,933.84		t	8	Originally approved for FY23, but moved to FY25 with hoard approval 4/30/24. Commilate
9110-25-COUNTY PCs 25	148,233.00	(1,542.75)	(1,542.75)	•	Complete
9110-25-PCREFUND	1	8,648.90	8,648.90	1	Complete
9110-25-SWITCHES	140,000.00	17,594,97	17.594.97	1	Per 12/12/24 email: \$95.814 was applied from FY23-1 EC NETWORK
9110-25-VULN SOFT	25,000.00	(1,577.00)	(1,577.00)	1	Complete
9102-25-DEMO	500,000.00	485,467.50	1	485.467.50	485.467.50 Another \$600k has been allocated from FV26 CIP
9101-25-AUDITOR	20,000.00	(3,748.02)	1	(3.748.02)	(3.748.02) Complete
9101-25-CLERK CEILING	78,833.16	76,628.58		76.628.58	76.628.58 In Progress
LEC Network Redundancy	50,000.00	50,000.00	3	50.000.00	50.000.00 Due to other work. WCICC was able to save the need for this nrolect
iSeries/AS400 Upgrade	40,000.00	(9,989.00)	(6,989.00)	1	Complete
Scanner Standardization	30,000.00	(2,190.58)	(2,190.58)	1	Complete
Gen Obligation Loan Notes	15,000.00	15,000.00		15,000.00	In Progress
Office 365 Backup	25,000.00	(1,880.00)	(1,880.00)	1	Complete
	1,200,000.00	632,412.60	9,064.54	623,348.06	

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

Date:	05/30/2025 w	/eekly Agenda Date:	06 /10/ 2025
ELECTED OFFICIAL / DEPAI WORDING FOR AGENDA ITI FY26 Capital Improvement	EM:	Supervisor Bit	tinger
	ACTION RE	QUIRED:	
Approve Ordinance	Approve Resolu	ution 🗌 🛛 A	Approve Motion 🖌
Public Hearing	Other: Informat	ional 🗌 🛛 A	attachments 🗹

EXECUTIVE SUMMARY: [FY26 CIP projects were presented to the Board of Supevisors on January 28, 2025.

Today's agenda item is the final approval of which projects will be funded for FY26.

The BOS has already allocated \$600,000 of the max borrow limit of \$1,200,000 towards the demolition cost of the old Law Enforcement Center for FY26 CIP's.

BACKGROUND:

See backup materials listing FY26 CIP projects

Cost of each individual project presented to the BOS on January 28, 2025.

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:

 RECOMMENDATION:

 Motion to approve
 ______ project for FY26 CIP in the amount of \$_____.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve ______ project for FY26 CIP in the amount of \$_____.

			FY26 CIP Requests		
CIP Bond Issue (Debt Service Fund)					
	Project	Original	Adjusted		
Dept	Name	Amount	Amount	Misc Notes	
	Carpet, Paint, Blinds, F, F & E for Auditor				
Auditor	and Recorder	200,000	200,000		
Bldg Svs	LEC Demo	600,000	600,000	approved 1-21-25	
Bldg Svs	Clerk Ceiling		-	in progress with FY25 CIP funds	
	Dorothy Pecaut Center				
Conservation	Foundation	372,000	32,000	to combine with 23-FOUNDATION and have \$50k available	
Conservation	Little Sioux Asphalt Resurfacing	1,000,000	536,331	poss split across 2 years	
Dist Health	Sidewalk		-	completed with FY24 CIP funds	
EMS	Rescue Truck	101,300	90,300		
EMS	EMS Main Front Replacement	44,000	44,000		
EMS	East side concrete	16,200	16,200		
HR	Carpet	25,000	25,000		
Sec Rds	Real Estate for Moville Shop	150,000	150,000	4.7 mil building project 5 year plan	
Sheriff	M3 Patrol Ruggedized PC.	87,000	-	approved from gaming 4-15-25	
Sheriff	Licenses and software for Cellebrite	21,100	21,100	probably not a CIP item	
Treasurer	DNR Office	125,000	125,000		
Treasurer	Anthon Paint	60,000	60,000		
Treasurer	Treasurer Paint	60,000	60,000		
WCICC	Enterprise/Edge	100,000	100,000	approved 3-25-25; PY CIPs can be used to fund	
WCICC	Security Utility/Keys	40,000	40,000	approved 3-25-25	
WCICC	County PCs FY26	40,000	40,000	approved 3-25-25	
WCICC	Fiberoptics	25,000	25,000	approved 3-25-25	
WCICC	Fiber testing and tools	25,000	25,000	approved 3-25-25	
WCICC	GIS Dashboard	25,000	25,000	approved 3-25-25	
WCICC	Switch Cleanup	25,000	25,000	approved 3-25-25	
Board	Loan Note Fees	-	18,000	automatically approved	
Total CIP Bond Projected		3,247,145	2,257,931		
	EV2	6 Borrow Amount	1,200,000		
	FY26 Borrow Amount Projects Already Approved Amount Remaining Using PY CIP to fund Enterprise/Edge Amount to Allocate		(898,000)		
			302,000		
			100,000		
			402,000		
		Y24 Unallocated	62,830		
		nspent Allocation	27,975		
	FY25 LEC Network Redundancy U		50,000		
	Total Amount Available	e for Reallocation	140,805		



PROJECT: Little Sioux Park HMA Resufacing

BID DATE: February 10, 2025

PHONE: 712-243-4955 FAX: 712-243-6521

L-P(LPS)--73-97

County: Woodbury

WE ARE PLEASED TO QUOTE THE FOLLOWING ITEMS:

ITEM #	DESCRIPTION	QUANTITY	Type/Units	Price	TOTAL
1	Cleaning and Prep of Base	1.80	MI	\$1,000.00	\$1,800.00
2	Pavement Scarification	23,255.00	SY	\$2.03	\$47,207.65
3	HMA, ST Inter, 1/2" Mix	2,115.00	TN	\$70.46	\$149,022.90
4	HMA, ST Surf, 1/2" Mix	2,115.00	TN	\$77.10	\$163,066.50
5	PG 58-34S	254.00	TN	\$621.00	\$157,734.00
6	Mobilization	1.00	LS	\$17,500.00	\$17,500.00
					\$536,331.05

