



## NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JUNE 24, 2025) (WEEK 26 OF 2025)

Live streaming at:

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

Agenda and Minutes available at:

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

Daniel A. Bittinger II  
389-4405

[dbittinger@woodburycountyiowa.gov](mailto:dbittinger@woodburycountyiowa.gov)

Kent T. Carper  
570-7681

[kcarper@woodburycountyiowa.gov](mailto:kcarper@woodburycountyiowa.gov)

David L. Dietrich  
870-9224

[ddietrich@woodburycountyiowa.gov](mailto:ddietrich@woodburycountyiowa.gov)

Mark E. Nelson  
540-1259

[mnelson@woodburycountyiowa.gov](mailto:mnelson@woodburycountyiowa.gov)

Matthew A. Ung  
490-7852

[matthewung@woodburycountyiowa.gov](mailto:matthewung@woodburycountyiowa.gov)

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 24, 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 6 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 17, 2025, meeting

3. Approval of claims

4. County Treasurer – Tina Bertrand

Approval of resolution approving abatement of taxes for Woodbury County, Iowa

5. Human Resources – Melissa Thomas

a. Approval of the Memorandum of Personnel Transactions

b. Authorization to Initiate Hiring Process

c. Approval of request to deauthorize county positions

6. Woodbury Soil & Water Conservation District  
Approval of 28E Agreement between Woodbury County, Iowa and Woodbury Soil & Water Conservation District for funding and management of a watershed inspection and maintenance program in Woodbury County, Iowa

### **End of Consent Agenda**

7. Board Administration – Ryan Ericson  
Approval of resolutions for Inter-Fund Operating Transfers for FY 2026 Action
8. Board Administration – Heather Van Sickle  
**4:35 p.m.** Public hearing and sale of property parcel #894730426002 (aka 2021 W. 1<sup>st</sup> St.) Action  
(Set time)
9. Planning/Zoning – Daniel Priestley  
**4:40 p.m.** a. Conduct 3<sup>rd</sup> and final public hearing on the Zoning Ordinance Map Amendment Action  
(Set time) (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on parcel #864629351012 for New Cooperative, Inc.  
b. Approve the 3<sup>rd</sup> Reading as the final reading of the Zoning Ordinance Map Amendment (Rezone) Action  
c. Adopt the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on parcel #864629351012 for New Cooperative, Inc. Action
10. Planning/Zoning – Daniel Priestley  
**4:45 p.m.** a. Conduct the 2<sup>nd</sup> public hearing for a Zoning Ordinance Text Amendment to revise Action  
(Set time) 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. Approve the 2<sup>nd</sup> Reading of the Zoning Ordinance Text Amendment Action
11. Sioux City Fire Rescue – Mary Chwirka  
Approval of \$3,510 from the Opioid Settlement Fund for Sioux City Fire Rescue to purchase from SafeBVM a SotairIQ trainer and a supply of the Sotair BVM devices Action
12. Woodbury County Fire Association – Devan Amick  
Approval to fund a mental health speaker for first responders in the amount of \$5,000 Action
13. Board of Supervisors – Daniel Bittinger & Mark Nelson  
Approval to carryover 80 hours vacation for K.S. to be used within the next year Action
14. Secondary Roads – Laura Sievers  
Approval to amend Woodbury County Secondary Roads Department Five Year Construction Program to allow two bridges to become grant eligible Action
15. Board of Supervisors – Matthew Ung  
Approval of retroactive supplemental pay for extra duties performed to the employee filling the appointed deputy auditor position from 8-21-24 to 1-1-25 Action
16. Board of Supervisors – Daniel Bittinger  
a. Approval of letter of support for Agape Community Services Action  
b. Approval of letter of support for Merville Community Development Authority Inc. Action
17. Reports on Committee Meetings Information

18. Citizen Concerns

Information

19. Board Concerns

Information

## ADJOURNMENT

*Subject to Additions/Deletions*

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## CALENDAR OF EVENTS

<b>MON., JUN 23</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>WED., JUN25</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.
<b>WED., JUL 23</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>MON., JUL 28</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>THU., JUL 24</b>		Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr.

