



## NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JUNE 17, 2025) (WEEK 25 OF 2025)

Live streaming at:

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

Agenda and Minutes available at:

[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 17, 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.

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### **AGENDA**

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

1. Approval of the agenda

Action

#### **Consent Agenda**

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

2. Approval of the minutes of June 10, 2025, meeting
3. Approval of claims
4. County Treasurer – Tina Bertrand
  - a. Approval of resolution approving abatement of taxes for R.Y.
  - b. Approval of resolution approving abatement of taxes for Yes Homesales Exp LLC
  - c. Approval of resolution approving abatement of taxes for D.H.
5. County Auditor – Michelle Skaff
  - a. Approval of Liquor License Application for Abu Bekr Shrine, Sergeant Bluff, IA.

6. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process
7. Board Administration – Ryan Ericson
  - Approval to reallocate FY25 WCICC CIP funds

### End of Consent Agenda

- |                                |  |  |
|--------------------------------|--|--|
| <b>4:35 p.m.</b><br>(Set time) | 8. Board Administration – Heather Van Sickle<br>Public hearing and sale of property parcel #894815480001 (aka 1724 Whitcher Ave)   | Action   |
| <b>4:40 p.m.</b><br>(Set time) | 9. Planning/Zoning – Daniel Priestley <ol style="list-style-type: none"> <li>a. Conduct 2<sup>nd</sup> public hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on parcel #864629351012 for New Cooperative, Inc.</li> <li>b. Approve the 2<sup>nd</sup> Reading of the Zoning Ordinance Map Amendment (Rezone)</li> </ol>   | Action<br><br>Action                           |
| <b>4:45 p.m.</b>               | 10. Planning/Zoning – Daniel Priestley <ol style="list-style-type: none"> <li>a. Receive final report-Zoning Commission recommendation for a Zoning Ordinance Text Amendment 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</li> <li>b. Conduct 1<sup>st</sup> public hearing on the Zoning Ordinance Text Amendment</li> <li>c. Approve the 1<sup>st</sup> Reading of the Zoning Ordinance Text Amendment</li> </ol>  | Action<br><br>Action<br>Action                 |
|                                | 11. Human Resources – Melissa Thomas<br>Approval to raise the Health Fund Employee Contribution Rates effective July 1, 2025   | Action   |
|                                | 12. Board Administration – Ryan Ericson <ol style="list-style-type: none"> <li>a. Approval of Appropriation Resolution for FY 2026</li> <li>b. Approval of resolutions for Inter-Fund Operating Transfers for FY 2026</li> <li>c. Approval to set the level of FY 26 at desired amount from gaming (4-2-24 agenda item recommended \$200,000)</li> <li>d. Approval to transfer the unexpended funds from the courthouse repairs and maintenance function from FY 24 \$61,156.81</li> <li>e. Approval to transfer the balance of \$12,107.58 from the Courthouse Foundation to the courthouse maintenance fund</li> </ol> | Action<br>Action<br>Action<br>Action<br>Action |
|                                | 13. Reports on Committee Meetings  | Information                                    |
|                                | 14. Citizen Concerns   | Information                                    |
|                                | 15. Board Concerns   | Information                                    |

### ADJOURNMENT

*Subject to Additions/Deletions*

# CALENDAR OF EVENTS

<b>WED., JUN 18</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
<b>THU., JUN 19</b>	<b>4:00 p.m.</b>	Conservation Board Meeting, Southwood Conservation Area
	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., JUN 20</b>	<b>9:00 a.m.</b>	Hungry Canyons Alliance, Tour of Grade Control Sites, Yellow Smoke Park, Denison
	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
<b>MON., JUN 23</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>WED., JUN 25</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>THU., JUN 26</b>	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.
	<b>5:30 p.m.</b>	SIMPCO Board of Directors 60 <sup>th</sup> Annual Board Meeting & Award Ceremony, The Warrior Hotel
<b>WED., JUL 2</b>	<b>7:30 a.m.</b>	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	<b>4:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>MON., JUL 7</b>	<b>5:00 p.m.</b>	Board of Adjustment meeting, Courthouse Basement Boardroom
<b>WED., JUL 9</b>	<b>7:30 a.m.</b>	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
	<b>6:30 p.m.</b>	911 Service Board Meeting, Public Safety Center, Climbing Hill
<b>THU., JUL 10</b>	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
<b>WED., JUL 16</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	<b>1:30 p.m.</b>	Region IV LEPC Meetings, SIMPCO, 6401 Gordon Dr.
<b>THU., JUL 17</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., JUL 18</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.

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

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

## **JUNE 10, 2025, TWENTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, June 10, 2025, at 4:30 p.m. Board members present were Carper, Bittinger II, Dietrich, and Ung, and Nelson. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

1. Motion by Bittinger second by Carper to approve the agenda for June 10, 2025. Carried 5-0. Copy filed.  
Motion by Dietrich second by Nelson to approve the following items by consent:
2. To approve minutes of the June 03, 2025 meeting. Copy filed.
3. To approve the claims totaling \$605,743.99. Copy filed.
- 5a. To approve the reclassification of Lisa Robinson, Service Officer, Veteran Affairs Dept., effective 02-17-25, \$28.72/hour, 9%=\$2.38/hr. Per AFSCME Courthouse: Move from Step 4 to Step 5. Anniversary date 2/21/25; and the Separation of Julie Albright, Coordinator of Disability Services, Mental Health Dept., Deceased. Copy filed.
- 5b. To approve and receive for signature the ME-I Professional Services Agreement. Copy filed.
6. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894730426002 (aka 2021 W. 1<sup>st</sup> St) for Tuesday, June 24<sup>th</sup> at 4:35pm.

WOODBURY COUNTY, IOWA  
RESOLUTION #13,895  
PARCEL #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. 1<sup>st</sup> Street)**

**NOW THEREFORE,**

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

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

WOODBURY COUNTY BOARD OF SUPERVISORS



Copy filed.

7. To receive the appointment of Travis Todd as a River Valley School District Board member to replace Sharleen Duncan. Copy filed.

Carried 5-0.

- 9a. Motion by Bittinger second by Nelson to 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. Carried 5-0. Copy filed.
- 9b. A public hearing was held at 4:40 p.m. for the Zoning Ordinance Map Amendment (Rezone) from AP to GI on Parcel #864629351012.  
  
Frank Huseman, New Cooperative, spoke in support of the amendment  
  
Motion by Bittinger second by Nelson to close the public hearing. Copy filed.
- 9c. Motion by Bittinger second by Nelson to approve the 1<sup>st</sup> Reading of the Zoning Ordinance Map Amendment (Rezone). Carried 5-0. Copy filed.
4. Motion by Dietrich second by Carper to deny a Resolution approving petition for suspension of taxes for Darin Miller, parcel #894301379005, 403 Herbold Ave., Pierson. Carried 5-0. Copy filed.
- 8a. Motion by Nelson second by Dietrich to approve the final voucher for project BROSCHBP-C097(141)—GA-97 with Dixon Construction. Carried 5-0. Copy filed.
- 8b. Motion by Nelson second by Dietrich to approve the final voucher for project STBG-SWAP-C097(144)—FG-97 with Harris Construction. Carried 5-0. Copy filed.
- 8c. Motion by Nelson second by Dietrich to approve the final voucher for project BRS-CHBP-C097(139)—GB-97 with Dixon Construction. Carried 5-0. Copy filed.
10. Motion by Nelson second by Dietrich to approve to utilize the last mile of 330<sup>th</sup> St. and part of Calhoun Avenue South, for individuals to participate in a 5k run/walk to raise money for Winnebago Tribes cultural programs. Carried 5-0. Copy filed.
- 11a. Motion by Nelson second by Ung to approve funds in the amount of \$55,000 from Local Option Sales Tax Funds to repair the Union Bridge Trail and wait for FEMA reimbursement of 85% of cost. Carried 5-0. Copy filed.
- 11b. Motion by Ung second by Nelson to approve \$65,000 from FY26 Local Option Sales Tax to pay for the repair of the boat ramp at Little Sioux Park. Carried 5-0. Copy filed.
- 11c. Motion by Bittinger second by Nelson to approve funds in the amount of \$2,872 from Gaming to purchase a law enforcement tough book laptop for conservation department. Carried 5-0. Copy filed.
- 12a. Motion by Nelson second by Bittinger to receive for signatures a resolution setting 5% interest rates for drainage warrants for districts under the jurisdiction of the Woodbury County Board of Supervisors. Carried 5-0.

**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 10<sup>th</sup> day of June 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12b. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution Anthon Central Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,897  
ANTHON CENTRAL DRAINAGE DISTRICT  
RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE  
TO THE COUNTY AUDITOR OF WOODURY 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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy Filed.

- 12c. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution Bennett-McDonald Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,898  
BENNETT-MCDONALD DRAINAGE DISTRICT  
RESOLUTION LEVYING SPECIAL ASSESSMENT AND CERTIFICATE  
TO THE COUNTY AUDITOR OF WOODURY 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 \$ 52,000.00 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12d. Motion by Bittinger second by Nelson to approve and authorize the Chairperson to sign a Resolution Maple River Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,899  
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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12e. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution Orton Slough Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,900  
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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12f. Motion by Ung second by Nelson to approve and authorize the Chairperson to sign a Resolution Poverty Hollow Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,901  
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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12g. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution Smithland Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,902  
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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12h. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution Smoky Hollow Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,903  
SMOKY 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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12i. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution Weber Creek Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,904  
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 \$ 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12j. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution Wolf Creek Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,905  
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 \$ 500.00 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12k. Motion by Bittinger second by Dietrich to approve and authorize the Chairperson to sign a Resolution Wolf Creek Pump Drainage District Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,906  
WOLF CREEK PUMP 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 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 \$ 100.00 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12l. Motion by Bittinger second by Nelson to approve and authorize the Chairperson to sign a Resolution Wolf Creek Pumping Drainage District #2 Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,907  
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 \$ 100.00 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS



Copy filed.

- 12m. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution Wolf Creek Pumping Drainage District #3 Levying Special Assessment and Certificate to the County Auditor for Woodbury County, Iowa. Carried 5-0.

RESOLUTION #13,908  
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 \$ 0.00 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 June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 13a1. Motion by Bittinger second by Carper to reallocate Project 23-STORAGE (\$30,000.00) and 23-Aps (\$48,000.00) to help fund FY26 Enterprise/Edge-Firewalls ask. Carried 5-0. Copy filed.
- 13a2. Motion by Bittinger second by Carper to reallocate Project 23-LEC NETWORK to Project 24-CORE SWITCHES in the amount of \$95,814.00. Carried 5-0. Copy filed.
- 13b1. Motion by Bittinger second by Carper to allocate the desired amount to Project 24-COURT MATCH – minimum amount \$83,000. Carried 5-0. Copy filed.
- 13b2. Motion by Bittinger second by Carper to reallocate Project 24-BACKUP STORAGE unspent funds of \$29,641.09 to Project 22-DATA CENTER. Carried 5-0. Copy filed.
- 13b3. Motion by Bittinger second by Carper to 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. Carried 5-0. Copy filed.

- 13c. Motion by Bittinger second by Carper to table reallocating the new amount of \$9,064.54 from the projects of 23-COUNTY PCs, 25-SWITCHES, 25 VULNRABILITY SOFTWARE, 25-iserics/AS400 Upgrade, 25-Scanner Standardization, and 25-Office 365 Backup to help fund the FY26 Enterprise/Edge-Firewalls ask. Carried 5-0. Copy filed.

14. Motion by Bittinger second by Nelson to approve \$21,100 from Gaming for Sheriff's licenses and software for Cellebrite. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approved \$90,300 from FY26 CIP for Emergency Services Rescue Truck. Carried 5-0. Copy filed.

Motion by Deitrich second by Bittinger to approve \$32,000 from FY26 CIP for Dorothy Pecaut Nature Center Foundation. Carried 5-0. Copy filed.

Motion by Dietrich second by Nelson to approve \$44,000 from FY26 CIP for EMS Main front entrance replacement. Carried 5-0. Copy filed.

Treasurer Tina Bertrand, Secondary Roads Director Laura Seivers, Conservation Director Dan Heissel, Auditor Michelle Skaff, and Building Services Director Kenny Schmitz addressed the board regarding the CIP projects.

Motion by Nelson second by Dietrich to receive document from Conservation Director Heissel. Carried 5-0. Copy filed.

Motion by Bittinger second by Carper to receive additional document from Conservation Director Heissel. Carried 5-0. Copy filed.

Motion by Ung second by Nelson to approve \$150,000 from FY26 CIP for real estate for Secondary Roads Movable shop. Carried 4-1, Dietrich opposed. Copy filed

15. Reports on committee meetings were heard.

16. Linda Fickbohm and Andy Greer, Office Elements, addressed the board regarding their process in assisting with office configurations and pricing for office remodels.

Motion by Nelson second by Bittinger to receive annual reports from Director Heissel. Carried 5-0. Copy filed.

17. Board concerns were heard.

The Board adjourned the regular meeting until June 17, 2025.

Meeting sign in sheet. Copy filed.

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

Date: 6/12/2025 Weekly Agenda Date: 6/17/2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Tina Bertrand, County Treasurer

**WORDING FOR AGENDA ITEM:**

Request for tax abatements for mobile homes

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Give Direction ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Request for tax abatements

**BACKGROUND:**

1994 Northern--moved out of state	\$92.00
1997 Arc--junking certificate issued	\$640.00
1976 Champion--home destroyed	\$154,00

**FINANCIAL IMPACT:**

None

**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 ☒

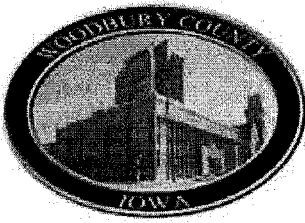
**RECOMMENDATION:**

Board of Supervisors to abate outstanding taxes

**ACTION REQUIRED / PROPOSED MOTION:**

Board of Supervisors to abate outstanding taxes

*Approved by Board of Supervisors April 5, 2016.*



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

June 12, 2025

RE: Abatement of Taxes

Dear Board of Supervisors,

The following parcels have taxes that need to be abated:

MY9411523V	1994 Northern mobile home (mobile home was moved out of state to Nebraska)	Rodger/Mari Yudka	\$92.00
CL9353	1977 Arc mobile home (junking certificate was issued 5-21-25)	Yes Homesales Exp LLC	\$640.00
0567164260	1976 Champion (mobile home was destroyed)	David Hofer	\$154.00

These taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale. Please contact me directly if you have any questions.

Thank you for your time,

A handwritten signature in cursive script, reading "Janet L. Trimpe".

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

**WOODBURY COUNTY, IOWA**

**RESOLUTION #**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS,** Rodger/Mari Yudka is the titleholder of a mobile home

VIN # MY9411523V located in Woodbury County, Iowa and legally described as follows:

**VIN #** MY9411523V **Year/Model** 1994 Northern

**WHEREAS,** the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Rodger/Mari Yudka.

**WHEREAS,** these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS,** the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED,** that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 17 day of June, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Michelle K. Skaff

Woodbury County Auditor/Recorder

\_\_\_\_\_  
Daniel Bittinger II

Chairman

**WOODBURY COUNTY, IOWA**

**RESOLUTION #**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS,** Yes Homesales Exp LLC is the titleholder of a mobile home

VIN # CL9353 located in Woodbury County, Iowa and legally described as follows:

**VIN #** CL9353 **Year/Model** 1997 Arc

**WHEREAS,** the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Yes Homesales Exp LLC.

**WHEREAS,** these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS,** the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED,** that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 17 day of June, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Michelle K. Skaff

Woodbury County Auditor/Recorder

\_\_\_\_\_  
Daniel Bittinger II

Chairman

**WOODBURY COUNTY, IOWA**

**RESOLUTION #**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS,** David Hofer is the titleholder of a mobile home

VIN # 0567164260 located in Woodbury County, Iowa and legally described as follows:

**VIN #** 0567164260 **Year/Model** 1976 Champion

**WHEREAS,** the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by David Hofer.

**WHEREAS,** these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS,** the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED,** that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 17 day of June, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Michelle K. Skaff

Woodbury County Auditor/Recorder

\_\_\_\_\_  
Daniel Bittinger II

Chairman

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

Date: 06/11/25 Weekly Agenda Date: 06/17/25

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** County Auditor - Michelle Skaff

**WORDING FOR AGENDA ITEM:**

Consideration and approval for liquor license for Abu Bekr Shrine Sergeant Bluff IA

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

n/a

**BACKGROUND:**

n/a

**FINANCIAL IMPACT:**

Unknown at this time

**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:**

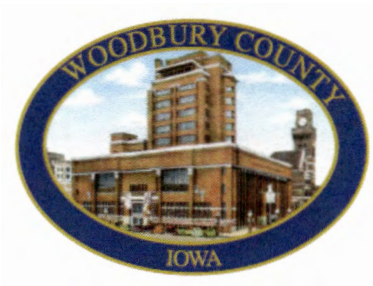
Approve Motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve an application for a 12-month Class C Retail Alcohol License, for Abu Bekr Shrine, effective 06/21/25 through 06/20/26.



**Office Of The  
AUDITOR/RECORDER  
Woodbury County**  
Michelle K. Skaff, Ph.D.  
Auditor/Recorder/  
Commissioner of Elections



Courthouse – Room 103  
620 Douglas  
Sioux City, IA 51101

Phone: (712) 279-6702  
Fax (712) 279-6629  
[miskaff@woodburycountyiowa.gov](mailto:miskaff@woodburycountyiowa.gov)

To: Board of Supervisors

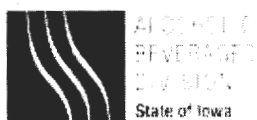
From: Michelle K Skaff, Auditor & Recorder

*MKS*

Date: June 11, 2025

Subject: Liquor License Application for the Abu Bekr Shrine, Sergeant Bluff, Iowa.