QUALIFICATIONS:

BID BASED ON APPROX. QUANTITIES - BILLING WILL BE BASED ON ACTUAL UNITS PLACED

Normal testing at our lab only - does not include testing by independent lab

Mix designs are IDOT spec mixes

Bid includes tack coat

Grade, prep, and rock base (if required) by others

Striping (if required) by others

Flaggers will be provided for our work (if required) at contract price

WE RESERVE THE RIGHT TO MODIFY PRICING IF PROJECT IS NOT ACCEPTED IN FULL

EXCLUSIONS:

Erosion Control Traffic Control Saw Cutting Shouldering Pavement Markings Raising of Manholes and other Utilities

We will furnish and perform, in accordance with the owner's specifications, all labor, material, equipment, and services, necessary to complete the work itemized above. We agree to carry the necessary insurance coverage. Basis of payment is agreed to be based on actual square yards or tons. Any asphalt depth stated above in inches is understood to be an average depth of said inches. This Proposal may be withdrawn or cancelled if not accepted within 15 days. Unless stated otherwise, prices are based on completion during the current construction season. Finance charges of 1.5% per month may be added, if not paid when due. Payments terms: Net within 10 days after receipt of invoice.

HENNINGSEN CONST., INC

Ву___

Brad Henningsen bradh@henningsenconst.com

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are herby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date

Project Name:	Audito	Auditor Recorder Office Remodel						
Project Number:	Project Number:(Finance will provide number)							
Project Manager:								
Department/Divis	sion:	Auditor a	nd Recorder					
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	Year 4	<u>Year 5</u>	<u>Total</u>	
<u>Revenues</u>								
	_							
	_							
				8				
	_							
Total Revenue	es							
Expenditures								
TBD	_	200,000						
	_							
					-			
	_							
	_							
Total Expenditur	es							
car	pet an	d paint in are	a's not alrea	dy funded wi	ithin the two	offices. Curre	der's Office and ent set up has ble works space.	

Project Name:	LEC D	emolition					
Project Number:	_(Fin	ance will p	provide nu	mber)			
Project Manager:	Ke	nny Schmitz	2 ¹				
Department/Divi	sion:	Building S	Services				
<u>Revenues</u>		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
						-	
Total Revenue	es						
Expenditures							
1500-16-9102-000-6100	0	1,100,000					
	_						
	_						
Total Expenditur	es						
Comments: De	emoli	tion of old	d Law En	forcemer	nt Center		

Project Name:	Court	house Clerk	's Ceiling								
Project Number:	_(Fir	_(Finance will provide number)									
Project Manager:	Ke	enny Schmitz	2								
Department/Divi	sion:	Building	Services								
		<u>Year 1</u>	Year 2	Year 3	<u>Year 4</u>	<u>Year 5</u>	Total				
<u>Revenues</u>											
	_										
	_										
				E.							
	_										
Total Revenue	es										
Expenditures	0	80,000									
	_										
<u></u>											
Total Expenditur	res										
Comments:	ourth	ouse Cle	erk's offic	e ceiling r	epair						

Project Number: _(Fir	nance will	provide nu	mber)			
Project Manager: <u>Ke</u>	nny Schmitz	<u>.</u>				
Department/Division:	Building	Services				
<u>Revenues</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
Total Revenues						
Expenditures	272.000					
1500-16-9107-000-61000	372,000					
Total Expenditures						
Comments: \$125,000 expenses FY26 CIF	s to complet	proved on 1 e project (ap	0/24/23. Ne oprox. \$96K	eed approx. remaining l	\$468K bey FY23 CIP p	ond current lus \$\$372K

2025/2026 Budget Period

Project Name: Little Sioux Park Asphalt Road Resurfacing

Project Number: (Finance will provide number)

Project Manager: Dan Heissel

Department/Division: County Conservation

	<u>Year 1</u>	<u>Year 2</u>	Year 3	<u>Year 4</u>	<u>Year 5</u>	Total
Revenues						
County CIP				<u> </u>		
2					·	
<u></u>	<u>.</u>					
			. <u></u>			
Total Revenues						
Expenditures						
County Supervisors CIP Fund						\$1,000,000
		-				
-						3
		1 <u>1</u>				
			3)? 	S 	51
Total Expenditures						\$1,000,000

Comments: The 2.2 miles of roads in Little Sioux Park have exceeded their life expectancy and are in very poor shape. I have applied for these funds the 7 years I have been here, and the costs of the project just continue to go up. We have been working with Secondary Roads Dept to find the best solution for resurfacing the roads, and this is based on their estimate. Roads were hard surfaced in 1976 and again in 1997. In 2017 we had horizontal cracks filled by slurry leveling which bought us some time

for the road. We are running out of time; <u>these roads are failing and it is our highest used park.</u> Secondary roads may recommend white topping with concrete which would be a long term solution but may cost more money. <u>This project needs to</u> make the list of eligible projects to be funded so we can plan on getting these roads replaced. This project could be divided into two projects and phased in over two years if need be.

CIP Process:

Departments are required to submit requests for all capital projects to Finance. Throughout the review process, departments may be asked for additional information regarding a project. The Board of Supervisors will review the proposed CIP and approve the final CIP. Please note, these are a separate approval from your regular budget and may or may not be approved.

Existing Projects:

Please check the years of the project to see if the information (cost estimates and verbiage) is still accurate. Also, review your current projects for shortfalls that will require funding in FY 2026 and report those requests to Finance.

Submittal Date:

New project requests are due to Finance by December 13, 2024.