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 17, 2025, TWENTY-FIFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, June 17, 2025, at 4:30 p.m. Board members present were Carper, Bitteringer II, Dietrich, Ung, and Nelson. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance Director, Joshua Widman, Assistant County Attorney 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 Bitteringer second by Carper to approve the agenda for June 17, 2025. Carried 5-0. Copy filed.

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

2. To approve minutes of the June 10, 2025 meeting. Copy filed.
3. To approve the claims totaling \$794,718.34. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Rodger/Mari Yudka, Vin #MY9411523V, 1994 Northern.

WOODBURY COUNTY, IOWA  
RESOLUTION #13,909  
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 .

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 4b. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Yes Homesales Exp LLC, Vin #CL9353, 1977 Arc.

WOODBURY COUNTY, IOWA  
RESOLUTION #13,910  
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 1997Arc

**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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 4c. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for David Hofer, Vin #0567164260, 1976 Champion.

WOODBURY COUNTY, IOWA  
RESOLUTION #13,911  
RESOLUTION APPROVING ABATEMENT OF TAXES

**WHEREAS**, \_D\_a\_v\_i\_d\_H\_o\_f\_e\_r\_\_\_\_\_ 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 \_D\_a\_v\_i\_d\_H\_o\_f\_e\_r

**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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

5. 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. Copy filed.
- 6a. To approve the separation of Marie Reyes, Custodian, Building Services Dept., effective 06-06-2025. Resigned; other, Jisleny Ventura Perez, Youth Worker-PT, Juvenile Detention Dept.; effective 06-09-2025, \$22.05/hour, 0%. Transfer from Part-Time-Temp to Part Time; the appointment of James Keegan, Civilian Jailer, County Sheriff Dept., effective 06-23-2025, \$24.57/hour. Job Vacancy Posted on 4/3/25. Per CWA Civilian: Entry Level Salary \$24.57/hr.; the appointment of Brendan Tripp, Civilian Jailer, County Sheriff Dept., effective 06-23-2025, \$24.57/hour. Job Vacancy Posted on 4/16/25. Per CWA Civilian: Entry Level Salary \$24.57/hr.; the reclassification of Sheila Henningfeld, Clerk III, County Sheriff Dept., effective 06-23-2025, \$28.72/hour, 9%=\$2.38/hr. Per AFSCME Courthouse: Move from Step 4 to Step 5. Anniversary date 7/4/25; the reclassification of Dean Lauters, Courthouse Safety & Security, County Sheriff Dept., effective 06-23-2025, \$24.67/hour, 11%=\$2.37/hr. Per AFSCME Courthouse-Move from Step 4 to Step 5. Anniversary Date: 7/5/25; and the separation of Kimberly Flanders, Custodian, Building Services Dept. Retired. Copy filed.
- 6b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Custodian (2), Building Services Dept. AFSCME Courthouse: \$17.81/hour; and for Youth Worker – PT Temp, Juvenile Detention. AFSCME Juvenile: \$22.05/hour. Copy filed.
7. To approve to 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. Copy filed.

Carried 5-0.

11. Motion by Bittinger second by Nelson to approve to raise the Health Fund Employee Contribution Rates effective July 1, 2025. Carried 5-0. Copy filed.
8. A public hearing was held at 4:35 p.m. for the sale of parcel #894815480001, 1724 Whitcher Ave.

Motion by Nelson second by Bittinger to close the public hearing. Carried 5-0.

Motion by Bittinger second by Nelson to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894815480001, 1724 Whitcher Ave., to Scattered and Sown Inc. 2320 S Royce St. Sioux City, for \$750.00 plus recording fees. Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,912

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

**By Scatter and Sown Inc.** \_\_\_\_\_ in the sum of **Seven Hundred Fifty Dollars & 00/100 (\$750.00)---**  
-----dollars.

For the following described real estate, To Wit:

**Parcel #894815480001**

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

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be, and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 17<sup>th</sup> Day of June, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12a. Motion by Bittinger second by Nelson to approve an Appropriation Resolution for FY 2026. Carried 5-0.