Please approve and receive for signature, an applicaton for a 12-month, Class C  
Retail Alcohol License. for the Abu Bekr Shrine, Sergeant Bluff, Iowa.  
The license would be effective 06/21/25 through 06/20/26.



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
ABU BEKR SHRINERS HOLDING CORPORATION	Abu Bekr Shrine	(712) 253-8869		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1689 Old Highway 141		Sergeant Bluff	Woodbury	51054
MAILING ADDRESS	CITY	STATE	ZIP	
820 Nebraska Street	Sioux City	Iowa	51101	

## Contact Person

NAME	PHONE	EMAIL
Richard Dean Porter	(712) 253-8869	rdpeporter88@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0049926	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
June 21, 2025	June 20, 2026	

SUB-PERMITS

Class C Retail Alcohol License



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

## Status of Business

### BUSINESS TYPE

Nonprofit corporation organized under chapter 504.

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Rich Porter	Sioux City	Iowa	51106	president	0.00	Yes

### • Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Abu Bekr Shrine	42-0114800	Sioux City	Iowa	51105	100.00

## Insurance Company Information

### INSURANCE COMPANY

Founders Insurance Company

### POLICY EFFECTIVE DATE

June 21, 2025

### POLICY EXPIRATION DATE

June 21, 2026

### GRAM CANCEL DATE

### OUTDOOR SERVICE EFFECTIVE DATE

### OUTDOOR SERVICE EXPIRATION DATE

### BOND EFFECTIVE DATE

### TEMP TRANSFER EFFECTIVE DATE

### TEMP TRANSFER EXPIRATION DATE

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** June 17, 2025

**\* PERSONNEL ACTION CODE:**

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

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Reyes, Maria	Building Services	06-06-2025	Custodian			S	Resigned
Ventura Perez, Jisleny	Juvenile Detention	06-09-2025	Youth Worker-PT	\$22.05/hour	0%	O	Transfer from Part Time-Temp to Part Time
Keegan, James	Sheriff's Office	06-23-2025	Civilian Jailer	\$24.57/hour		A	Job Vacancy Posted on 4/3/25. Per CWA Civilian: Entry Level Salary \$24.57/hr
Tripp, Brendan	Sheriff's Office	06-23-2025	Civilian Jailer	\$24.57/hour		A	Job Vacancy Posted on 4/16/25. Per CWA Civilian: Entry Level Salary \$24.57/hr
Henningfeld, Sheila	Sheriff's Office	06-23-2025	Clerk III	\$28.72/hour	9%=\$2.38/hr	R	Per AFSCME Courthouse-Move from Step 4 to Step 5. Anniversary Date: 7/4/25
Lauters, Dean	Sheriff's Office	06-23-2025	Courthouse Safety & Security	\$24.67/hour	11%=\$2.37/hr	R	Per AFSCME Courthouse-Move from Step 4 to Step 5. Anniversary Date: 7/5/25
Flanders, Kimberly	Building Services	07-31-2025	Custodian			S	Retired

**APPROVED BY BOARD DATE:** \_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:**

*Melissa Thomas HR Director*

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: June 17, 2025**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Building Services	Custodian (2)	AFSCME Courthouse: \$17.81/hour		
Juvenile Detention	Youth Worker – PT Temp	AFSCME Juvenile: \$22.05/hour		

\_\_\_\_\_  
Chairman, Board of Supervisors

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

Date: 06-05-2025 Weekly Agenda Date: 06-17-2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ryan Ericson - Finance Director

**WORDING FOR AGENDA ITEM:**

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 VULNRABILITY 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	-	-	-	Originally approved for FY23, but moved to FY25 with board approval 4/30/24; Complete
9110-25-COUNTY PCs 25	148,233.00	(1,542.75)	(1,542.75)	-	Complete
9110-25-PCREFUND	-	8,648.90	8,648.90	-	Complete
9110-25-SWITCHES	140,000.00	17,594.97	17,594.97	-	Per 12/12/24 email; \$95,814 was applied from FY23-LEC NETWORK
9110-25-VULN SOFT	25,000.00	(1,577.00)	(1,577.00)	-	Complete
9102-25-DEMO	500,000.00	485,467.50	-	485,467.50	Another \$600k has been allocated from FY26 CIP
9101-25-AUDITOR	20,000.00	(3,748.02)	-	(3,748.02)	Complete
9101-25-CLERK CEILING	78,833.16	76,628.58	-	76,628.58	In Progress
LEC Network Redundancy	50,000.00	50,000.00	-	50,000.00	Due to other work, WCICC was able to save the need for this project
iSeries/AS400 Upgrade	40,000.00	(9,989.00)	(9,989.00)	-	Complete
Scanner Standardization	30,000.00	(2,190.58)	(2,190.58)	-	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)	-	Complete
	1,200,000.00	632,412.60	9,064.54	623,348.06	

# RESOLUTION #

## NOTICE OF PROPERTY SALE

**Parcels #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:

1. That a public hearing on the aforesaid proposal shall be held on  
The **17<sup>th</sup> Day of June, 2025 at 4:35 o'clock p.m.** in the basement of the  
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a  
public auction to be held on the **17<sup>th</sup> 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 3<sup>rd</sup> 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: Eric Thomas

Date: 7-31-24

Address: 724 C St. S. SIOUX CITY, NE 68774

Phone: 402-508-5915

Address or approximate address/location of property interested in:

1724 Whitcher

GIS PIN # 894815480001

*\*This portion to be completed by Board Administration \**

Legal Description:

Lot 16 Block 3 Edgewater 4th

Tax Sale #/Date: 830 / 2014

Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: 5/9/25

Current Assessed Value: Land 10,400 Building 0 Total 10,400

Approximate Delinquent Real Estate Taxes: \_\_\_\_\_

Total 32,841.48

Approximate Delinquent Special Assessment Taxes: \_\_\_\_\_

\*Cost of Services: \$184

Inspection to: Matthew Ung

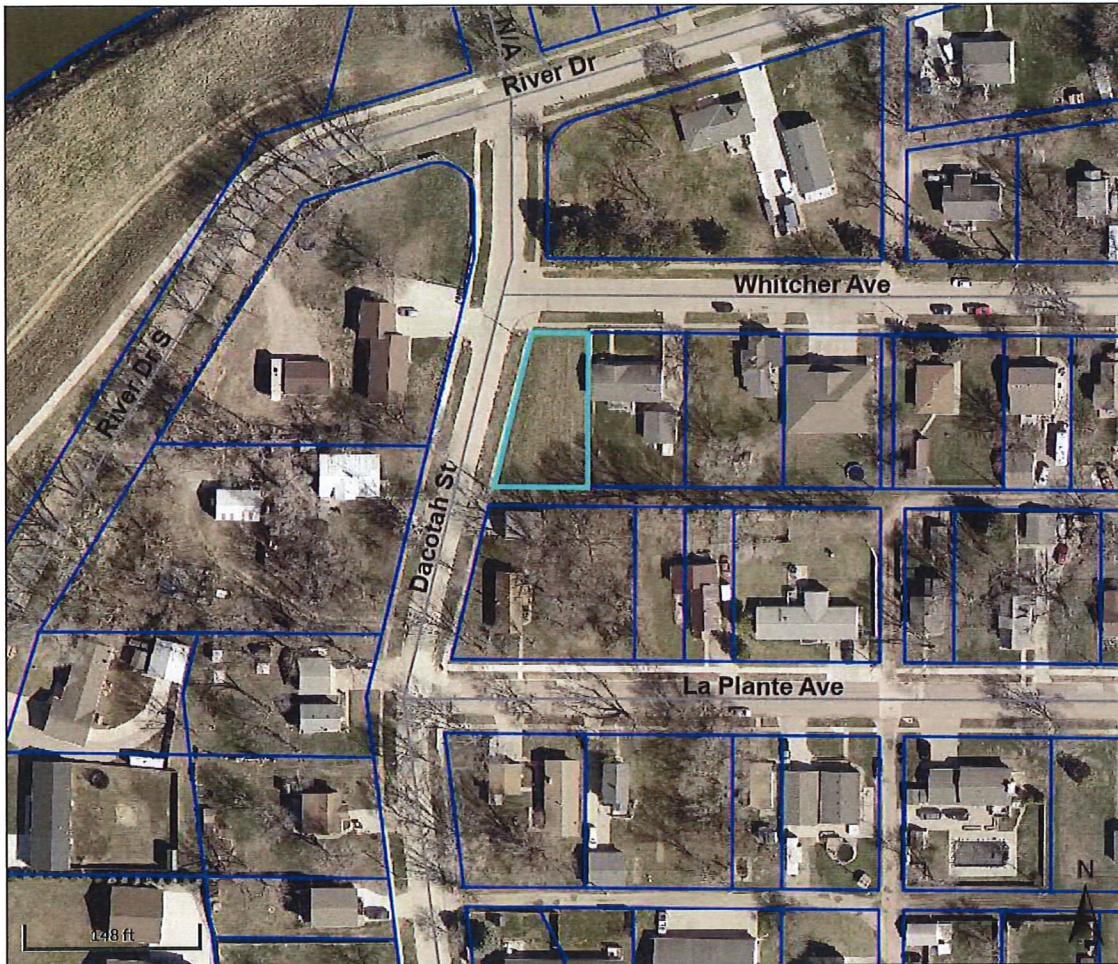
Date: 7-31-24

Minimum Bid Set by Supervisor: \$200 plus cost of services \$184. Total

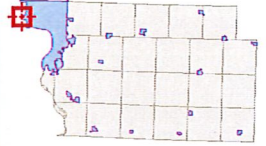
Date and Time Set for Auction: Tuesday, June 17th @ 4:35

\$384

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894815480001  
Sec/Twp/Rng n/a  
Property Address 1724 WHITCHER AVE  
SIOUX CITY

Alternate ID 158310  
Class R  
Acreage n/a

Owner Address WOODBURY COUNTY IOWA  
620 DOUGLAS ST  
SIOUX CITY, IA 51101

District 0087  
Brief Tax Description EDGEWATER 4TH LOT 16 BLK 3  
(Note: Not to be used on legal documents)

Date created: 5/29/2025  
Last Data Uploaded: 5/28/2025 10:26:04 PM

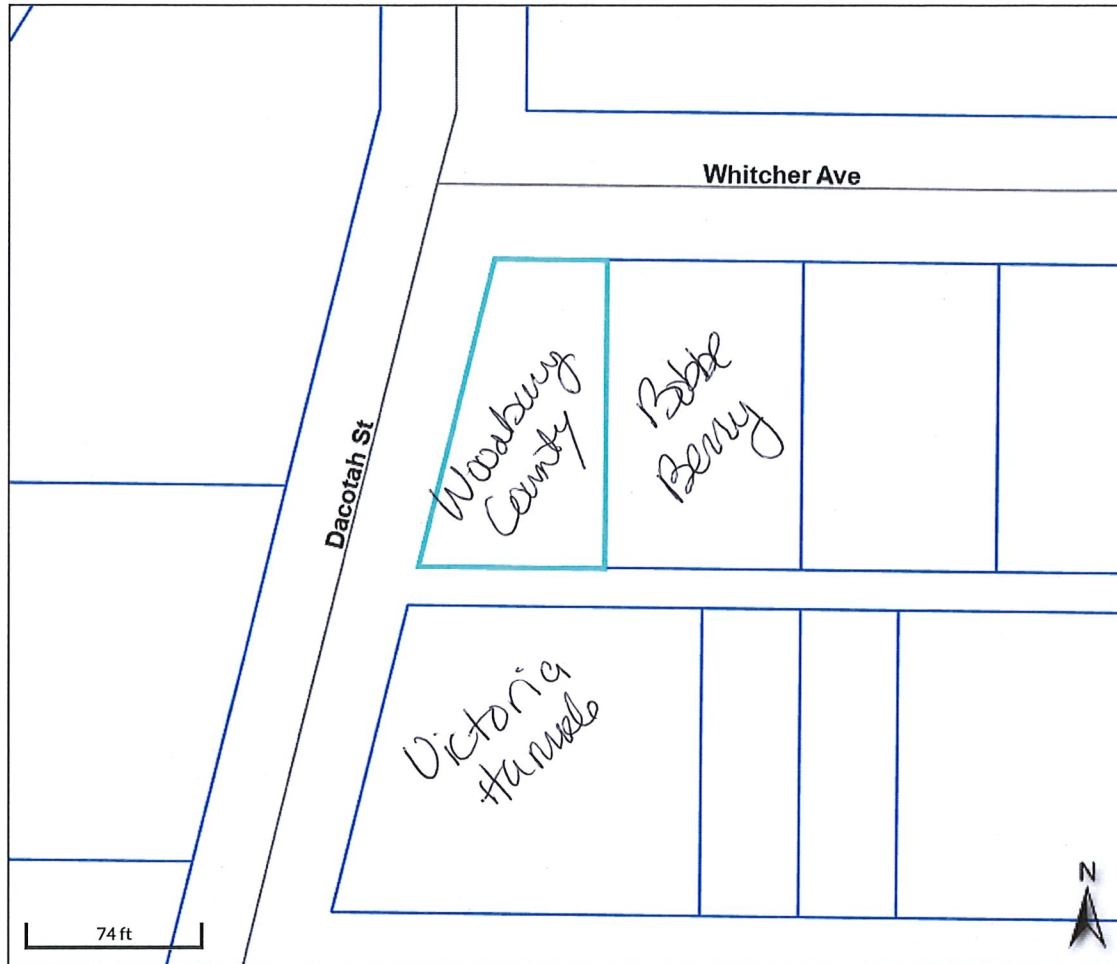
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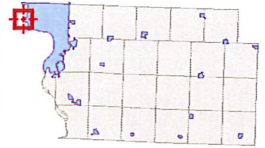


Beacon™

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894815480001	Alternate ID	158310	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1724 WHITCHER AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	EDGEWATER 4TH LOT 16 BLK 3				
	(Note: Not to be used on legal documents)				

Date created: 5/29/2025  
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## **WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 6/11/25

Weekly Agenda Date: 6/17/25 4:40

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel J. Priestley

**WORDING FOR AGENDA ITEM:**

- a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.
- b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone)

**ACTION REQUIRED:**

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

**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:**

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 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.

**FINANCIAL IMPACT:**

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:**

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

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

The 3rd public hearing and reading of the ordinance has been scheduled for Tuesday, 6/24/25 at 4:40 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.
- b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone)

**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

\_\_\_\_\_  
Michelle K. Skaff, Woodbury County Auditor

\_\_\_\_\_  
Matthew Ung

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 \_\_\_\_\_

## ITEM ONE (1)

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

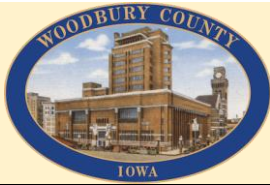
Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.



# 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@woodburycountyia.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyia.gov

## REPORT – MAY 29, 2025

### ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO GENERAL INDUSTRIAL (GI)

#### APPLICATION DETAILS

Applicant(s)/Owner(s):	NEW Cooperative, Inc.
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	General Industrial (GI)
Current Use:	Agricultural. Not farmed
Proposed Use:	Construct grain storage bunker.
Average CSR Rating:	59
Engineer/Surveyor:	Veenstra & Kimm (Craig Beedle, 712-943-5055)
Attorney:	N/A
Pre-application Meeting:	March, 2025
Application Date:	April 21, 2025
Stakeholder Notification:	Wednesday, April 30, 2025
Neighbors' Notification:	Monday, May 12, 2025
Legal Publication:	Tuesday, May 13, 2025
Zoning Commission Public Hearing:	Monday, May 28, 2025
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.

#### 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.
Legal Description:	<p>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:</p> <p>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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.</p>

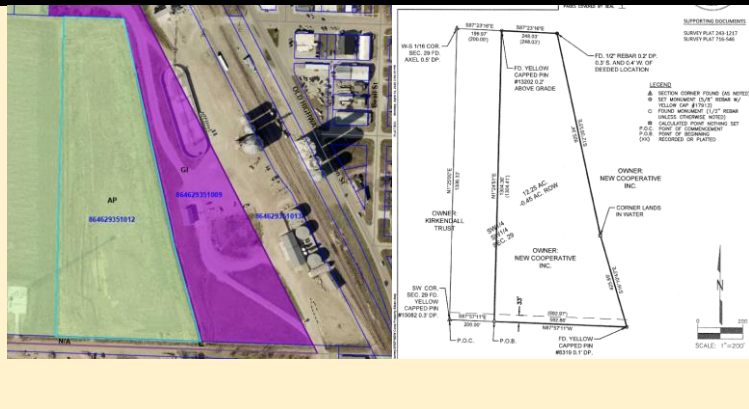
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#### SUMMARY

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 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 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.

#### AERIAL MAP & SURVEY EXCERPT



#### PROJECT CONCEPT





## ZONING COMMISSION RECOMMENDATION



### WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 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 DETAILS:

Parcel(s): 864629351012  
Township/Range: T86N R46W (Sloan)  
Section: 29  
Quarter: SW ¼ of the SW 1/4  
Zoning District: Agricultural Preservation (AP)  
Floodplain: 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 4 to 0 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 28 day of may, 2025.