	CIP	- NEW I	PROJECT	REQUE	ST FORM	1					
Project Name:	25 SDH	D Side	walk Re	eplacen	nent						
Project Number:(Finance will provide number) Project Manager:Siouxland District Health Department											
Department/Division:				iealth D	epartm						
	<u>Year 1</u>	Year 2	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>					
CIP	\$25545 										
Total Revenues											
Expenditures CIP	\$25545										
Total Expenditures											

Comments:

The sidewalk is deteriorating and has many trip hazards for the public. It's not effectively caulked due to heaving.

Project Name: Woodbury County Emergency Services CIP 5 year plan FY26-FY30

Project Number: __(Finance will provide number)_____

Project Manager : Drew Baier Director

Department/Division: Woodbury County Emergency Services 0002-41-1200-000

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Revenues						
	10 			·		
						
Total Revenues						
Expenditures						
New Rescue Truck	\$101,300.00			\$115,000.00	 2	\$216,300.00
Concrete South Dr	\$44,000.00					\$44,000.00
Concrete East Gar.	\$16,200.00			5		\$16,200.00
Port. Air Compressor	2	\$120,000.00				\$120,000.00
Safety Apparel		\$25,000.00				\$25,000.00
Replace Lucas Device			\$50,000.00			\$50,000.00
New cardiac Monitors					\$100,000.00	\$100,000.00
Total Expenditures	\$161,500.00	\$145,000.00	\$50,000.00	\$115,000.00	\$100,000.00	\$571,500.00
Comments:						

IMPROVEMENT REQUEST (OTHER)

Date: 12/10/2024

Department/Division Ti Woodbury County Emergency Services, Drew Baier, Director

Request Description:

Woodbury County Emergency Services is requesting approval of funding to purchase a new rescue truck.

Justification:

Rescue unit #204 is a 2016 Dodge Ram 3500 crew cab 4x4 diesel one ton class truck and currently has 185,207 miles of use. This is the oldest of the two used for daily responses. The department has responded to 1144 calls for service with expectations of increased request for service. It is estimated that this unit will be near 200,000 miles by July 2025.

Financial Impact:

The cost of the new unit would be \$101,300.00 The cost covers the vehicle and the compoments needed to complete the unit for service.

Budget Account Detail

Account Number

Description

Amount Explanation \$101,300.00 Vehicle new

IMPROVEMENT REQUEST (OTHER)

Date: 12/10/2024

Department/Division Ti Woodbury County Emergency Services, Drew Baier, Director

Request Description:

Woodbury County Emergency Services is requesting approval of funding to remove and replace the front (south) approach to the main building. This considered a high priority.

Justification:

The front (south) approach has outlived its useful life span and has begun to crack and breakup. A portion of it is sidewalk is used by guests and nearby residents as a walking path. The broken sidewalk certainly creates a trip/fall risk and a fininacial liability to the county for those who may or use it.

Financial Impact:

The cost to remove and replace the concrete would be \$44,000.00.

Budget Account Detail

Account Number

Description

Amount Explanation \$44,000.00 Grounds

IMPROVEMENT REQUEST (OTHER)

Date: 12/10/2024

Department/Division Ti Woodbury County Emergency Services, Drew Baier, Director

Request Description:

Woodbury County Emergency Services is requesting approval of funding to install a concrete approach pad on the east side of the building.

Justification:

The concrete pad would allow us to have a good solid approach to the (former gym) east garage door when backing in large trailers or pulling them out. Currently the approach is a mixture of gravel, black top road grindings, dirt, and heaved in the center. This would also help with snow removal and drainage away from the structure as well.

Financial Impact:

The cost to install the concrete pad would be \$16,200.00.

Budget Account Detail

Account Number

Description

Amount Explanation \$16,200.00 Building/grounds

Project Name:	HR ca	arpet										
Project Number:	_(Fir	_(Finance will provide number)										
Project Manager: Melissa Thomas												
Department/Divis	sion:	Human R	Resourses									
<u>Revenues</u>		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>					
	_ ·											
	_											
Total Revenue	25											
Expenditures												
Carpet	_	25,000										
	_											
	_											
Total Expenditur	es											
Comments:												

Project Name: Moville Secondary Road Shop

Project Number: (Finance will provide number)

Project Manager: County Engineer, Laura Sievers, PE

Department/Division: Secondary Roads

	Year 1	Year 2	Year 3	Year 4	<u>Year 5</u>	Total
<u>Revenues</u>						
Old Shop/Property		<u></u>	\$500,000			\$500,000
Total Revenues		. <u> </u>	\$500,000			\$500,000
Expenditures						
Real Estate Purchase	\$150,000					\$150,000
Site Development		\$300,000 _				\$300,000
Main Building		\$3,985,171				\$3,985,171
Cold Storage Building			\$350,000			\$350,000
Total Expenditures						\$4,785,171
Comments: Project info	ormation on	following pag	e.			

Woodbury County, Iowa

Secondary Roads Capital Improvement Program

1. Time Frame

The relocation and replacement of the Moville Shop is overdue. The current building is deteriorating, unsafe, and inadequate due to its age and antiquated design. The site is considered unsightly by the City of Moville, particularly as it is the first impression visitors and travelers encounter on US 20. Both public and private entities have expressed interest in acquiring the site. Alternative, more suitable locations for the Secondary Roads Moville Shop are available.

2. Items to Be Included in the CIP

• **Proposed Shop Layout**: A proposed shop layout has been included. Although originally designed some time ago, it will require minor updates to accommodate the current equipment and operational needs of the Moville Shop and its staff.

a. **Revenue**: The old shop and adjacent property will be sold once the new building is completed, and the equipment and materials currently stored there are relocated.

b. **Expenditures**: Detailed expenditure information is outlined in the accompanying CMBA pages.

3. Citizen Participation

The City of Moville has expressed support for the relocation project.

4. Unbudgeted Capital Improvement Projects

Real estate purchases for the new site can be funded through the Secondary Roads budget. Site preparation will be completed by the Secondary Road Department but is included in the costs.