WOODBURY COUNTY, IOWA  
APPROPRIATION RESOLUTION  
FOR FISCAL YEAR 2026  
RESOLUTION #13,913

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:

<b>Dept #</b>	<b>Dept Name</b>	<b>\$ Amount</b>
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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 9a. A public hearing was held at 4:40 p.m. to 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.

Frank Huseman, New Cooperative, spoke in favor of the ordinance.

Motion by Nelson second by Bittinger to close the public hearing. Carried 5-0. Copy filed.

- 9b. Motion by Bittinger second by Nelson to approve the second reading of the Zoning Ordinance Amendment (Rezone). Carried 5-0. Copy filed.

- 10b. A public hearing was held at 4:45 p.m. to conduct 1<sup>st</sup> Public Hearing on the Zoning Ordinance Text Amendment.

Motion by Bittinger second by Nelson to close the public hearing. Carried 5-0. Copy filed.

- 10a. Motion by Bittinger second by Nelson to 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. Carried 5-0. Copy filed.

- 10c. Motion by Nelson second by Dietrich to approve the 1<sup>st</sup> Reading of the Zoning Ordinance Text Amendment. Carried 5-0. Copy filed.

- 12b. Motion by Bittinger second by Nelson to approve a Resolution for Interfund Operating Transfers from the General Supplemental to the General Basic Fund in the amount of \$6,463,354. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,914

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Bittinger to approve a Resolution for Interfund Operating Transfers from the Rural Basic Services Fund to the County Library Fund in the amount of \$187,859. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,915

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 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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Rural Basic Services Fund to the Secondary Roads Fund for 1,800,000. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,916

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Rural Supplemental Fund to the Rural Basic Fund for \$76,500. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,917

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Bittinger to table approval of a Resolution for Interfund Operating Transfers from the Courthouse Maintenance Fund to the General Supplemental Fund for \$200,000 until further research. Carried 5-0.

Copy filed.

Motion by Nelson second by Bittinger to table a Resolution for Interfund Operating Transfers from the PILT Fund to the General Supplemental Fund in the amount of \$29,915 until further research. Carried 5-0.

Copy filed.

Motion by Nelson second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Tax Increment Fund to the Debt Service Fund in the amount of \$786,850. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,918

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Dietrich to approve a Resolution for Interfund Operating Transfers from Conservation Reserve Fund to the General Basic Fund in the amount of \$132,600. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,919

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Bittinger second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Gaming Revenue Fund to the Debt Service Fund in the amount of \$300,000. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,920

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Nelson second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Local Option Sales Tax Fund to the Debt Service Fund in the amount of \$300,000. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,921

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.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Motion by Bittinger second by Dietrich to approve a Resolution for Interfund Operating Transfers from the Secondary Road Fund to the Debt Service Fund in the amount of \$300,000. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS  
RESOLUTION #13,922

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.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12c. Approval to set the level of FY26 at desired amount from gaming (4-2-24 agenda item recommended \$200,000) died for lack of a motion. Copy filed.
- 12d. Bittinger rescinded a motion to approve to transfer the unexpensed funds from the Courthouse Repairs and Maintenance Function from FY24 (\$61,156.81). Item died for lack of a motion. Copy filed.
- 12e. Motion by Bittinger second by Nelson to table approval to transfer the balance of \$12,107.58 from the Courthouse Foundation Fund to The Courthouse Maintenance fund until further research. Carried 5-0. Copy filed.
- 13. Reports on committee meetings were heard.
- 14. There were no citizen Concerns.
- 15. Board concerns were heard.

The Board adjourned the regular meeting until June 24, 2025.

Meeting sign in sheet. Copy filed.