A handwritten signature in black ink, appearing to read "Christine Zellmer Zant".  
Christine Zellmer 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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=HoUh4lVeBol>

### 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 audio-recorded 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 Iowa 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:**
  - o 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

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL																																		
<p><b>Conditional Use Plans</b> have been determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.</p>																																		
<p><b>APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:</b></p> <p>Transforming Agricultural Land into a Thriving Community: The Future Baseball Field Project</p> <p>The proposed baseball field is an ongoing opportunity to bring a high-quality recreational facility to the community while respecting the agricultural character of the land. The project is not just about constructing a field—it's about fostering engagement, promoting sustainable development, and contributing to the local economy.</p> <p><b>Why This Project Works:</b></p> <ul style="list-style-type: none"> <li><b>Strategic Use of Land:</b> While zoned under Agricultural Preservation (AP), the field's location as a conditional use aligns with Woodbury County's zoning ordinance. The site is flat, the project aligns with established land-use regulations.</li> <li><b>Enhancing Community Recreation:</b> A dedicated space for organized sports supports health and wellness, builds community spirit, and provides opportunities for youth and adult leagues to thrive.</li> <li><b>Economic &amp; Social Benefits:</b> The facility will attract visitors, promote local businesses, and provide gathering space for events, fostering economic growth and social interaction.</li> <li><b>Sustainable &amp; Responsible Development:</b> Thoughtful planning minimizes environmental impact, integrating features like permeable surfaces, robust water management, native landscaping, and energy-efficient lighting.</li> </ul> <p><b>Commitment to Compatibility &amp; Preservation:</b></p> <ul style="list-style-type: none"> <li><b>Minimal Disruption:</b> The project will be designed to complement surrounding agricultural land, preserving open spaces and ensuring minimal interference with adjacent properties.</li> <li><b>Traffic &amp; Infrastructure Planning:</b> Proper road access, parking solutions, and traffic management strategies will keep congestion under control while maintaining excellent flow for all users.</li> <li><b>Environment Stewardship:</b> Incorporating eco-friendly practices and maintaining scenic integrity ensure that the area's natural beauty remains untouched.</li> <li><b>Public Interest &amp; Accessibility:</b> Essential facilities—such as restrooms, concessions, emergency services access, and waste management—will ensure smooth operation while serving community needs.</li> </ul> <p>The baseball field is more than just a park; it's a place where the community thrives. It's a vision for progress, community connection, and responsible development. By balancing recreation with sustainability, we ensure our future is secure, vibrant, and beautiful. This project will be a positive addition to the local landscape while staying true to agricultural preservation values.</p> <p><b>Current Permit Applications:</b> Baseball Field Development</p> <p>We are actively working with local agencies, including the engineering firm leading the architectural work for the project. As part of the permitting process, the final site plan has been initiated and will be published into the City's public review by May 2025.</p> <ul style="list-style-type: none"> <li>A topographical survey is currently underway to support the Stormwater Pollution Prevention Plan (SWPPP).</li> <li>Upon completion, Doug Howe will submit the SWPPP plan along with the General Permit No. 2 application to the Department of Natural Resources (DNR), ensuring compliance with required permit conditions.</li> <li>Discussions with the County Engineer's Office have been conducted to explore driveway access to the property. Discussions with Local Residents and Agricultural Neighbors have confirmed alignment with community requirements.</li> <li>The application for a Conditional Use has been submitted, and the associated fee has been paid.</li> <li>A Building Permit has been filed, ensuring compliance with all applicable codes and regulations.</li> </ul> <p>These steps are in compliance with zoning and regulatory standards while ensuring a smooth progression of the project.</p>																																		
<p><b>MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OF IMPROVEMENT, PROVIDED BY ATTACHMENT</b></p> <p>See attached plans</p>																																		
<p><b>CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <ul style="list-style-type: none"> <li>The parcel in question is currently zoned as Agricultural Preservation (AP). According to Section 4 of the Zoning Ordinance of Woodbury County, listed "Permitted Uses," fields (used for agriculture) are included as a conditional use. Additionally, the ordinance specifies the required conditions and standards, which have been reviewed and deemed to be satisfied.</li> </ul> <table border="1"> <thead> <tr> <th>Regulatory Criteria</th> <th>Requirement</th> <th>Compliance Status</th> </tr> </thead> <tbody> <tr> <td>1. Zoning District</td> <td>Conditional Use (AP)</td> <td>Yes</td> </tr> <tr> <td>2. Land Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>3. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>4. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>5. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>6. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>7. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>8. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>9. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> <tr> <td>10. Conditional Use</td> <td>Fields (used for agriculture)</td> <td>Yes</td> </tr> </tbody> </table>		Regulatory Criteria	Requirement	Compliance Status	1. Zoning District	Conditional Use (AP)	Yes	2. Land Use	Fields (used for agriculture)	Yes	3. Conditional Use	Fields (used for agriculture)	Yes	4. Conditional Use	Fields (used for agriculture)	Yes	5. Conditional Use	Fields (used for agriculture)	Yes	6. Conditional Use	Fields (used for agriculture)	Yes	7. Conditional Use	Fields (used for agriculture)	Yes	8. Conditional Use	Fields (used for agriculture)	Yes	9. Conditional Use	Fields (used for agriculture)	Yes	10. Conditional Use	Fields (used for agriculture)	Yes
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<p><b>CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Preservation of Agricultural Character:</b> The design of the baseball field can incorporate elements that align with the agricultural nature of the area, such as maintaining open green spaces or using native plants for landscaping.</p> <p><b>Traffic and Access Management:</b> Proper planning for parking and access roads can prevent congestion and ensure smooth traffic flow, reducing the impact on neighboring properties.</p> <p><b>Noise and Light Control:</b> Implementing measures like sound barriers and shielded lighting can prevent disturbances to nearby residents and wildlife, maintaining the area's tranquility.</p> <p><b>Community Benefits:</b> A baseball field can provide recreational opportunities and foster community engagement, which may be seen as a positive addition to the area's development.</p> <p><b>Environmental Considerations:</b> Ensuring that the field's construction and maintenance do not harm local ecosystems or water resources can help preserve the natural environment.</p> <p><b>Monitoring and Compliance:</b> Regular monitoring to ensure adherence to permit conditions can address any unforeseen issues and maintain harmony with the surrounding properties.</p> <p><b>STAFF ANALYSIS:</b></p> <p>It is expected that there will be an increase of activity on the site and traffic in the area during events. It should be expected that the college be mindful of the neighborhood and do everything they can to mitigate any conflicts including those that could potentially impact neighbors.</p>																																		
<p><b>CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Public Access &amp; Transportation:</b> Well-maintained roads, a nearby highway, and public transit provide convenient access for players, spectators, and staff. Public transportation routes, if available, can also be utilized.</p> <p><b>Water &amp; Sewer &amp; Drainage:</b> Access to water supply for irrigation, restrooms, and concessions is crucial. Proper drainage systems prevent flooding and maintain field conditions.</p> <p><b>Electricity &amp; Lighting:</b> Reliable electrical infrastructure supports field lighting, scoreboards, and other operational needs, ensuring usability during evening games.</p> <p><b>Emergency Services:</b> Nearby fire station, police precinct, and medical facilities ensure safety and rapid response in case of emergencies.</p> <p><b>Waste Management:</b> Regular trash collection and recycling services help maintain cleanliness and environmental sustainability.</p> <p><b>Parking Facilities:</b> Well-planned parking areas accommodate visitors while minimizing traffic congestion in surrounding areas.</p> <p><b>Restroom &amp; Sanitation Facilities:</b> Public restrooms and sanitation stations are hygienic and comfort for all users.</p> <p><b>Stormwater Management:</b> Systems to control runoff and prevent erosion help protect surrounding agricultural land and natural resources.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The property owner(s) will need to work out the details with impacted stakeholders.</p>																																		
<p><b>CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Preserving Natural Features:</b> The field can be designed to avoid disrupting existing trees, wetlands, or other ecological areas. Landscaping with native plants can help restore biodiversity.</p> <p><b>Minimizing Scenic Impact:</b> The field can be integrated into the landscape using natural contours and vegetation to buffer it from the surrounding area.</p> <p><b>Respecting Historic Sites:</b> If there are historic landmarks, the design can incorporate interpretive signage or preserve key elements of the site, ensuring that its history is not lost.</p> <p><b>Sustainable Construction:</b> Using eco-friendly materials and minimizing land grading can reduce environmental disruption.</p>																																		

<p><b>STAFF ANALYSIS:</b></p> <p>The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance includes the Agricultural Preservation (AP) Zoning District as a conditional use. The conditional use is pending review by the Zoning Commission and approval by the Board of Adjustment.</p>	<p><b>CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Community Recreation:</b> Providing space for organized sports and recreational activities aligns with fostering community engagement, physical well-being, and social interaction, which are goals outlined in the general plan.</p> <p><b>Efficient Land Use:</b> The development of a baseball field can utilize land that might not be viable for intensive agricultural use, while still maintaining open space, which can be in harmony with preservation objectives.</p> <p><b>Economic and Social Benefits:</b> By creating a venue for local sports events, the field can attract visitors and generate economic activity, supporting the broader objectives of community development.</p> <p><b>Compatibility with Existing Land Use:</b> If designed thoughtfully, the baseball field development can complement surrounding areas and maintain a sense of place that aligns with AP zoning, minimizing disruption and enhancing the area's value.</p> <p><b>Promoting Environmental Stewardship:</b> Sustainable design practices, such as using eco-friendly materials or preserving adjacent natural habitats, could align the development with environmental goals of the general plan.</p>
<p><b>STAFF ANALYSIS:</b></p> <p>The proposed baseball field appears to be compatible with the Woodbury County Zoning Ordinance and Comprehensive Plan 2040, as it can align with zoning regulations and land use objectives. It can also align with the ordinance by promoting community well-being, economic development, and efficient land use. The Comprehensive Plan goals by enhancing recreational facilities, supporting economic growth, and ensuring compatible land use.</p> <p><a href="https://www.woodburycountyia.gov/files/communit%20economic_development/woodbury_county_comprehensive_plan_2040_09417.pdf">https://www.woodburycountyia.gov/files/communit%20economic_development/woodbury_county_comprehensive_plan_2040_09417.pdf</a></p>	<p><b>CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Environmental Impact Assessment:</b> Conduct a thorough study to identify potential impacts on soil, water, and local ecosystems. This helps in designing measures to mitigate harm.</p> <p><b>Community Engagement:</b> Involve local residents and stakeholders early in the planning process. Their input can help address concerns about noise, traffic, and other issues.</p> <p><b>Traffic Management:</b> Develop a plan to handle increased traffic, including off-street parking and safe access routes, to minimize disruption to the surrounding area.</p> <p><b>Noise and Light Control:</b> Use sound barriers and strategically placed lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby residents and wildlife.</p> <p><b>Preservation of Agricultural Land:</b> If possible, design the field to occupy the least productive agricultural areas, preserving prime farmland for cultivation.</p> <p><b>Monitoring and Maintenance:</b> Establish ongoing monitoring to address any unforeseen issues and maintain the field in an environmentally responsible manner.</p>
<p><b>STAFF ANALYSIS:</b></p> <p>The proposed project is considered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility's events may generate noise and activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will be responsible for being a considerate neighbor and not to minimize conflicts that could affect public health, safety, and welfare.</p>	<p><b>STAFF ANALYSIS:</b></p> <p>The proposed project is considered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility's events may generate noise and activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will be responsible for being a considerate neighbor and not to minimize conflicts that could affect public health, safety, and welfare.</p>
<p><b>Noise and Light Management:</b> Shielded lighting and sound barriers can prevent disturbances to nearby properties, ensuring the field does not negatively impact the surrounding area.</p> <p><b>Traffic and Infrastructure Planning:</b> Proper access roads and parking facilities can prevent congestion and maintain the orderly development of adjacent properties.</p> <p><b>STAFF ANALYSIS:</b></p> <p>There does not appear to be any significant impact determined.</p>	<p><b>OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>A baseball field can be considered for Agricultural Preservation (AP) zoning because it provides a public interest and contributes to community welfare by providing a space for organized sports, recreation, and community engagement. Additionally, the field can serve as a venue for agricultural events, such as fundraisers, and can be used for educational purposes. Additionally, the facility can provide economic benefits by attracting visitors for tournaments, supporting local businesses, and creating jobs. To further support the economic and educational goals, the facility can be designed to be environmentally friendly by incorporating sustainable practices, such as using recycled materials, and ensuring that the field is accessible to all. The facility can also be used for educational purposes, such as providing a venue for agricultural events, and can be used for community engagement, such as providing a space for community events.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The proposed conditional use can be considered as a necessary or desirable use that supports education and quality of life.</p>
<p><b>OTHER CONSIDERATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every possible effort has been made to ensure that the field is designed to be compatible with the surrounding area, including agricultural preservation, and to ensure that the field is designed to be environmentally friendly. The field can be designed to be environmentally friendly by incorporating sustainable practices, such as using recycled materials, and ensuring that the field is accessible to all. The facility can also be used for educational purposes, such as providing a venue for agricultural events, and can be used for community engagement, such as providing a space for community events.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The organization can live up to the commitment as suggested through the conditional use permit process to responsible construction and operation of a facility that is compatible with the zoning regulations and is in the public interest of the neighborhood.</p>	<p><b>OTHER CONSIDERATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every possible effort has been made to ensure that the field is designed to be compatible with the surrounding area, including agricultural preservation, and to ensure that the field is designed to be environmentally friendly. The field can be designed to be environmentally friendly by incorporating sustainable practices, such as using recycled materials, and ensuring that the field is accessible to all. The facility can also be used for educational purposes, such as providing a venue for agricultural events, and can be used for community engagement, such as providing a space for community events.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The organization can live up to the commitment as suggested through the conditional use permit process to responsible construction and operation of a facility that is compatible with the zoning regulations and is in the public interest of the neighborhood.</p>





## OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance  
Section 2.02(4)  
Page 1 of 8**Rezoning Application &  
Zoning Ordinance Map Amendment**

<b>Owner Information:</b> Owner <u>NEW Cooperative INC.</u> Address <u>2626 1st Ave. South</u> <u>Fort Dodge, IA 50501</u> Phone <u>515-955-2040</u>	<b>Applicant Information:</b> Applicant <u>NEW Cooperative INC.</u> Address <u>2626 1st Ave. South</u> <u>Fort Dodge, IA 50501</u> Phone <u>515-955-2040</u>
Engineer/Surveyor <u>Veenstra &amp; Kimm</u> <u>Craig Beedle</u> Phone <u>712-943-5055</u>	
<b>Property Information:</b> Property Address or Address Range <u>1919 Hiway 141, Sloan, IA 51055</u> (Approximate Address) Quarter/Quarter <u>SW</u> Sec <u>29</u> Twtnshp/Range <u>86</u> Parcel ID # <u>864629351012</u> or GIS # _____ Total Acres <u>11.8</u> Current Use <u>Zoned A-1 but land is idle and not farmed</u> Proposed Use <u>Construct grain storage bunker</u> Current Zoning <u>Agricultural Preservation A-P</u> Proposed Zoning <u>General Industrial G-I</u> Average Crop Suitability Rating (submit NRCS Statement) <u>59</u> <u>See attached CSR</u>	
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>3/19/25</u> Staff present <u>Dan Probst</u></p> <p>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.</p> <p>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.</p> <p>Owner <u>NEW Cooperative INC.</u> <u>Frank Hureman</u> Applicant <u>NEW Cooperative INC.</u> <u>Frank Hureman</u> Date <u>04/21/2025</u> Date <u>04/21/2025</u></p>	
Fee: \$400 Case #: <u>7054</u> Check #: <u>1473156</u> Receipt #: _____	Date Received <b>RECEIVED</b>  <b>APR 29 2025</b>  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,  
*Frank Huseman*

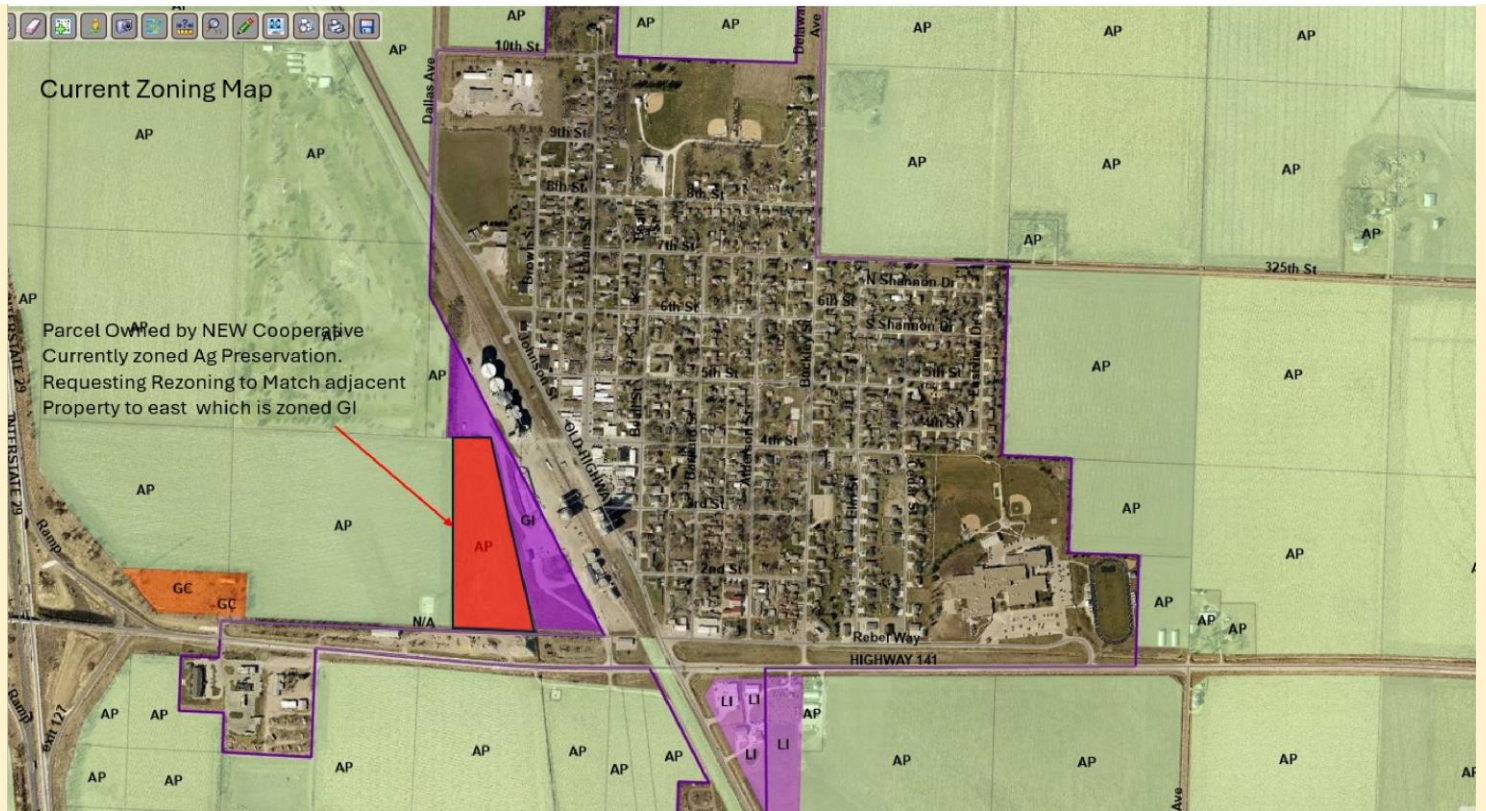
**Frank Huseman**  
**Operations Manager**