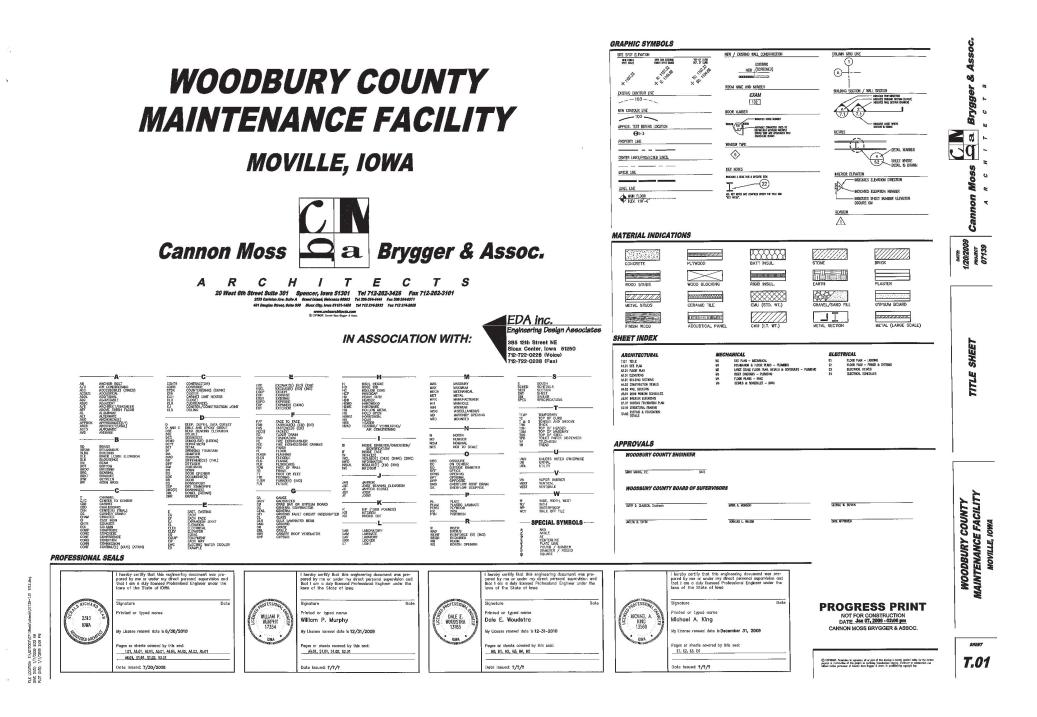
5. New Facilities

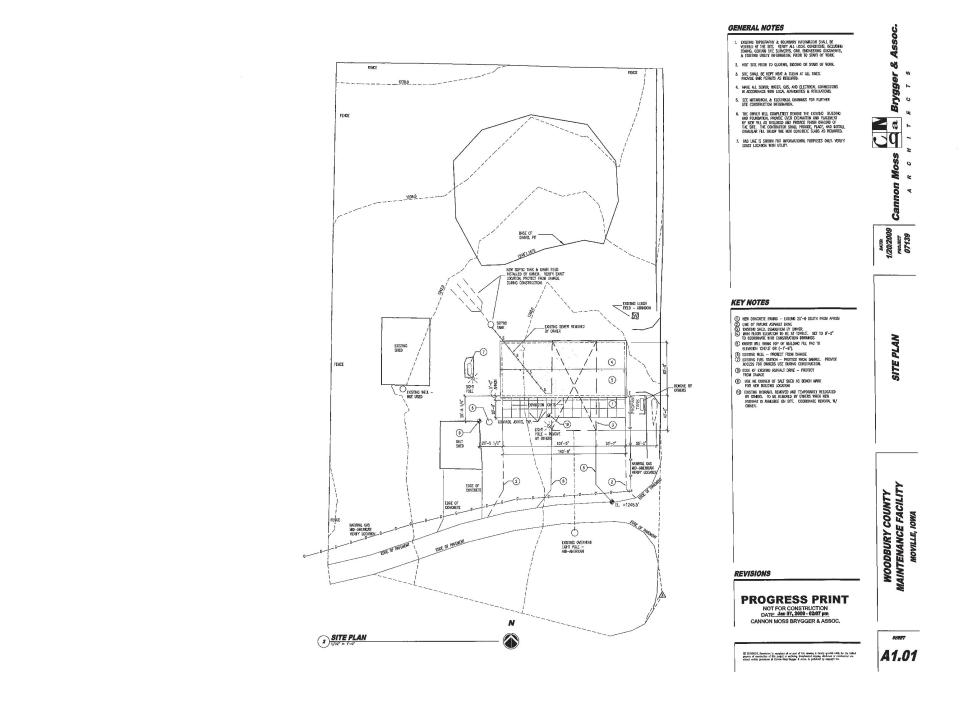
A new facility is justified due to the numerous inadequacies of the existing building:

- Size: The current building is too small, and not all equipment can be housed indoors.
- **Heating**: Only one bay is heated, limiting winter operations because not all snow and ice is melted off the vehicle overnight.
- Vehicle Washing: There is no wash bay, forcing vehicles to be washed outside in poor weather or not at all, accelerating equipment wear.
- **Structural Issues**: The roof leaks, sidewalls are rusted through, and the floor around the drain is eroding.

- **Storage**: Insufficient space for bulk oil and DEF systems, which are more cost-effective to purchase in larger quantities.
- **Maintenance**: There is no mechanics bay, leading to reliance on more expensive outside labor for repairs.
- Employee Needs:
 - Lack of a conference room for Secondary Roads employees.
 - No designated break room.

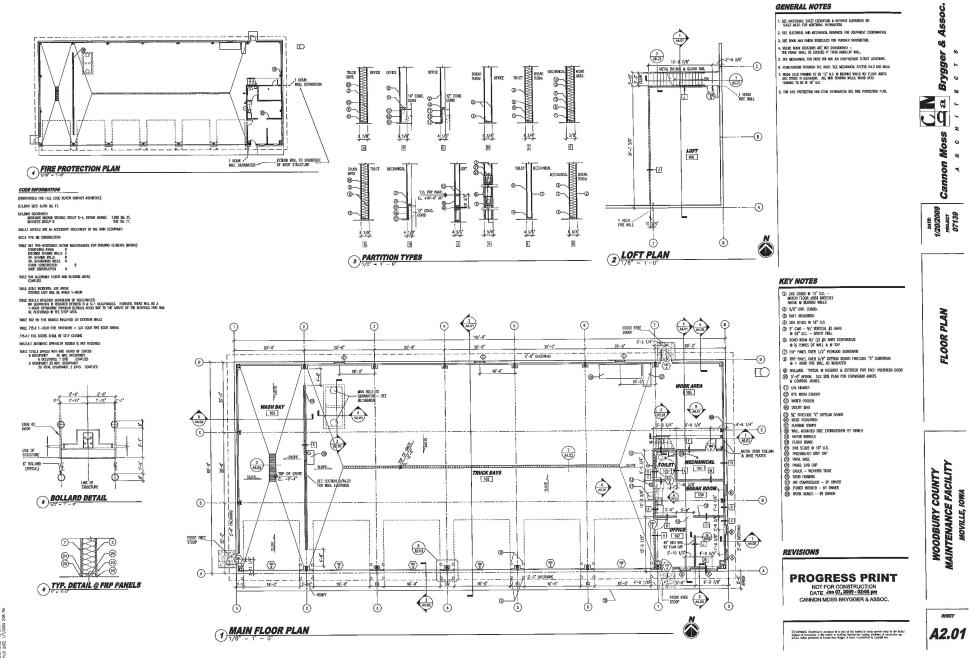
This proposal underscores the critical need for a modern, adequately equipped facility to support the efficiency, safety, and operational needs of the Secondary Roads team.





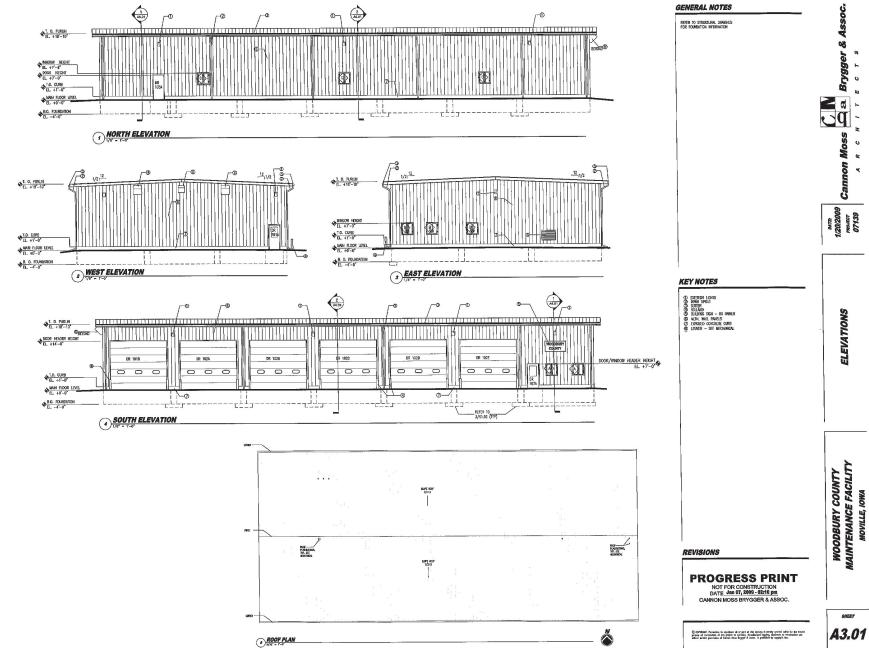
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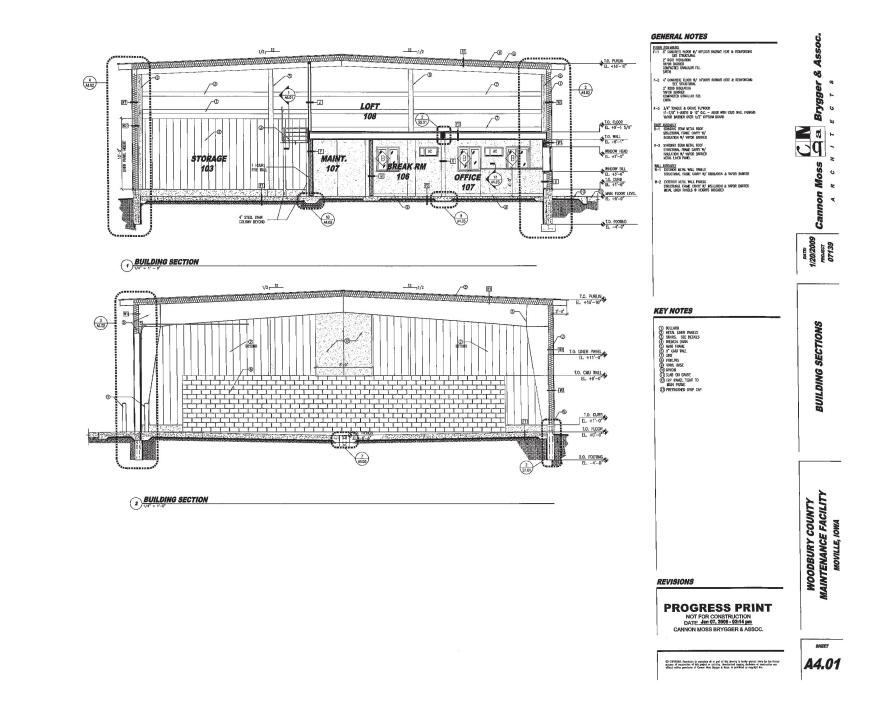