[fhuseman@newcoop.com](mailto:fhuseman@newcoop.com)

515-351-7424







## Future Land Use

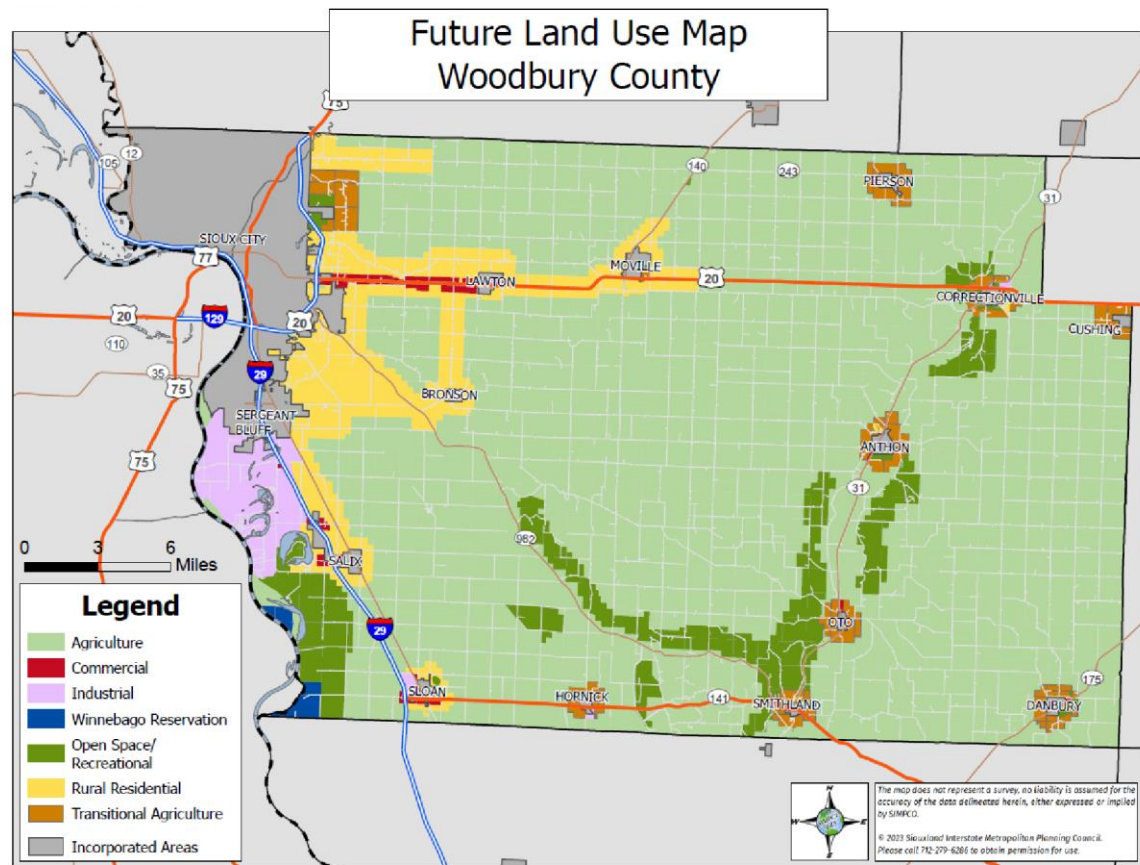
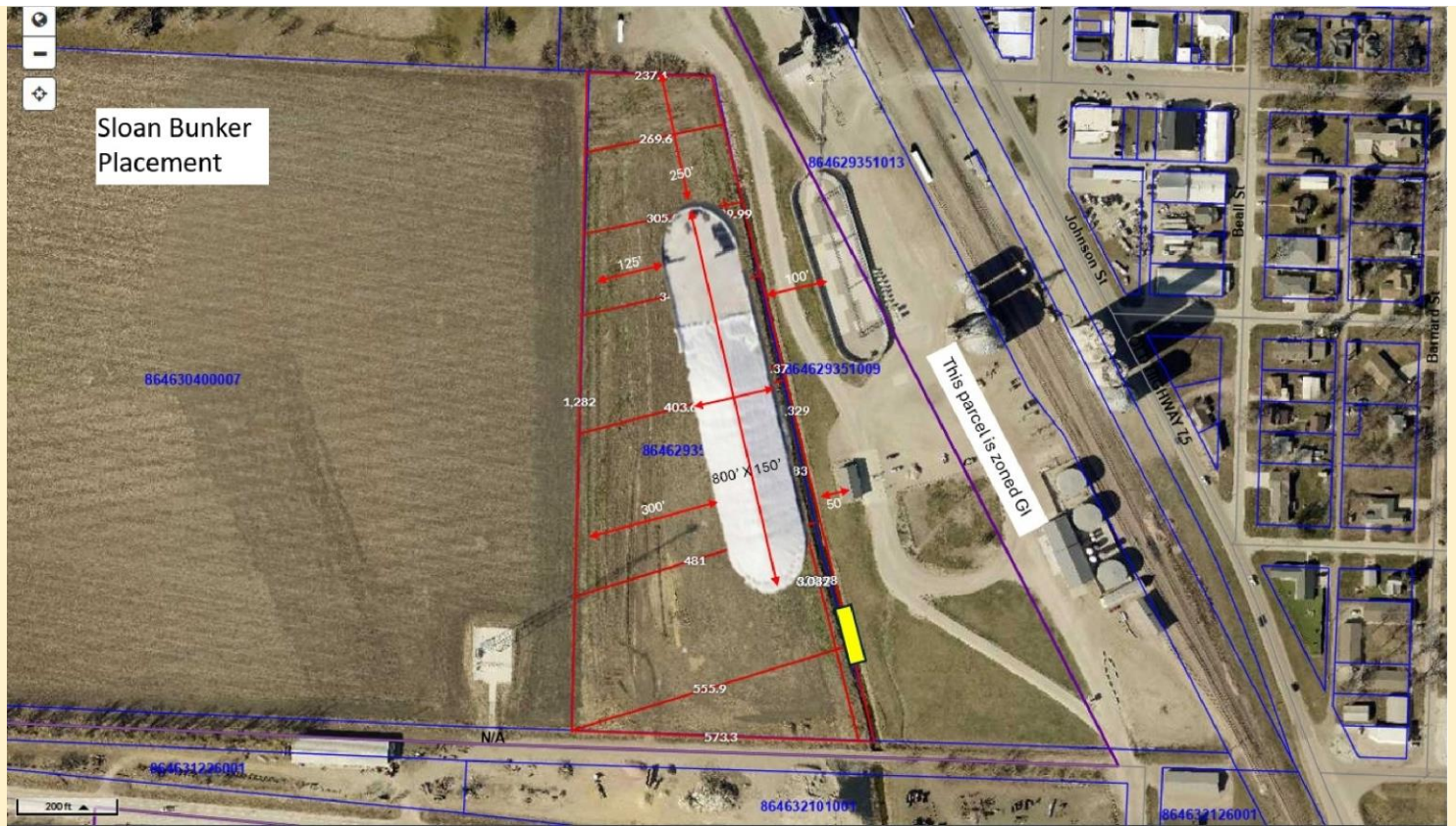


Figure 7.4 Future land use map







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

PATRICK F GILL, AUDITOR AND RECORDER  
WOODBURY COUNTY IOWA



## 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 Merville Black Top Road  
Hornick, Iowa 51026

**Return Document To:** (Name and complete address)

M Dale B. Smith  
PO Box AC  
Sloan, Iowa 51055

**Grantors:**

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

**Grantees:**

Western Iowa Cooperative

**Legal description:** Exhibit "A"

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED (Several Grantors)

For the consideration of Three Hundred Eight Thousand (\$308,000.00)  
Dollar(s) and other valuable consideration,  
James G. Kirkendall and Linda L. Kirkendall, husband and wife; and  
Jay W. Kirkendall and Karen R. Kirkendall, husband and wife

do hereby Convey to  
Western Iowa Cooperative

the following described real estate in Woodbury County, Iowa:

see Exhibit "A" attached for legal description

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 29, 2011

James G. Kirkendall  
James G. Kirkendall (Grantor)  
Jay W. Kirkendall  
Jay W. Kirkendall (Grantor)

Linda L. Kirkendall  
Linda L. Kirkendall (Grantor)  
Karen R. Kirkendall  
Karen R. Kirkendall (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WOODBURY

This instrument was acknowledged before me on June 29, 2011, by  
James G. Kirkendall and Linda L. Kirkendall, husband and wife; and  
Jay W. Kirkendall and Karen R. Kirkendall, husband and wife



Dale B. Smith  
Dale B. Smith, Notary Public

7/7/2011  
Document # 339  
Deed  
Woodbury Co.

#39

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:

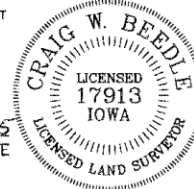
Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (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 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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

Document Number: 2025-03602  
Recorded: 4/16/2025 at 12:39:25.0 PM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.13  
Combined Fee: \$10.13  
Revenue Tax:  
MICHELLE K. SKAFF AUDITOR & RECORDER  
Woodbury County, Iowa

INDEX LEGEND  
LOCATION: SECTION 29, TOWNSHIP 86, RANGE 46 SW SW  
REQUESTOR: NEW COOPERATIVE, INC.  
PROPRIETOR: NEW COOPERATIVE, INC.  
SURVEYOR: CRAIG BEEDLE  
SURVEYOR: VEENSTRA & KIMM, INC.  
COMPANY: 203 SGT. SQ. DR. STE. B  
RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT  
WAS PREPARED AND THE RELATED SURVEY WORK WAS  
PERFORMED BY ME OR UNDER MY DIRECT PERSONAL  
SUPERVISION AND THAT I AM A DULY LICENSED LAND  
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Craig W. Beedle* 15 APR 2025  
CRAIG W. BEEDLE, L.S. #17913 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES COVERED BY SEAL 1

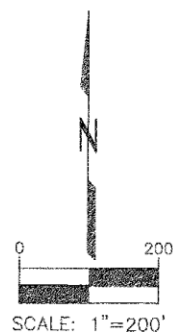
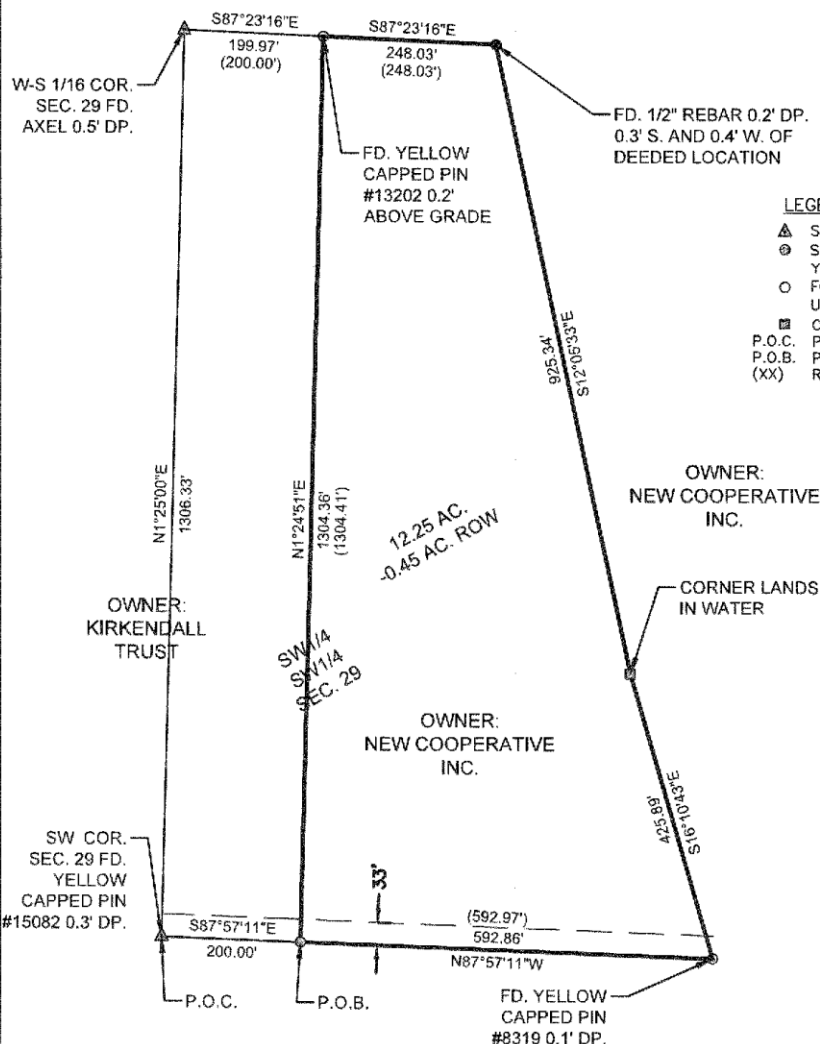


#### SUPPORTING DOCUMENTS

SURVEY PLAT 243-1217  
SURVEY PLAT 716-546

#### LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- ⊙ SET MONUMENT (5/8" REBAR W/  
YELLOW CAP #17913)
- FOUND MONUMENT (1/2" REBAR  
UNLESS OTHERWISE NOTED)
- CALCULATED POINT NOTHING SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (XX) RECORDED OR PLATTED



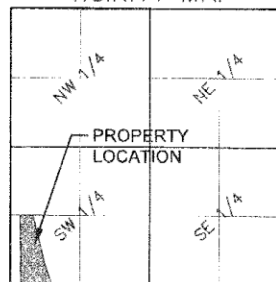
#### PROPERTY DESCRIPTION:

A PARCEL IN THE SW1/4 SW1/4 OF SECTION 29, T-86-N, R-46-W, OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 29; THENCE S87°57'11\"/>

SAID DESCRIPTION CONTAINS 12.25 ACRES LESS 0.45 ACRES OF COUNTY RIGHT-OF-WAY.

#### VICINITY MAP



SECTION 29-86-46

SCALE: AS NOTED  
DRAWN: CBEEDE  
CHECKED: MISTOKES  
APPROVED: CBEEDE  
DATE: 4-11-2025  
ISSUED FOR:



RETRACEMENT PLAT  
NEW COOPERATIVE INC.  
WOODBURY COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088 (FAX) • 1-800-241-8000

SHEET NO.