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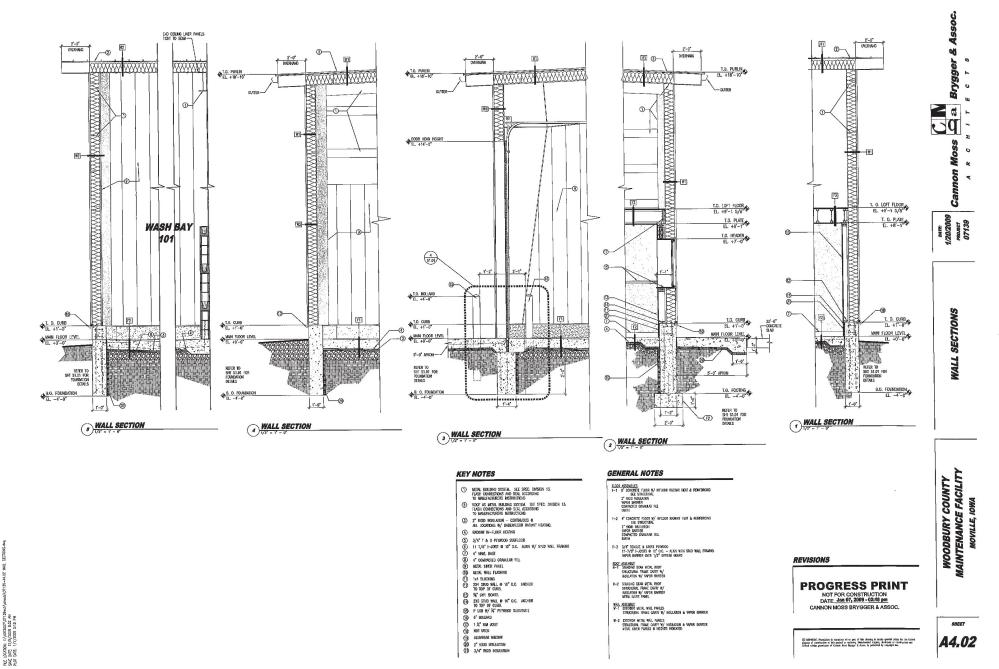
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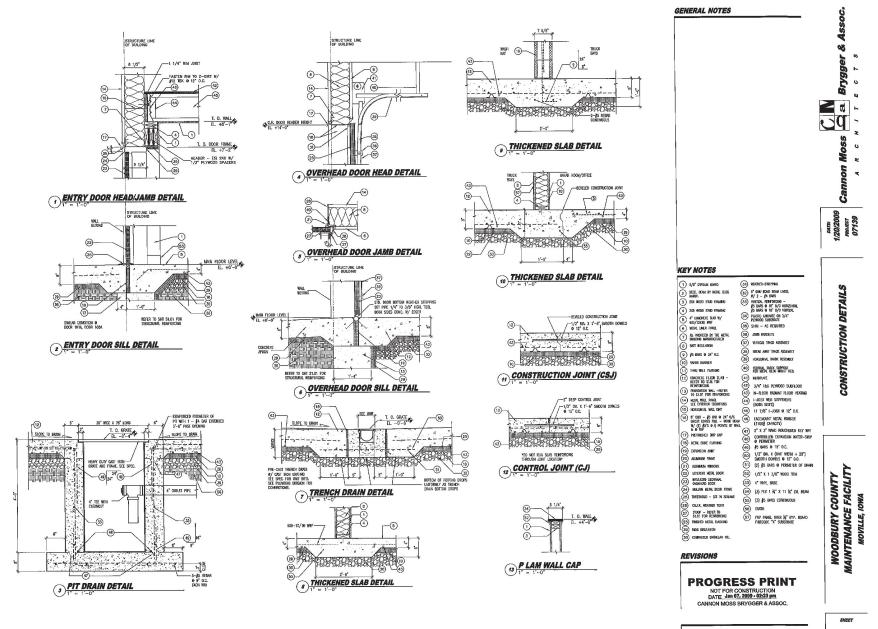
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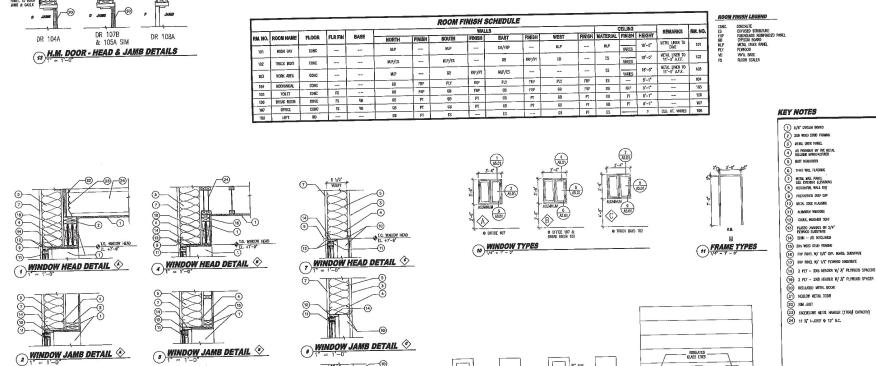


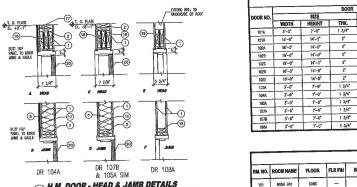
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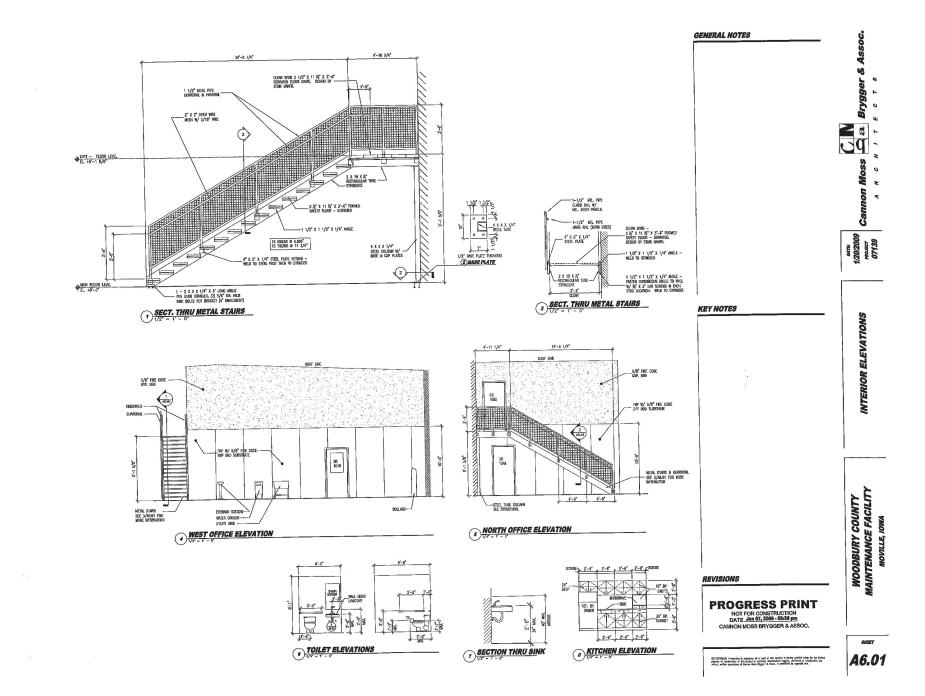
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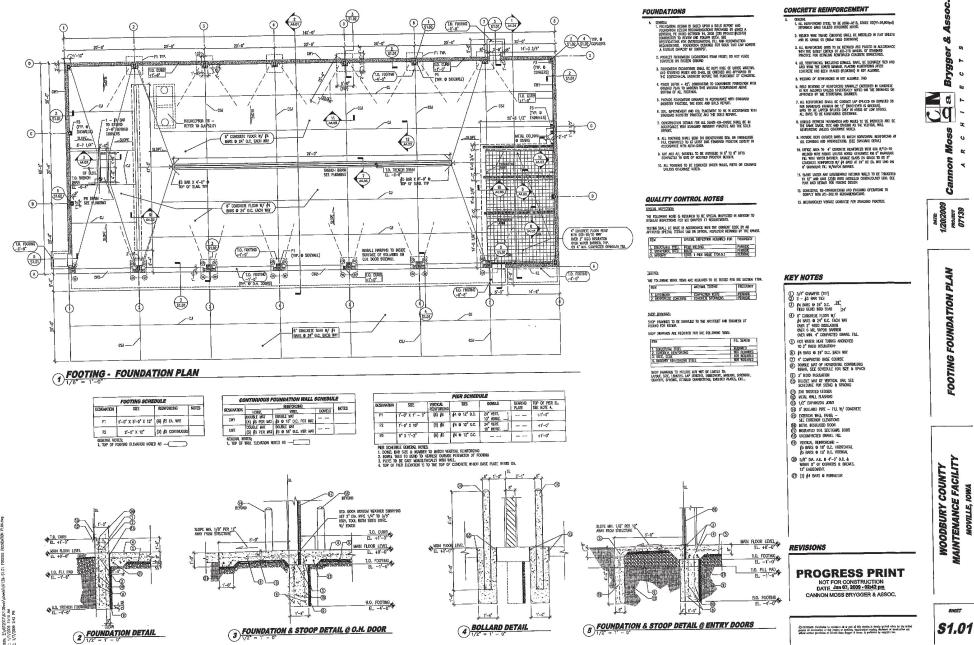
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GENERAL NOTES

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LOCABOR: E-\40720 DATE: 1/7/2009 1 DATE: 1/7/2009 2 TULE L

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FOOTING FOUNDATION PLAN

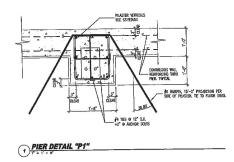
SHEET

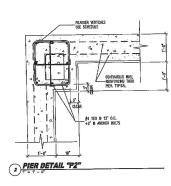
S

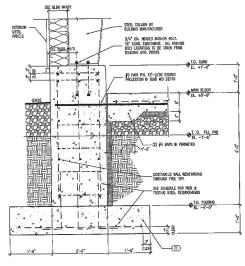
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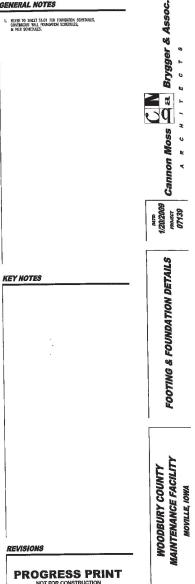
e







() PILASTER DETAIL



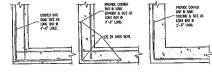
GENERAL NOTES

REFER TO SHEET SLOT FOR FOUNDATION SCHEDULES, CONTINUOUS WALL FOUNDATION SCHEDULES, & PER SCHEDULES.

NOT FOR CONSTRUCTION DATE Jan 07, 2009 - 02:47 pm CANNON MOSS BRYGGER & ASSOC.

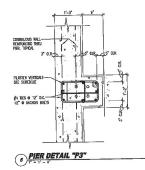
(2) OPVISER, Feminica to espectate at an point of this device is beenly granted stridy for the basics proper of construction of this paper to endifier, Mandhanad Cayling, Conducts or Enditation are allocal attitude conduction provide likes (Specific & Assoc, is problem) of the complete line.