1

PROJECT 366733



## 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:

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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

**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

\_\_\_\_\_  
Michelle K. Skaff, Woodbury County Auditor

\_\_\_\_\_  
Matthew Ung

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 \_\_\_\_\_

## 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](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.

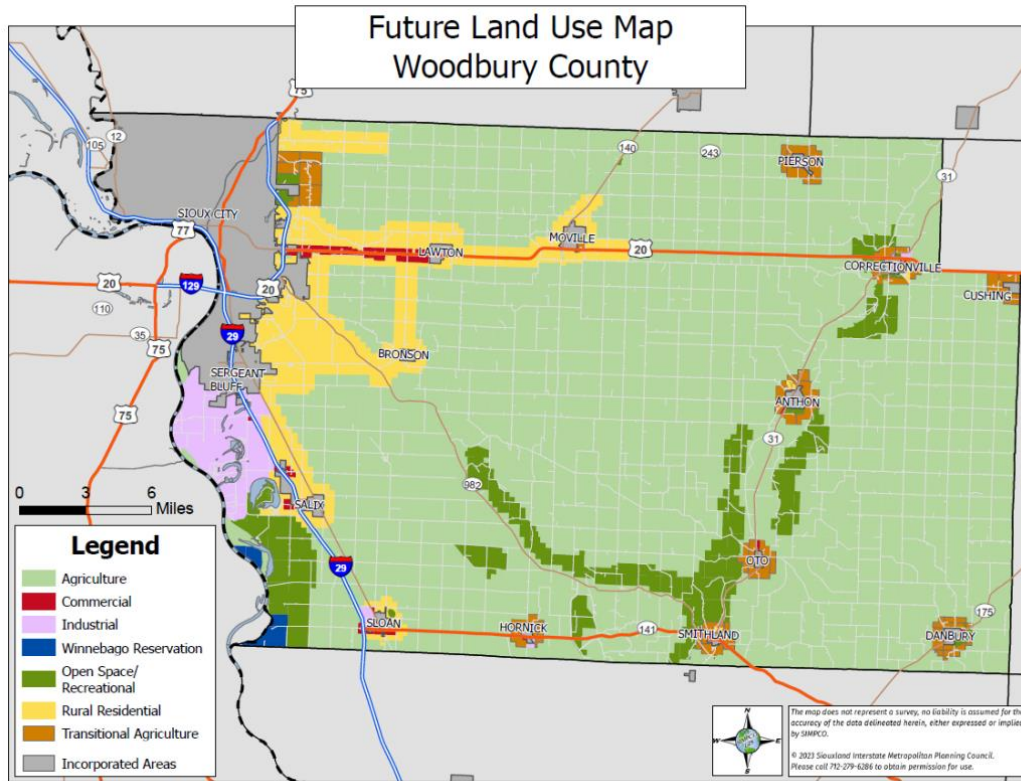
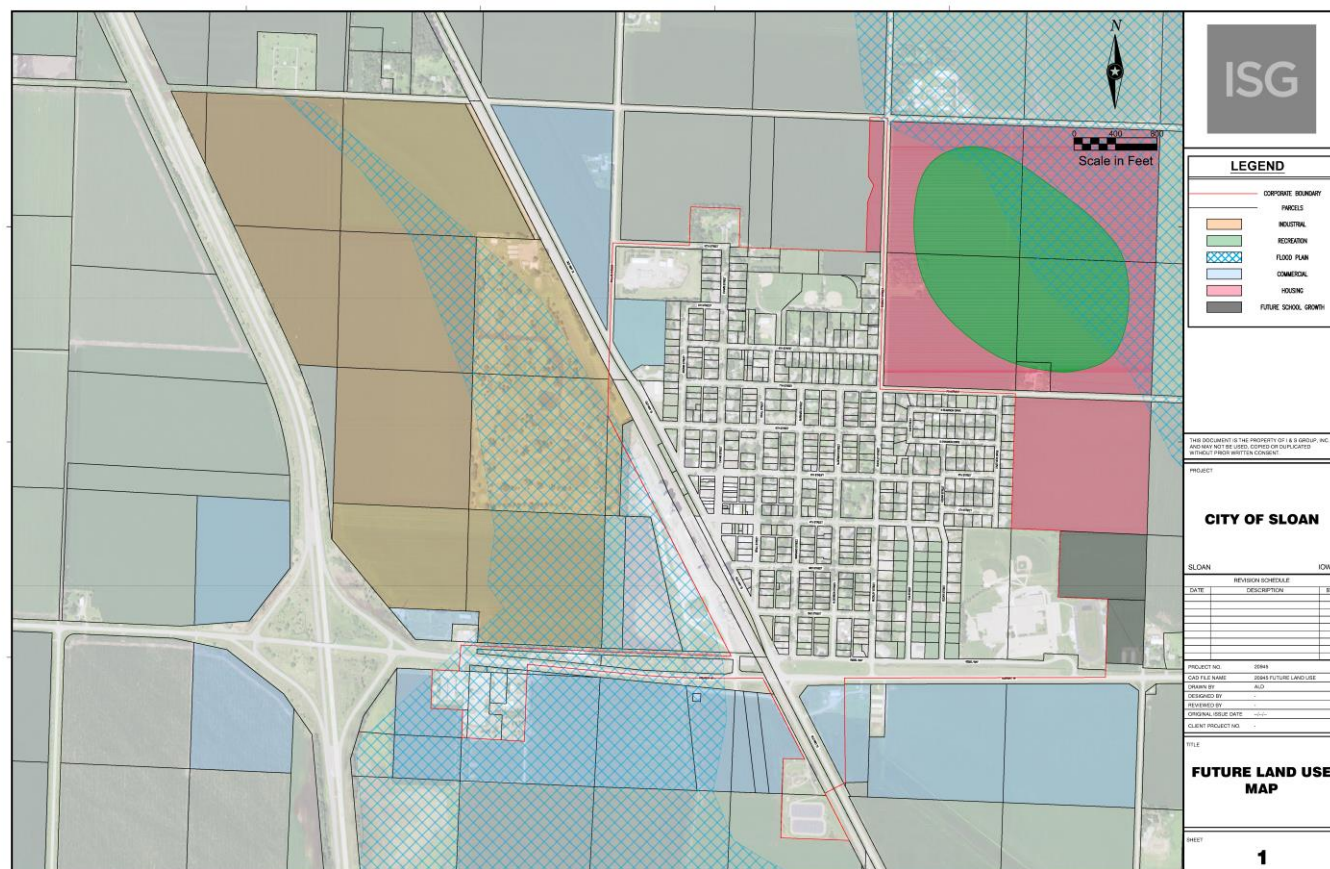


Figure 7.4 Future land use map



## CITY OF SLOAN, IOWA – FUTURE LAND USE MAP



**Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.**

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

**Consideration of the Corn Suitability (CSR) of the property.**

## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	59	13.9	100.0%
Totals for Area of Interest			13.9	100.0%

### Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

**Tie-break Rule:** Higher

This property includes a CSR2 of 59. The area is qualified for consideration of a rezone due to its compatibility with the future land use map.

	<b>Compatibility with adjacent land uses.</b>
	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.
	<b>Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.</b>
	There does not appear to be any other additional compatibility issues with this location.
	<b>Any other relevant factors.</b>
	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.



**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:

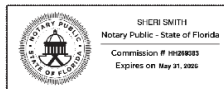
Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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) \_\_\_\_\_



**VERIFICATION**

State of Florida  
 County of Broward

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

*S. Smith*

Notary Public  
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS  
 DURING A SPECIAL PUBLIC  
 MEETING BEFORE THE  
 WOODBURY COUNTY ZONING  
 COMMISSION**

The Woodbury County Zoning Commission will have a special public meeting and will hold public hearings on the following items heretofore described in detail on Wednesday, May 28, 2025 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 801 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested person. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-464-1155 and enter the Conference ID 278 448 7524 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 801 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). City signed comments will be considered and should be received no later than 10:00 AM on Friday, May 23, 2025.

**Item One (1)  
 CONSIDERATION OF NUCLEAR ENERGY  
 FACILITIES, NUCLEAR WASTE STORAGE,  
 AND/OR RELATED NUCLEAR ZONING  
 ORDINANCE TEXT AMENDMENTS FOR A  
 RECOMMENDATION TO THE WOODBURY  
 COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of nuclear energy facilities, nuclear waste storage, and/or related uses as land use options in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting these facilities, including nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and other related nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate nuclear energy facilities, nuclear waste storage and/or related uses as either allowed or conditional uses in specific zoning districts such as the General Industrial (G) Zoning District within Woodbury County. Additionally, the discussions may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, update definitions, renumber articles, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearing is to gather public input and determine the appropriate way to address the potential inclusion of nuclear-related land uses in the Woodbury County Zoning Ordinance in terms of preparing a recommendation to the Woodbury County Board of Supervisors.

**Item Two (2)  
 CONSIDERATION OF BORROW PIT FOR  
 EARTHEN MATERIALS IN THE AE ZONING  
 DISTRICT ZONING ORDINANCE TEXT  
 AMENDMENT FOR A RECOMMENDATION  
 TO THE WOODBURY COUNTY BOARD OF  
 SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the Agriculture-Estate (AE) Zoning District. Specifically, the amendment would update the table by replacing the "P" (prohibited) designation with a "C" (conditional use) in the AE zoning district column for "Borrow pits for earth materials".

**Item Three (3)  
 ZONING ORDINANCE MAP AMENDMENT  
 (RESONE)**

Pursuant to Section 235 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (resone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by New

operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is 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 #664629351012 and is described as:

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Petitioner/Applicant(s): New Cooperative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

Item Four (4)

#### CONSIDERATION OF PROPOSED MINOR SUBDIVISION

A PUBLIC HEARING FOR A PROPOSED MINOR SUBDIVISION: To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in an 8.068-acre more or less portion of T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #694635200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Janine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030.  
CCL-IA-501790



# PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	133 Properties with over 80 owners.
Notification Letter Date:	Monday, May 12, 2025
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	Wednesday, May 28, 2025
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)		MAILING ADDRESS				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 & Allison Kenney	205 6th St		Sloan	IA	51055	No comments.
Steven R. Richardson	211 6th St		Sloan	IA	51055	No comments.
Connor Beeck & Marissa Beeck	609 Evans St		Sloan	IA	51055	No comments.
Pauline C. Blais	601 Evans St	PO Box 79	Sloan	IA	51055	No comments.
Lakeport Properties, LLC	1647 320th St		Sloan	IA	51055	No comments.
Veronica A. Faber & Alexander Paul Stewart	602 Evans St		Sloan	IA	51055-0232	No comments.
Jacob R. Hansen & Brooke P. Hansen	522 Brown St		Sloan	IA	51055	No comments.
Steven M. Mareau	PO Box 358		Sloan	IA	51055-0358	No comments.
Lee L. Haveman & Lisa M. Haveman Joint Revocable Trust / Ricki D. Wiggs	10005 100th St Lot 18		Sloan	IA	51055	No comments.
Kevin R. Braun & Deborah K. Braun	108 Burdick St		Salix	IA	51052	No comments.
Amazemax LLC	PO Box 5203		Sioux City	IA	51102	No comments.
Allen Silbernagel & Sandra Silbernagel	509 Evans St		Sloan	IA	51055	No comments.
Alan McFarland & Arelene McFarland Joint Living Trust	505 Evans St		Sloan	IA	51055-0079	No comments.
Steven E. Jewett & Marla J. Jewett	PO Box 338		Sloan	IA	51055-0338	No comments.

Steven M. Mareau & Michele K. Mareau	PO Box 292		Sloan	IA	51055-0292	No comments.
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 & Chandler J. Rickers	16869 SW 65th #317		Lake Oswego	OR	97035	No comments.
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 & Rentals LLC / Sylvia D. Berg	3090 Cass Ave		Salix	IA	51052	No comments.
Bradley J. Kobold & Rhonda K. Kobold	211 7th St		Sergeant Bluff	IA	51054	No comments.
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 Company	316 5th St		Sloan	IA	51055	No comments.
Frank J. Espinosa & Elizabeth A. Espinosa	421 Beall St		Sloan	IA	51055	No comments.
John V. Stensland & Claudia K. Stensland	1635 330th St		Sloan	IA	51055	No comments.
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 / Jacob A. Goodin & Sheli Goodin	400 Evans St		Sloan	IA	51055	No comments.
Generational Investments LLC	75 Columbia Ave		Cedarhurst	NY	11516	No comments.
Landra K. Zortman	451 Glen Eagle Ct		Dakota Dunes	SD	57049	No comments.
Barbara D. Wiggs	409 Beall St	PO Box 121	Sloan	IA	51054-0121	No comments.
Community Church of Christ of Sloan	502 Beall St		Sloan	IA	51055	No comments.

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

Blake A. Beauchene & Katherine R. Beauchene	6987 Perch Hammock Loop		Groveland	FL	34736-8159	No comments.
Ella Belle Peterson Revocable Trust	PO Box 26		Sloan	IA	51055-0026	No comments.
Kathy L. Lynch	PO Box 29		Sloan	IA	51055	No comments.
Eunice D. Jensen	<b>PO Box 208</b>		Sloan	IA	51055	No comments.
Kendall R. Bauer Trust & Rose Elaine Bauer	711 Brown St		Sloan	IA	51055	No comments.
Richard K. Bauer	715 Brown St		Sloan	IA	51055	No comments.
Terry M. Schrank & Jan M. Schrank	10005 100th St Lot 5		Sloan	IA	51055	No comments.
Pamela J. Pomranky	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. Kirkendall Credit Shelter Trust & Linda L. Kirkendall Revocable Trust	210 Buckley St		Sloan	IA	51055	No comments.
M P G C Incorporated	1866 Hwy 141		Sloan	IA	51055	No comments.
Richard J.G. Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Richard Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Michael L. Patterson	1866 Hwy 141		Sloan	IA	51055	No comments.
Richard J. Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Northern Natural Gas: Attn: Tax Dept.	PO Box 3330		Omaha	NE	68103-0330	No comments.
Michael Lee Patterson	1866 Hwy 141		Sloan	IA	51055	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	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):	I have reviewed the attached requested rezoning for MEC electric and we have no conflicts. – Casey Meinen, 4/30/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 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 (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this request. – Neil Stockflet, 5/7/25.
WOODBURY COUNTY TREASURER:	All certified property taxes are paid. – Tina Bertrand, 4/30/25.

## PARCEL REPORT

### Woodbury County, IA / Sioux City

#### Summary

Parcel ID	864629351012
Alternate ID	700909
Property Address	N/A
Sec/Twp/Rng	29-86-46
Brief	SLOAN TOWNSHIP PT SW SW COM AT SW COR OF SW SW THNC E 200'TO POB, THNC N 1304.41'; THNC E 248.03' THNC SE 925.34'; THNC SE 425.89'; THNC W 592.97'
Tax Description	TO POB 29-86-46
Deed Book/Page	(Note: Not to be used on legal documents) 749, 10377 (8/26/2015)
Gross Acres	12.32
Net Acres	12.32
Adjusted CSR Pts	0
Zoning	AP - AGRICULTURAL PRESERVATION
District	0046 SLOAN/WESTWOOD
School District	WESTWOOD COMM
Neighborhood	N/A

#### Owner

Deed Holder  
NEW COOPERATIVE, INC  
2626 FIRST AVE SOUTH  
FORT DODGE IA 50501  
Contract Holder  
Mailing Address  
NEW COOPERATIVE, INC  
2626 FIRST AVE SOUTH  
FORT DODGE IA 50501

#### Land

Lot Area 12.32 Acres ;536,659 SF

#### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi 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
= Net Assessed Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240

#### 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, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

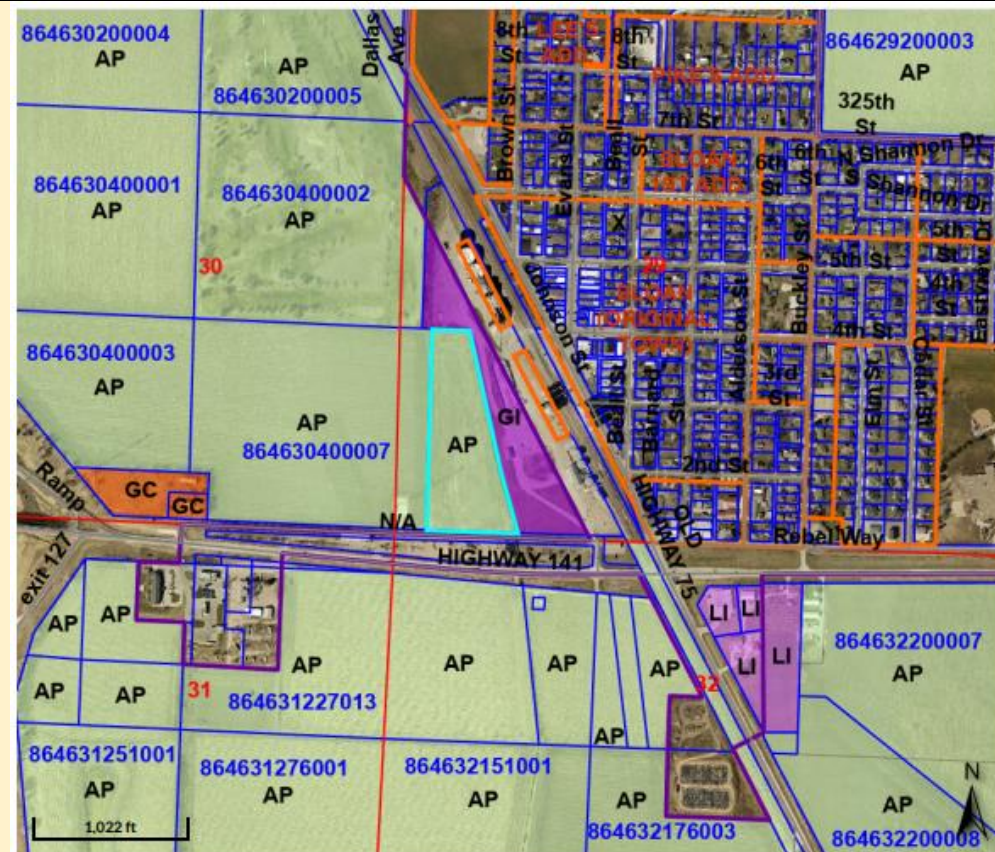
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Developed by  
**SCHNEIDER**  
GROUP P.A.L.



## ZONING MAP



### Overview



### Legend

- Roads
- Corp Boundaries
- Townships
- Subdivisions
- Parcels
- County Zoning**
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

## SPECIAL FLOOD HAZARD AREA (SFHA) MAP



### Overview



### Legend

- Roads
- Corp Boundaries
- Townships
- Subdivisions
- Parcels
- County Zoning**
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR



## ELEVATION MAP



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

Date: 6/11/25

Weekly Agenda Date: 6/17/25 4:45

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Dan Priestley

**WORDING FOR AGENDA ITEM:**

a. Receive final report-Zoning Commission recommendation for a Zoning Ordinance Text Amendment 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. b. Conduct 1st Public Hearing on the Zoning Ordinance Text Amendment. c. Approve the 1st Reading of the Zoning Ordinance Text Amendment.

**ACTION REQUIRED:**

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

The Board of Supervisors will hold a public hearing at 4:45 PM to discuss a proposed Zoning Ordinance Text Amendment 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.