AT SAME SPACING & SUE AS LONG BAR O 2'-6" LONG



TYP. REINFORCING WALL CORNER DETAILS

FAE LOCATON: E:\4072007\07139-SME DATE: 1/7/2009 11:15 AM PLOT DATE: 1/7/2009 2:47 PM

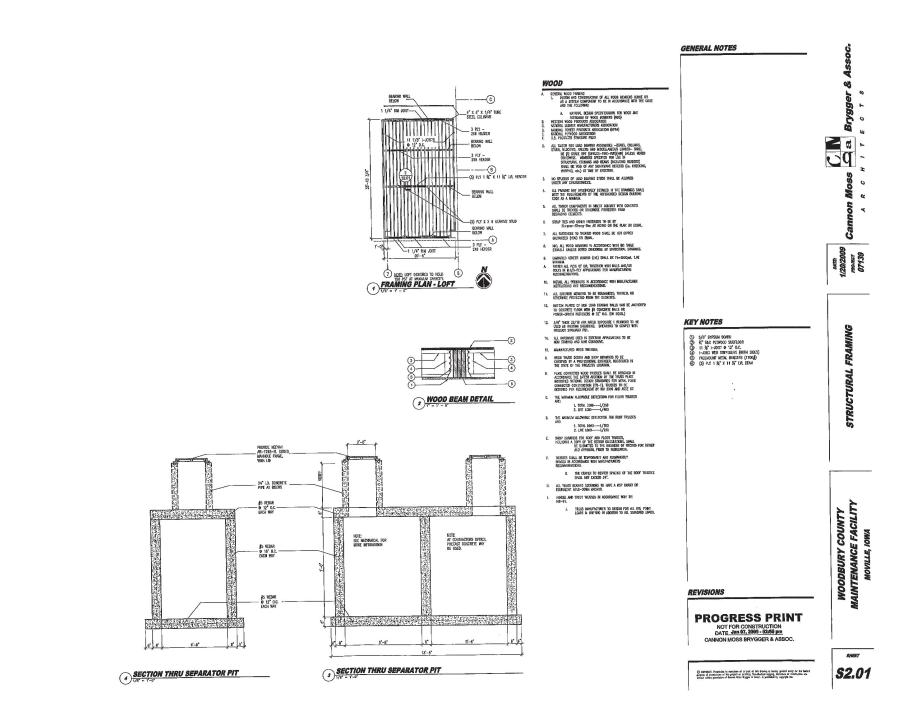


FOOTING & FOUNDATION DETAILS

BHEET \$1.02

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รรษณฑร์ (ภา38-52 อเรารสถานที่มี เริ่มเล่า

 FILE LOCATORY ENVIRONMENT/SPeetly/S SME DATE: 1/7/2020 8:32 AM PLOT DATE: 1/7/2020 2:32 PM

IMPROVEMENT REQUEST

Department/Division Title: Sheriff's Office Patrol Division

<u>Request</u>: 23 – M3 Patrol Ruggedized PC.

<u>Justification</u>: Due to a Windows 11 mandate which will take effect October of 2025, 23 of our current tablets will not support the Windows 11 update.

Financial Impact: 87,000

Budget Account Detail

Account Number:	Description:	Amount:	Explanation:
0001-05-1060-000-44600	Radio and related	\$87,000	Tablet upgrade

Total: \$87,000

IMPROVEMENT REQUEST

Department/Division Title: Sheriffs Office

<u>Request</u>: Licenses and software for Cellebrite. Used to open cell phones and download the information that are needed during investigations.

<u>Justification</u>: We have been having to go to other agencies that have this technology and as a result we are waiting sometimes up to 6 months to retrieve the data we need to make criminal cases.

<u>Financial Impact</u>: \$21,057.36 for this year, and a yearly fee after that.

Budget Account Detail

Account Number:	Description:	Amount:	Explanation:
0001-05-1060-000-44901	Contractual Services	\$21,057.36	
	Total: 21,057.36		

Project Name:	Reno	enovate DNR Office									
Project Number:	_(Fi	(Finance will provide number)									
Project Manager:	Tir	na Bertrand									
Department/Divis	sion:	Treasure	r's Departme	ent							
		<u>Year 1</u>	Year 2	Year 3	<u>Year 4</u>	<u>Year 5</u>	Total				
Revenues											
CIP Loan	_	125,000									
-											
-	_										
	_										
Total Revenue	es										
Expenditures											
CIP Fund		125,000									
	_	-									
Total Expenditur	es										
to b	better u	itilize office sp	ace and staff	ing resources	. Current set	up does not p	ation is necessary provide enough g on customers.				

Project Name:	Interior Paint Anthon Office							
Project Number:(Finance will provide number)								
Project Manager:								
Department/Division: Treasurer's Department								
	Year 2	Year 2	<u>Year 3</u>	<u>Year 4</u>	Year 5	Total		
<u>Revenues</u>								
CIP Loan	60,000							
Total Revenue	es		-					
Expenditures CIP Fund	60,000							
Total Expenditur	res							
Comments:								
Interior paint Anthon office - approximately 6,000 sf of wall area at \$10/sf.								

Project Name:	nterior Paint Trea	surer's Offic	e				
Project Number:(Finance will provide number)							
Project Manager:							
Department/Division: Treasurer's Department							
	<u>Year 1</u>	Year 2	Year 3	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>	
Revenues							
CIP Loan	60,000						
Total Revenues							
_							
Expenditures CIP Fund	60,000						
Total Expenditures	5						
Comments:			- 66: .	·	-+		
Interior paint Treasurer's office - approximately 6,000 sf of wall area at \$10/sf.							

Project Name:	WCICC-IT FY26 CIP						
Project Number: (Finance will provide number))						
Project Manager:	John Malloy						
Department/Division:	WCICC-IT						
	X A	N O	N O				
Revenues	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>	
<u>Nevenues</u>							
Total Revenues:							
Expenditures							
Enterprise/Edge Firewall Upgrade	100,000.00						
Security Utilities/Keys	40,000.00						
County PCs	40,000.00						
Fiber Optics	25,000.00						
Fiber Testing & Diag Tools	25,000.00						
GIS Dashboard	25,000.00						
Extreme Edge Switch Cleanup	25,000.00						
Total Expenditures:	280,000.00						

Comments:

1500-52-9110-000-63200 for hardware, 1500-52-9110-000-64600 for software.