Section 3.03.4 of the Woodbury County Zoning Ordinance prohibits borrow pits in the Agricultural Estates (AE) Zoning District, limiting property owners' ability to excavate earth materials for construction, improve land usability, or enhance road safety through strategic grading. We propose amending the ordinance to allow conditional use permit applications for borrow pits in AE zones, per Section 2.02.9, enabling case-by-case reviews by the Zoning Commission and Board of Adjustment. This change ensures community input and evaluates impacts on environment, traffic, and neighborhood compatibility, aligning with county goals. The amendment promotes equity, as borrow pits are permitted in adjacent Agricultural Preservation zones, and supports agricultural, safety, and infrastructure objectives while maintaining oversight.

Following the public hearing, the Board of Supervisors may:

- (1) Defer consideration of the matter for further study; or
- (2) Reject the proposed amendment; or
- (3) Adopt the ordinance amending the text of this title.

**BACKGROUND:**

The Woodbury County Zoning Ordinance, specifically Section 3.03.4, prohibits borrow pits for extracting earth materials in the Agricultural Estates (AE) Zoning District. This restriction prevents property owners, including farmers, from excavating and transferring significant volumes of earthen material to support local construction projects. However, strategic grading and dirt removal in certain county locations could benefit farmers by improving land usability and support regional development by providing materials for infrastructure. Additionally, excavation in and around right-of-way areas could enhance sight distances and mitigate snow accumulation along roads, improving safety and maintenance.

The outright prohibition of borrow pits in AE zones may hinder these maintenance and development objectives. Amending the ordinance to allow conditional use permits application consideration for borrow pits in AE districts would provide a balanced solution. This change would enable property owners, not limited to farmers, to propose borrow pit projects, subject to review by the Zoning Commission and Board of Adjustment. The conditional use permit process, outlined in Section 2.02.9, offers community input opportunities and evaluation based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

Allowing conditional use permit application consideration does not guarantee widespread borrow pit development in AE zones. Instead, it removes the blanket prohibition, enabling case-by-case assessments to determine if a proposed borrow pit aligns with neighborhood character and county goals. Notably, the current ordinance already permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels. This adjacency creates inconsistencies, as borrow pits may be approved near AE properties but not within them. Amending the ordinance to extend conditional use permit opportunities to AE zones would create a more equitable and flexible framework.



**FINANCIAL IMPACT:**

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:**

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

Open and close the public hearing. (Set Time: 4:45 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, 6/24/25 at 4:45 PM, and Tuesday, 7/1/25 at 4:45 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

a. Receive final report-Zoning Commission recommendation for a Zoning Ordinance Text Amendment 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.

b. Conduct 1st Public Hearing on the Zoning Ordinance Text Amendment.

c. Approve the 1st Reading of the Zoning Ordinance Text Amendment.

ORDINANCE NO. \_\_\_\_\_

**WOODBURY COUNTY, IOWA**

**AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.***

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE TEXT AMENDMENTS BE MADE:

**Amendment #1:**

The Woodbury County Zoning Ordinance, Article 3, Section 3.03.4, Land Use Summary Table of Allowed Uses in each Zoning District, is hereby amended to revise the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the following zoning district:

- AE — Agricultural Estates Zoning District

The Land Use Summary Table (Section 3.03.4) shall be updated to reflect the following:

- In the row for "Borrow pits for earth materials," replace the designation "--" (Prohibited use) with "C" (Conditional use) in the column for the AE zoning district.

*Explanation: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District.*

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

\_\_\_\_\_  
Daniel Bittinger II, Chairman

\_\_\_\_\_  
Mark Nelson, Vice-Chairman

\_\_\_\_\_  
Kent Carper

Attest:

\_\_\_\_\_  
David Dietrich

\_\_\_\_\_  
Michelle K. Skaff, Woodbury County Auditor

\_\_\_\_\_  
Matthew Ung

Adoption Timeline:

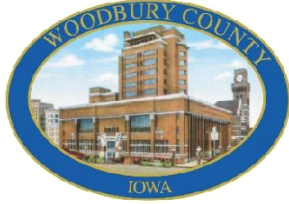
Date of Public Hearing and First Reading \_\_\_\_\_

Date of Public Hearing and Second Reading \_\_\_\_\_

Date of Public Hearing and Third Reading \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Published/Effective Date \_\_\_\_\_



**WOODBURY COUNTY  
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

**From:** Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**Date:** May 29, 2025

**Subject:** Zoning Commission Recommendation concerning Borrow Pits as Conditional  
Uses in the AE Zoning District

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On May 28, 2025, the Woodbury County Zoning Commission held a public hearing to consider the proposed amendment 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 earthen materials” as a conditional use within the Agricultural Estates (AE) Zoning District, as directed by your Board on April 29, 2025. Following a thorough review of the provided background materials, staff analysis, and public testimony, the Zoning Commission unanimously voted (4-0) to recommend approval of the proposed amendment.

The Commission recognizes that the current prohibition of borrow pits in AE zones, as outlined in Section 3.03.4, limits property owners’ ability to excavate and transfer earthen materials for purposes such as supporting local construction projects, improving land usability, or enhancing road safety through strategic grading. The proposed amendment to allow conditional use permit applications for borrow pits in AE zones, per the process outlined in Section 2.02.9, provides a balanced approach. This change enables case-by-case evaluations by the Zoning Commission and Board of Adjustment, ensuring community input and scrutiny based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

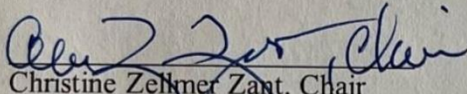
During the public hearing, the Commission heard testimony from a community member who shared a personal experience with unpermitted borrow pit activity on their property, highlighting the need for a clear permitting process to address such activities. The discussion also emphasized the broad definition of “borrow pit” in the current ordinance, which lacks intermediary thresholds or provisions for smaller-scale grading projects. The Commission believes that designating borrow pits as a conditional use in AE zones allows for tailored oversight, ensuring that projects align with neighborhood character and county goals without permitting widespread or unchecked development.

The Commission noted that the current ordinance permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels, creating inconsistencies in land use policy. Allowing conditional use permits in AE zones promotes

equity and flexibility, aligning with the Board's objectives to support agricultural safety, infrastructure development, and economic opportunities for property owners. Importantly, the conditional use permit process ensures that each proposal is rigorously evaluated, with conditions such as time limits, dust mitigation, and stormwater management plans (e.g., DNR's NPDES Number 2 requirements) imposed as needed to protect public health, safety, and welfare.

The Zoning Commission recommends that the Board of Supervisors approve the amendment to revise Section 3.03.4 of the Woodbury County Zoning Ordinance to designate "Borrow pits for earthen materials" as a conditional use (denoted by "C") in the Agricultural Estates (AE) Zoning District. This recommendation reflects the Commission's commitment to fostering a fair and transparent process that balances development needs with community concerns. We encourage the Board to conduct the required public hearings to further engage the public and finalize this amendment.

**Respectfully submitted,**

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

Dated this 29 day of May, 2025

## 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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=HoUh4lVeBol>

### 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 audio-recorded 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 Iowa 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:**
  - o 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

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permit is determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.

APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE

Transforming Agricultural Land into a Thriving Community Hub: The Future Baseball Field Project

The proposed baseball field is an exciting opportunity to bring a high-quality recreational facility to the community while respecting the agricultural character of the land. This project is not just about constructing a field—it's about fostering engagement, promoting sustainable development, and contributing to the local economy.

**Why This Project Works:**

- Strategic Land Use:** While zoned under Agricultural Preservation (AP), the field use fits as a conditional use per Woodbury County's zoning ordinances. The success of this project aligns with the state's land-use regulations.
- Enhancing Community Recreation:** A dedicated space for organized sports supports health and wellness, builds community spirit, and provides opportunities for youth and adults alike to thrive.
- Economic & Social Benefits:** The facility will attract visitors, promote local businesses, and provide a gathering space for events, boosting economic growth and social interaction.
- Sustainable & Responsible Development:** Thoughtful planning will minimize environmental impact, integrating features like permeable surfaces, storm water management, native landscaping, and smart light controls.

**Commitment to Compatibility & Preservation**

- Minimal Disruption:** The project will be designed to complement surrounding agricultural land, preserving open spaces and ensuring minimal interference with adjacent properties.
- Traffic & Infrastructure Planning:** Proper access, parking solutions, and traffic management strategies will keep congestion under control while maintaining a seamless flow for all users.
- Environmental Stewardship:** Incorporating eco-friendly practices and maintaining scenic integrity ensure that the area's natural beauty remains untouched.
- Public Access & Accessibility:** Essential facilities—such as restrooms, concessions, emergency services access, and waste management—will ensure smooth operations while serving the community needs.

The baseball field is more than just a sports venue for Woodbury County. It's a vision for progress, community connection, and responsible development. By balancing recreational opportunities with zoning requirements, environmental integrity, and thoughtful use of land, this project will be a positive addition to the local landscape while staying true to agricultural preservation values.

**Current Permit Applications:** Baseball Field Development

We are actively working with local stakeholders, including the local fire department, to address the architectural details for the project. As part of the permitting process:

- The final set of plans has been submitted and will be published in the State Register on May 8, 2024.
- A topographical survey is currently underway to support the Stormwater Pollution Prevention Plan (SWPPP).
- Joint completion: Once these plans are submitted, the SWPPP plan along with the General Permit No. 2 application to the Department of Natural Resources (DNR), ensuring compliance with any necessary permits.
- Coordination with the County Engineer's Office has been initiated to approve driveway access to the property. Discussions with local residents and nearby landowners have confirmed alignment with county requirements.
- The application for a conditional use permit has been submitted, and the associated fee has been paid.
- A building permit has been issued to streamline the development process.

These steps ensure compliance with zoning and regulatory standards while fostering a smooth progress for the project.

MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OF IMPROVEMENT. PROVIDED BY ATTACHMENT

See attached plans

**CRITERIA 1:** The conditional use requested is authorized as a conditional use in the zoning district in which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

- The parcel in question is currently zoned as Agricultural Preservation (AP). According to Section 4 of the Zoning Ordinance of Woodbury County, titled "Agricultural Uses," fields that are used for agricultural purposes are included as a conditional use. Additionally, the ordinance provides the required conditions and standards, which have been approved and adhered to by the applicant.

Environmental Impact	AP	AG	AR	AR	AR	AR	AR	AR	AR
Transportation, Access, and Circulation	AP	AG	AR	AR	AR	AR	AR	AR	AR
Community Facilities	AP	AG	AR	AR	AR	AR	AR	AR	AR
Land Use and Development	AP	AG	AR	AR	AR	AR	AR	AR	AR
Stormwater Management	AP	AG	AR	AR	AR	AR	AR	AR	AR
Public Safety and Security	AP	AG	AR	AR	AR	AR	AR	AR	AR
Public Health and Welfare	AP	AG	AR	AR	AR	AR	AR	AR	AR
Public Utilities and Services	AP	AG	AR	AR	AR	AR	AR	AR	AR

**CRITERIA 4:** The proposed use and development will be located, designed, constructed and opened in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

**Preservation of Agricultural Character:** The design of the baseball field use incorporates elements that align with the agricultural nature of the area, such as maintaining open green spaces, using native plants for landscaping.

**Traffic and Access Management:** Proper planning for parking and access routes can prevent congestion and ensure smooth traffic flow, reducing the impact on neighboring properties.

**Noise and Light Control:** Implementing measures like sound barriers and shielded lighting can prevent disturbances to nearby residents and wildlife, maintaining the area's tranquility.

**Community Benefits:** A baseball field can provide recreational opportunities and foster community engagement, which may be seen as a positive addition to the area's development.

**Environmental Considerations:** Ensuring that the field's construction and maintenance do not harm local ecosystems can create resources that help preserve the natural environment.

**Monitoring and Compliance:** Regular monitoring to ensure adherence to permit conditions can address any unforeseen issues and maintain harmony with the surrounding properties.

**STAFF ANALYSIS:**

It is expected that there will be an increase of activity on this site and traffic in the area during events. It should be expected that the college be mindful of the neighborhood and do what they can to mitigate any conflicts including these that could potentially impact neighbors.

**CRITERIA 5:** Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

**Road Access & Transportation:** Well-maintained roads with highway access and efficient access for players, spectators, and staff. Public transportation options, if available, can further support accessibility.

**Water Supply & Drainage:** Adequate water supply for irrigation, restrooms, and concessions is crucial. Proper drainage systems prevent flooding and maintain field conditions.

**Electricity & Lighting:** Reliable electrical infrastructure supports field lighting, scoreboards, and other operational needs, ensuring usability during evening games.

**Emergency Services:** Nearby fire stations, police presence, and medical facilities ensure safety and rapid response in case of emergencies.

**Waste Management:** Regular trash collection and recycling services help maintain cleanliness and environmental sustainability.

**Parking Facilities:** Well-planned parking areas accommodate visitors while minimizing traffic congestion in surrounding areas.

**Restroom & Sanitation Facilities:** Public restrooms and sanitation stations are hygienic and comfort for all users.

**Stormwater Management:** Systems to control runoff and prevent erosion help protect surrounding agricultural land and natural resources.

**STAFF ANALYSIS:**

The property owner(s) will need to work out the details with impacted stakeholders.

**CRITERIA 6:** The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic, or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

**Preserving Natural Features:** The field can be designed to avoid disrupting existing trees, wetlands, or other ecological areas. Landscaping with native plants can help maintain biodiversity.

**Minimizing Scenic Impact:** The field can be integrated into the landscape using natural contours and vegetation buffers to maintain the area's scenic beauty.

**Respecting Historic Sites:** If there are historic sites of significance, the design can incorporate interpretive signage or preserve key elements of the site, ensuring that the site's history is respected.

**Sustainable Construction:** Using eco-friendly materials and minimizing light grading can reduce environmental disruption.

**STAFF ANALYSIS:**

The Land Use Summary Table (Section 3.03-4) of the Woodbury County Zoning Ordinance includes the Agricultural Preservation (AP) Zoning District as a location authorized for a conditional use pending review by the Zoning Commission and approval by the Board of Adjustment.

**CRITERIA 2:** The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

**Community Recreation:** Providing spaces for organized sports and recreational activities aligns with fostering community engagement, physical fitness, and healthy lifestyles, which may be goals outlined in the general plan.

**Efficient Land Use:** The development of a baseball field can be a strategic use of land, maximizing the value of the land while still maintaining open spaces, which can be in harmony with preservation objectives.

**Economic & Social Benefits:** By creating a venue for local sports events, the field can attract visitors and generate economic activity, supporting the broader objectives of community development.

**Compatibility with Existing Land Use:** If designed thoughtfully, the baseball field could complement surrounding areas and maintain a aesthetic that aligns with AP zoning, minimizing disruption and enhancing the area's value.

**Promoting Environmental Stewardship:** Sustainable design practices, such as using eco-friendly materials or preserving adjacent natural habitats, could align the development with environmental goals of the general plan.

**STAFF ANALYSIS:**

The proposed baseball field appears to be compatible with the Woodbury County Zoning Ordinance and Comprehensive Plan 2040, as it can align with zoning regulations and conditional use standards. It can contribute to the objectives of promoting community well-being and economic development, and it supports the Comprehensive Plan goal of enhancing recreational facilities, supporting economic growth, and ensuring compatible land use.

[https://www.woodburycountywa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_03417.pdf](https://www.woodburycountywa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_03417.pdf)

**CRITERIA 3:** The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

**Environmental Impact Assessment:** Conduct a thorough study to identify potential impacts on soil, water, and local ecosystems. This helps in designing measures to mitigate harm.

**Community Engagement:** Involve local residents and stakeholders early in the planning process. Their input can help address concerns about noise, traffic, and other design issues.

**Sustainable Design:** Incorporate eco-friendly practices, such as using permeable materials for parking lots to reduce water runoff and planting native vegetation to support local wildlife.

**Traffic Management:** Develop a plan to handle increased traffic, including alternate parking solutions and access routes, to minimize disruption to the surrounding area.

**Noise and Light Control:** Use sound barriers and strategically placed lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby residents and wildlife.

**Promotion of Agricultural Land:** If possible, design the field to occupy the least productive agricultural area, preserving prime farmland for cultivation.

**Monitoring and Maintenance:** Establish ongoing monitoring to address any unforeseen issues and maintain the field in an environmentally responsible manner.

**STAFF ANALYSIS:**

The proposed project is considered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility's use may generate increased activity in the neighborhood, including traffic, parking, and noise. To mitigate potential impacts, it is expected that the college will be responsible for being a considerate neighbor and will take measures to ensure that the facility is safe, healthy, and well-maintained.

**Noise and Light Management:** Shielded lighting and sound barriers can prevent disturbances to nearby residents, ensuring the field does not negatively impact the surrounding area.

**Traffic and Infrastructure Planning:** Proper access, parking facilities can prevent congestion and maintain the orderly development of adjacent properties.

**STAFF ANALYSIS:**

The project does not appear to be any significant impact determined.

**OTHER CONSIDERATION 1:** The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).

**APPLICANT RESPONSE:**

A baseball field on land zoned for Agricultural Preservation (AP) can serve the public interest and contribute to community welfare by providing a space for recreational activities, fostering economic development, and supporting educational programs that promote teamwork and discipline. If designed responsibly, the field can coexist with agricultural activities, ensuring the land is used while maintaining environmental integrity. Additionally, the facility can generate economic activity by attracting visitors for tournaments, supporting local businesses, and creating jobs in the area. Beyond the economic and educational benefits, access to outdoor recreational spaces enhances public health by encouraging physical activity and social interaction. To align with AP zoning regulations, securing a conditional use permit or zoning amendment would be essential to demonstrate that the project is a positive addition to the community and will contribute to the general welfare of the neighborhood.

**STAFF ANALYSIS:**

The proposed conditional use can be considered as a community development that supports education and quality of life.

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

**APPLICANT RESPONSE:**

We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every effort has been made to thoughtfully design the site, including architectural considerations, landscaping strategies, and screening elements that harmonize with the existing landscape. The building design prioritizes sustainability and compatibility with the Agricultural Preservation (AP) zoning, ensuring that the structure blends seamlessly into the landscape while maintaining functionality. Additionally, the site plan includes measures to address factors such as traffic flow, stormwater management, and noise reduction, reinforcing our dedication to responsible development. To further minimize any potential adverse effects, comprehensive landscaping and screening measures have been proposed to preserve visual aesthetics, reduce disruption to neighboring properties, and maintain the rural character of the area. Through this proactive approach, we aim to create a facility that serves the public interest while respecting and enhancing the integrity of the surrounding environment.

**STAFF ANALYSIS:**

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

## **BOARD OF SUPERVISORS DIRECTIVE ON APRIL 29, 2025:**

On April 29, 2025, the Woodbury County Board of Supervisors initiated the consideration of an amendment 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. The following content is provided directly or verbatim from their direction:

### **EXECUTIVE SUMMARY:**

Section 3.03.4 of the Woodbury County Zoning Ordinance prohibits borrow pits in the Agricultural Estates (AE) Zoning District, limiting property owners' ability to excavate earth materials for construction, improve land usability, or enhance road safety through strategic grading. We propose amending the ordinance to allow conditional use permit applications for borrow pits in AE zones, per Section 2.02.9, enabling case-by-case reviews by the Zoning Commission and Board of Adjustment. This change ensures community input and evaluates impacts on environment, traffic, and neighborhood compatibility, aligning with county goals. The amendment promotes equity, as borrow pits are permitted in adjacent Agricultural Preservation zones, and supports agricultural, safety, and infrastructure objectives while maintaining oversight. Under Section 2.02.3 A of the Woodbury County Zoning Ordinance, the Board of Supervisors has the authority to initiate amendments to the text. This directive tasks the Zoning Commission to conduct a public hearing to perform their function of reviewing the amendment and any supporting information prior to considering and providing their recommendation to either approve or disapprove the proposed amendment. Draft Zoning Ordinance Text Amendment attached for consideration.

### **BACKGROUND:**

The Woodbury County Zoning Ordinance, specifically Section 3.03.4, prohibits borrow pits for extracting earth materials in the Agricultural Estates (AE) Zoning District. This restriction prevents property owners, including farmers, from excavating and transferring significant volumes of earthen material to support local construction projects. However, strategic grading and dirt removal in certain county locations could benefit farmers by improving land usability and support regional development by providing materials for infrastructure. Additionally, excavation in and around right-of-way areas could enhance sight distances and mitigate snow accumulation along roads, improving safety and maintenance.

The outright prohibition of borrow pits in AE zones may hinder these maintenance and development objectives. Amending the ordinance to allow conditional use permits application consideration for borrow pits in AE districts would provide a balanced solution. This change would enable property owners, not limited to farmers, to propose borrow pit projects, subject to review by the Zoning Commission and Board of Adjustment. The conditional use permit process, outlined in Section 2.02.9, offers community input opportunities and evaluation based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

Allowing conditional use permit application consideration does not guarantee widespread borrow pit development in AE zones. Instead, it removes the blanket prohibition, enabling case-by-case assessments to determine if a proposed borrow pit aligns with neighborhood character and county goals. Notably, the current ordinance already permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels. This adjacency creates inconsistencies, as borrow pits may be approved near AE properties but not within them. Amending the ordinance to extend conditional use permit opportunities to AE zones would create a more equitable and flexible framework.

Under Section 2.02.3 A of the Woodbury County Zoning Ordinance, the Board of Supervisors has the authority to initiate amendments to the text. This directive tasks the Zoning Commission to conduct a public hearing to perform their function of reviewing the amendment and any supporting information prior to considering and providing their recommendation to either approve or disapprove the proposed amendment. Draft Zoning Ordinance Text Amendment attached for consideration.

## STAKEHOLDER COMMENTS:

### Daniel Priestley

**From:** Meinen, Casey (MidAmerican) <Casey.Meinen@midamerican.com>  
**Sent:** Wednesday, April 30, 2025 1:37 PM  
**To:** Daniel Priestley  
**Subject:** RE: [INTERNET] Comments Requested Borrow Pits in AE Zoning District

**Follow Up Flag:** Follow up  
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Daniel,

I have reviewed the attached proposed zoning amendment for MEC electric distribution and we have no conflicts.

*Psychology is more contagious than the flu.*

**Casey Meinen**  
**Lead, Electric Distribution Engineering**  
[Casey.meinen@midamerican.com](mailto:Casey.meinen@midamerican.com)

**Phone (712-233-4831)**  
**MIDAMERICAN**  
ENERGY COMPANY



### Daniel Priestley

**From:** Patrick Proski <PGPROSOS@UP.COM>  
**Sent:** Wednesday, April 30, 2025 2:22 PM  
**To:** Daniel Priestley  
**Subject:** Re: Comments Requested Borrow Pits in AE Zoning District

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dan, remarks from UPRR in blue below.

- Do you support allowing conditional use permits for borrow pits in the AE Zoning District? Why or why not? Yes, No objections provided the existing drainage pattern(s) are not impacted.
- What potential benefits or concerns do you foresee with this amendment (e.g., economic, environmental, or community impacts)? Concern if it will change the flow of storm drainage or impact vehicular traffic patterns.  
Patrick

### Daniel Priestley

**From:** Craig ANDERSON <craignan@msn.com>  
**Sent:** Thursday, May 1, 2025 2:05 PM  
**To:** Daniel Priestley  
**Subject:** Re: Comments Requested Borrow Pits in AE Zoning District

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We value your perspective on this proposed change. Please consider the following questions in your response:

- Do you support allowing conditional use permits for borrow pits in the AE Zoning District? Why or why not? I support conditional use permits for borrow pits in lands within this zoning district. There are situations where removing material improves the site for development. With oversight and conditions granted by the BoA the existing landowners have protection against negative impact. In Plymouth county Borrow pits and Extraction are subject to conditional use, with the exception of land under the Loess Hills Conservation Overlay. This area is in the southwest part of the county. The soils under the Overlay are extremely fragile, erosion is difficult to control, and a proper cover is difficult to reestablish.
- What potential benefits or concerns do you foresee with this amendment (e.g., economic, environmental, or community impacts)? Benefits are mostly economic, allowing the landowner to remove material for sale or to improve the site. Reshaping the land may help with storm water drainage. It really comes down to the character of the developer. It is important that the BoA knows how long the project will take, how much material will be removed and what is the plan for reestablishing a proper cover when the project is finished. Existing landowner rights should be taken into consideration when conditional uses are permitted. However, I don't think existing landowners should be able to nix a project if the project will be done quickly and without a lot of disturbance.



Daniel Priestley

**From:** Stockfleth, Neil <NStockfleth@cfindustries.com>  
**Sent:** Wednesday, May 7, 2025 11:46 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Borrow Pits in AE Zoning District

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Dan:

The WCSWCD has no comments regarding this proposal.

Neil

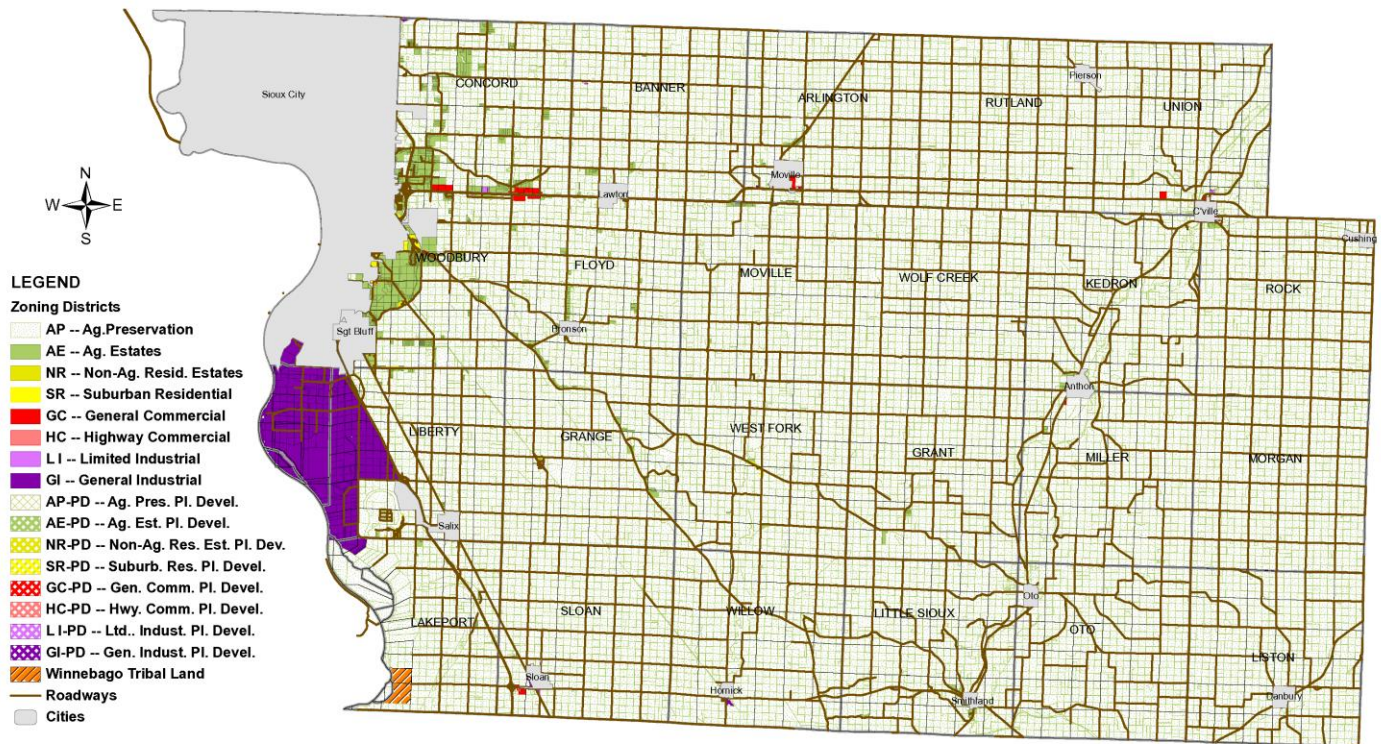


**Neil Stockfleth**  
Environmental Superintendent, Port Neal Complex  
Office: 1.712.233.6276  
Cell: 1.712.251.5155  
[nstockfleth@cfindustries.com](mailto:nstockfleth@cfindustries.com)



**Conditional Use Permit applications for borrow pits are allowed for consideration in only the AP and GI Zoning Districts as illustrated below:**

## Zoning Map of Woodbury County, Iowa



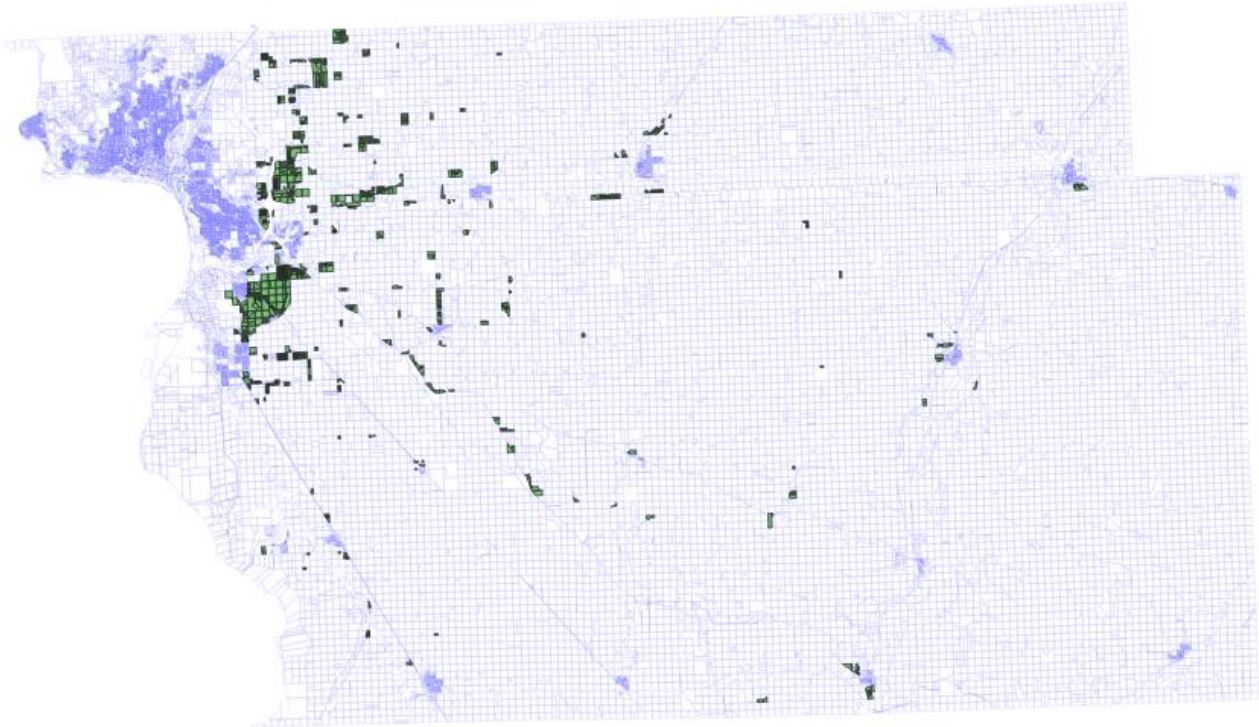
Woodbury County Zoning Map

Adopted July 22, 2008

\*This map may not necessarily represent the current districts due to subsequent rezones since 2008.

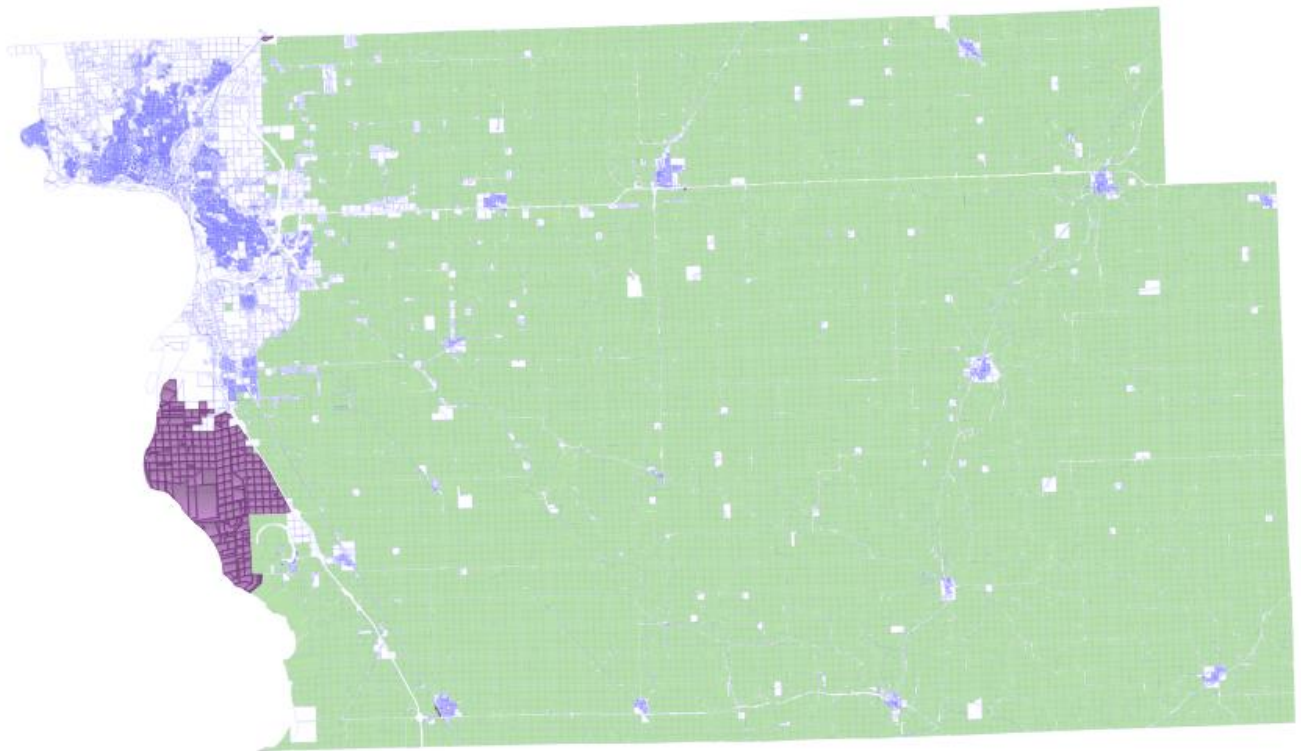


**CONDITIONAL USE PERMIT PROHIBITED IN THE GREEN AREAS**  
**AGRICULTURAL ESTATES (AE) ZONING DISTRICT LOCATIONS (ESTIMATE)**



\*Some parcels may be missing due to software issues.

**CONDITIONAL USE PERMIT ALLOWED IN THE GREEN AND PURPLE AREAS**  
**AGRICULTURAL PRESERVATION (AP) AND GENERAL INDUSTRIAL (GI) ZONING DISTRICT LOCATIONS (ESTIMATE)**



\*White Parcels or Regions are missing due to software issues.

**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:** dkZ10Ad0Y6egfblwzYPC  
**PUBLISHER ID:** COL-IA-501790  
**NOTICE NAME:** ZC-2025-05-28  
**Publication Fee:** \$117.84

*Ankit Sachdeva*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Broward

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

*S. Smith*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS DURING A SPECIAL PUBLIC MEETING BEFORE THE WOODBURY COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a special public meeting and will hold public hearings on the following items hereafter described in detail on **Wednesday, May 28, 2025 at 5:00 PM** or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 401 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 276-446-7529 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 401 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: [dpristley@woodburycountyia.gov](mailto:dpristley@woodburycountyia.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Friday, May 23, 2025.

**Item One (1)**  
**CONSIDERATION OF NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE AND/OR RE-ENTRY USES ZONING ORDINANCE TEXT AMENDMENTS FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of nuclear energy facilities, nuclear waste storage, and/or related uses as land use options in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting these facilities, including nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and other related nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate nuclear energy facilities, nuclear waste storage and/or related uses as either allowed or conditional uses in specific zoning districts such as the General Industrial (G) Zoning District within Woodbury County. Additionally, the discussion may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, update definitions, enumerate annexes, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearing is to gather public input and determine the appropriate way to address the potential inclusion of nuclear-related land uses in the Woodbury County Zoning Ordinance in terms of preparing a recommendation to the Woodbury County Board of Supervisors.

**Item Two (2)**  
**CONSIDERATION OF BORROW PITS FOR EARTHEN MATERIALS IN THE AE ZONING DISTRICT ZONING ORDINANCE TEXT AMENDMENT FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the Agriculture Estates (AE) Zoning District. Specifically, the amendment would update the table by replacing the "(prohibited)" designation with a "C" (conditional use) in the AE zoning district column for "Borrow pits for earth materials."

**Item Three (3)**  
**ZONING ORDINANCE MAP AMENDMENT (REZONE)**

Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by New

operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is 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, T89N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #664623351012 and is described as:

WIG 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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

Petitioner Applicant(s): New Cooperative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

Item Four (4)

#### CONSIDERATION OF PROPOSED MINOR SUBDIVISION

A PUBLIC HEARING FOR A PROPOSED MINOR SUBDIVISION: To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in an 8.088-acre more or less portion of T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #994636200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Janine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030. OOL-IA-501790

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

Date: 06/13/2025

Weekly Agenda Date: 06/17/2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Melissa Thomas HR Director

**WORDING FOR AGENDA ITEM:**

Approval to Raise the Health Fund Employee Contribution Rates effective July 1, 2025

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Due to the changing landscape of the health care and pharmaceutical industry, the employee health insurance rates need to be increased effective July 1, 2025. The suggested increases are \$20 per month for single plan and \$40 per month per family plan.

**BACKGROUND:**

On June 11, 2025 Governor Kim Reynolds signed into law Senate File 383. This new law includes a \$10.68 dispensing fee for every prescription. This fee will be paid by the self-funded insurance plan, not the insured. The exact amount of increase to the plan is yet to be determined and will change annually, but if we would have paid the dispensing fee last year, it would have been an additional cost of \$138,000 to our self-funded health plan.

The proposed rates are as follows:

**HMO**

Employee single per month \$74.56 Woodbury County contribution per month \$627.96

Employee family per month \$172.20 Woodbury County contribution per month \$1473.44

**Deputies**

Employee single per month \$56.98 Woodbury County contribution per month \$645.54

Employee family per month \$136.36 Woodbury County contribution per month \$1509.28

**PPO**

Employee single per month \$95.94 Woodbury County Contribution per month \$671.82

Employee family per month \$219.66 Woodbury County Contribution per month \$1588.98

**Deputies**

Employee single per month \$76.40 Woodbury County Contribution per month \$691.36

Employee family per month \$179.24 Woodbury County Contribution per month \$1629.40

**FINANCIAL IMPACT:**

The financial impact to the county would be the additional contribution for the deputy sheriff's insurance portion in accordance to their collective bargaining agreement, approximately \$12,200.000 annually.

**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:**

Pass the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Pass the health fund contribution rates as stated in the back up.

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

Date: 6-11-25 Weekly Agenda Date: 6-17-25

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ryan Ericson - Finance Director

**WORDING FOR AGENDA ITEM:**

- a. Approval of Appropriation Resolution for FY 2026  
b. Approval of Resolutions for Inter-Fund Operating Transfers for FY 2026

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

In accordance with Iowa code Sections 331.432 and 331.434

**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:**

Approve resolutions

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Approve the Appropriation Resolution for FY 2026  
b. Approve the Resolutions for Inter-Fund Operating Transfers for FY 2026



**Woodbury County, Iowa  
Appropriation Resolution  
For Fiscal Year 2026  
Resolution #**

WHEREAS, it is desired to make appropriations for each different officer or department for the fiscal year beginning July 1, 2025, in accordance with section 331.434, subsection 6, Code of Iowa,

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

Section 1. The following amounts are hereby appropriated from the resources of the county to the department or office listed:

Dept #	Dept Name	\$ Amount
01	BOS	25,859,636
02	Auditor	434,915
03	Treasurer	1,866,297
04	Attorney	3,912,979
05	Sheriff	21,526,215
07	Auditor Record	848,647
12	Econ Development	189,405
16	Building Services	3,462,056
17	Juvenile Detention	2,269,610
20	County Engineer	15,236,116
21	Veterans Affairs	347,900
22	Conservation	2,731,431
24	Weed Commission	116,284
28	Medical Examiner	518,000
30	Clerk of Courts	356,000
31	District Court	660
32	Dept of Human Services	108,000
33	County Library	328,717
36	Ambulance	402,228
40	Elections	766,508
41	Emergency Services	784,295
50	HR	432,689
51	General Services	101,950
52	WCICC	1,629,628
60	Mental Health	205,345
96	State of Iowa	75,000
		<u>84,510,510</u>

Section 2. Subject to the provisions of other county procedures and regulations, and applicable state law, the appropriations authorized under Section 1 shall constitute authorization for the department or officer listed to make expenditures or incur obligations, effective July 1, 2025

Section 3. In accordance with Section 331.434, Code of Iowa, no department or officer shall expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money for any purpose in excess of the amounts appropriated pursuant to the resolution.

Section 4. If at any time during the 2025-2026 budget year, a department or office approaches a spending level challenging its appropriation level, the board shall be informed and appropriate action be recommended. This may include a possible budget amendment per 331.435.

Section 5. All appropriations authorized pursuant to this resolution lapse at the close of business June 30, 2026.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County on June 17, 2025 and certified as follows:

Woodbury County Board of Supervisors

Ayes: \_\_\_\_\_  
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Nayes: \_\_\_\_\_  
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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Supplemental to the General Basic Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the General Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Supplemental Fund to the General Basic Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 6,462,354.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025 the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the County Library Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the County Library Fund to pay the their share of the expenses of the County Library.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the County Library Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 187,859.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the Secondary Roads Fund to pay their share of the expenses of the Secondary Roads Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 1,800,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Supplemental Fund to the Rural Basic Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the Rural Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Supplemental Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 76,500.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Courthouse Maintenance Fund to the General Supplemental Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Courthouse Maintenance Fund to the General Supplemental Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Courthouse Maintenance Fund to the General Supplemental Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 200,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:	_____	Nayes:	_____
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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the PILT Fund to the General Supplemental Fund during the Fiscal Year 2025-26 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move PILT Fund to the General Supplemental Services Fund for tax reduction

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the PILT Fund to the General Supplemental Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$29,915.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Tax Increment Fund to the Debt Service Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Tax Increment Fund revenues to the Debt Service Fund to pay FY 2025 principal and interest for the 2017 Tax Increment G.O. .

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Tax Increment Fund to the Debt Service Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 786,850.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from Conservation Reserve Fund to the General Basic Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Conservation Reserve Fund revenues to the General Basic Fund to reimburse the Browns Lake Project.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Conservation Reserve Fund to the General Basic Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 132,600.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025, the vote being as follows:

Ayes:

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Nayes:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming Revenue Fund to the Debt Service Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming Revenues to the Debt Service Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenue Fund to the Debt Service Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025 the vote being as follows:

Ayes:		Nayes:	

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Debt Service Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the Debt Service fund to reduce taxation.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025 the vote being as follows:

Ayes:

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Nays:

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**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Secondary Road Fund to the Debt Service Fund during the Fiscal Year 2025-26 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Secondary Road revenues to the Debt Service Fund to pay FY 2025 principal and interest for the FY 2022 Secondary Gravel Project,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Secondary Road Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 17th, 2025 the vote being as follows:

Ayes:		Nayes:	



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

Date: 6-11-25 Weekly Agenda Date: 6-17-25

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ryan Ericson - Finance/Budget Director

**WORDING FOR AGENDA ITEM:**

Transfer to the Courthouse Maintenance Fund

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

On 4-2-24 the Board approved a transfer to the Courthouse Maintenance fund with the intent of the Board annually setting a level of funding for the upcoming year

**BACKGROUND:**

See 4-2-24 agenda item attached

**FINANCIAL IMPACT:**

Transfer of funds to the Courthouse Maintenance fund will lower General Basic reserves

**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:**

Follow the direction of the 4-2-24 agenda item to set transfers to the Courthouse Maintenance fund.

**ACTION REQUIRED / PROPOSED MOTION:**

- A. Set the level of FY26 at desired amount from gaming (4-2-24 agenda item recommended \$200,000)
- B. Transfer the unexpended funds from the Courthouse Repairs and Maintenance function from FY24 (\$61,156.81)
- C. Transfer the balance of \$12,107.58 from the Courthouse Foundation Fund to the Courthouse Maintenance fund.

*Approved by Board of Supervisors April 5, 2016.*

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

Date: 3/26/2024

Weekly Agenda Date: 4/2/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor J. Taylor/D. Bittinger

### **WORDING FOR AGENDA ITEM:**

Designation of FY 2025 Funding of \$200,000 in Gaming Revenue to the Woodbury County Long-Term Capital Improvement Projects Fund and Direct Transfer of Balance at the end of FY 2025 from Courthouse Maintenance rather than General Basic Reserves

### **ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

### **EXECUTIVE SUMMARY:**

This item is a follow-up from a good robust discussion on 1-23-24 that was promised to bring back at a future date that resulted in the creation of a fund on 2-13-2024 that supervisors decided to wait to fund until after the budget hearing. We have created the policy language for the fund, held a meeting to wind down funds from the previous Courthouse Foundation fund, and can now begin to invest in a way that utilizes non-tax dollars but helps to build long-term funds for the future.

#### **From Previous Background:**

The Woodbury County Courthouse is one of the finest buildings in the State of Iowa. During 2018, we had a wonderful centennial that among other things brought in speakers from Chicago, commissioned works of art in commemoration, and highlighted a building valued between \$90-\$120 million. Given the rarity of the William Steele design, the tributes to military service and life as we once were 100 years ago, the building is simply priceless. This item contemplates dedicating money so as to preserve the building in such a way as to practically preserve it for the next one hundred years.

### **BACKGROUND:**

The Law Enforcement Center has a Maintenance Fund of up to \$8 million for a building presently valued at \$70 million. While this would grow at a slower rate (\$250,000 instead of \$400,000 annually, about 62.5%), this fund would be into perpetuity given the longevity of the building whereas the LEC Maintenance Fund has a 20-year shelf-life.)

We are at a present position in FY 25 where we will do what some said would be impossible: keep a flat tax rate in general basic (county-wide tax) and lower the tax rate in rural basic (outside cities) while meeting a very healthy reserve level between 23-25%. This allows us to still save for the future so that we are not limited by \$1.2m, \$1.5m, or whatever bond limitation Iowa Code limits us to in the future should major repairs need to take place for the building.

From our discussion on 1-23-24, I believe each member of the BOS, County Treasurer Tina Bertrand, and Budget Analyst Dennis Butler all gave very valuable insight. With that input in mind, we approved on 2/13/2024 the following:

+The first year expenditure of \$200,000 would begin "The Courthouse Long-Term Capital Improvement Project Fund" as a separate fund but housed under General Basic bearing interest.

+The fund would be guided by policy, published annually for transparency and fiduciary accountability purposes as part of the annual budget review process to be examined publicly during budget hearings.

+ Policy language shall be included as to the purposes of funds:

Purpose: Funds shall be used for long-term capital improvement projects that preserve the life, structure, efficiency, building envelope, functionality, artistic integrity, and conformity to the remarkable historicity of the National Landmark building guided by the Building Services Director and Historic Preservation Society. (continued below...)

**FINANCIAL IMPACT:**

(\$200,000 Gaming Revenue)

Prohibited Uses: The fund shall not be used for general operations, repairs or maintenance under \$15,000 dollars, and only shall be for expenses approved by a majority of the Board of Supervisors. Funds shall not be transferred, de-obligated, used for other building purposes such as the funding of operations or to add new or part-time employees. (cont. below...)

Funding Sources: There are three primary sources of funds:

1) Direct appropriation from the Board of Supervisors. It is the intent of the Board of Supervisors to be efficient with taxpayer dollars, keep fiscally responsible reserve levels, and keep debt with commensurate interest payments low. While recognizing that a future board is not legally bound by guiding policy, dedicating \$200,000 annually (approximately 40% of non-tax gaming revenues as of the date of initial establishment for FY 2025), shows a commitment to taxpayers to invest long-term in the sustainability of the County Courthouse and is hereby encouraged at a similar or increased level in future years. Annually each year the Board of Supervisors shall set a level of funding for the upcoming fiscal year.

2) Funds that are dedicated to Courthouse repairs and maintenance and which in any year are not expended shall be dedicated to the CLTCIP Fund rather than reverting to General Basic reserves.

3) Donations from the general public (heretofore made to the Courthouse Foundation Fund) can be deposited and tax-deductible. Subsequently, it is the intent of the Board of Supervisors to request transfer of \$12,000 (the remaining balance) from the Courthouse Foundation Fund

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 \$200,000 from gaming revenue for FY 2025 to the Courthouse Long-Term Capital Improvement Project fund and direct any unspent balance at the end of each year from Courthouse Maintenance to revert to the Courthouse Long-Term Capital Improvement Project fund rather than General Basic Reserves.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve \$200,000 from gaming revenue for FY 2025 to the Courthouse Long-Term Capital Improvement Project fund and direct any unspent balance at the end of each year from Courthouse Maintenance to revert to the Courthouse Long-Term Capital Improvement Project fund rather than General Basic Reserves.

Account	Name	Current Budget	Activity	Budget Available
0001-16-9101-000-10007	ORGANIZED EMPLOYEES	233,808.28	236,109.93	(2,301.65)
0001-16-9101-000-10400	OVERTIME	4,115.00	3,879.66	235.34
0001-16-9101-000-10421	SHIFT DIFFERENTIAL	3,891.00	2,422.03	1,468.97
0001-16-9101-000-10425	STANDBY PAY	1,930.00	2,090.44	(160.44)
0001-16-9101-000-11000	FICA - CNTY CONTRIBUTION	17,913.20	17,965.70	(52.50)
0001-16-9101-000-11100	IPERS - CNTY CONTRIBUTION	23,009.46	23,081.10	(71.64)
0001-16-9101-000-11300	EMPLOYEE HOSPITALIZATION	60,927.60	61,726.08	(798.48)
0001-16-9101-000-11701	LIFE INSURANCE	192.00	192.28	(0.28)
0001-16-9101-000-11702	DENTAL INSURANCE	1,762.20	1,764.78	(2.58)
0001-16-9101-000-11703	LTD INSURANCE	1,192.43	1,247.15	(54.72)
0001-16-9101-000-21201	SALT	200.00	-	200.00
0001-16-9101-000-21600	ELECTRICAL SUPPLIES	1,000.00	623.17	376.83
0001-16-9101-000-21801	PAINT	500.00	208.43	291.57
0001-16-9101-000-23200	CUSTODIAL SUPPLIES	19,022.00	18,844.64	177.36
0001-16-9101-000-29000	TOOLS, MATERIALS & SUPPLIES: HAND TOOLS	500.00	264.33	235.67
0001-16-9101-000-41300	EMPLOYEE MILEAGE	100.00	17.03	82.97
0001-16-9101-000-41400	TELEPHONE EXPENSE	800.00	1,254.39	(454.39)
0001-16-9101-000-42601	PROFESSIONAL SERVICES	14,808.00	3,996.21	10,811.79
0001-16-9101-000-43000	NATURAL & LP GAS	94,679.00	45,794.62	48,884.38
0001-16-9101-000-43100	ELECTRIC LIGHT & POWER	50,120.00	73,700.58	(23,580.58)
0001-16-9101-000-43200	WATER & SEWER	19,025.00	16,046.63	2,978.37
0001-16-9101-000-44100	REPAIRS & MAINTENANCE: BUILDINGS	38,850.00	39,969.55	(1,119.55)
0001-16-9101-000-44400	REPAIR & MAINTENANCE: EQUIPMENT	5,000.00	1,281.61	3,718.39
0001-16-9101-000-44500	REPAIR & MAINTENANCE: PLUMBING	20,000.00	5,876.93	14,123.07
0001-16-9101-000-44701	ELECTRICAL REPAIRS	4,000.00	1,403.26	2,596.74
0001-16-9101-000-44900	MAINTENANCE CONTRACTS	30,380.00	27,997.77	2,382.23
0001-16-9101-000-44901	CONTRACTUAL SERVICES	10,098.00	6,810.00	3,288.00
0001-16-9101-000-44902	REPAIR & MAINTENANCE: HVAC SYSTEMS	55,000.00	57,853.78	(2,853.78)
0001-16-9101-000-47500	SANITATION & DISPOSAL SERVICES	3,056.00	3,675.28	(619.28)
0001-16-9101-000-48702	ELEVATOR PERMITS	2,280.00	1,065.00	1,215.00
0001-16-9101-000-48703	BOILER PERMITS	160.00	-	160.00
0001-16-9101-000-48704	FIRE SAFETY PERMITS	500.00	500.00	-
				61,156.81