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

Date: 6-19-2025 Weekly Agenda Date: 6-24-2025

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

**WORDING FOR AGENDA ITEM:**

Request for tax abatement on Woodbury County owned parcels

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Give Direction ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Request for tax abatement on 3 Woodbury County owned parcels

**BACKGROUND:**

8843 01 100 009 (owned by Woodbury County) \$187.00  
8843 01 100 010 (owned by Woodbury County) \$752.00  
8843 01 100 012 (owned by Woodbury County) \$312.00

**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?

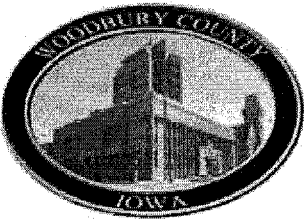
Yes ☐ No ☒

**RECOMMENDATION:**

Board of Supervisors to abate taxes

**ACTION REQUIRED / PROPOSED MOTION:**

Board of Supervisors to abate taxes



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

June 19, 2025

RE: Abatement of Taxes for County owned parcels

Dear Board of Supervisors,

Please give permission to abate the following Woodbury County owned parcels:

8843 01 100 009 (Woodbury County)	\$187.00
8843 01 100 010 (Woodbury County)	\$752.00
8843 01 100 012 (Woodbury County)	\$312.00

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

**WOODBURY COUNTY, IOWA**

**RESOLUTION # \_\_\_\_\_**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, the Woodbury County, Iowa are the titleholders of real estate Parcels #884301100010, #884301100012, and #884301100009 located in Woodbury County, Iowa and legally described as follows:

**Parcel #884301100010**

Kedron Township Briesse First Addn Lot #4

**Parcel #884301100012**

Kedron Township – An irreg tct being part of Govt Lot 10 in 1-88-43 described as com at SW cor of Govt lot 10 thnc E 365' to pob; thnc NE 1100.95', thnc NE 458.76', thnc E 78.95', thnc S 1309.02", thnc W 940.12' to pob

**Parcel #884301100009**

Kedron Township Briesse First Addn Lot #3

**WHEREAS**, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by a political subdivision of the state; and

**WHEREAS**, the political subdivision, namely the Woodbury County, Iowa, is failing to immediately pay the taxes due; and

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and any future taxes that may be levied against this parcel; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcels according to Code of Iowa, 427.3, and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 24th day of June, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Michelle K. Skaff  
Woodbury County Auditor/Recorder

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

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: June 24<sup>th</sup>, 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
Perez-Aziza, Adair	Treasurer	07-01-2025	Clerk III	\$24.95/hour	12%=\$2.65/hr	P	Promoted to Clerk III. Per County Treasurer.
Griffith, Scott	Treasurer	07-01-2025	Clerk III	\$24.95/hour	18%=\$3.81/hr	P	Promoted to Clerk III. Per County Treasurer.
Uhl, Randi	Treasurer	07-01-2025	Senior Clerk	\$27.46/hour	11%=\$2.79/hr	P	Promoted to Senior Clerk. Per County Treasurer.
Guevara, Tina	Treasurer	07-01-2025	Senior Clerk	\$22.74/hour	13%=\$2.60/hr	P	Promoted to Senior Clerk. Per County Treasurer.
Cox, Katrina	Treasurer	07-01-2025	Senior Clerk	\$22.74/hour	13%=\$2.60/hr	P	Promoted to Senior Clerk. Per County Treasurer.
Raymond, Patricia	Treasurer	06-23-2025	% Deputy	\$91,064.20/year	9%=\$7,365.49/year	R	Increase from 75% to 80% Deputy. Per County Treasurer.

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

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas, HR Director

**HUMAN RESOURCES DEPARTMENT**  
**WOODBURY COUNTY, IOWA**

**DATE: June 24, 2025**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Mental Health	Coordinator of Disability Services - PT	\$25.00/hour		

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



**HUMAN RESOURCES DEPARTMENT**  
**WOODBURY COUNTY, IOWA**

**DATE: June 24, 2025**

**REQUEST TO DEAUTHORIZE COUNTY POSITION(S)**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Treasurer	Clerk II (-5.0 FTE)		

---

Chairman, Board of Supervisors

Preparer: Eric M Dirth, Assistant Attorney General, Phone: 515-281-8153  
IOWA DEPARTMENT of JUSTICE, State Capital Complex, Des Moines, IA 50319  
Return to: Woodbury County SWCD, Pioneer Mall Professional Center, 204 First St., Ste 225, Sergeant  
Bluff, IA 51054

**28E AGREEMENT**  
**BETWEEN WOODBURY COUNTY, IOWA, and the WOODBURY SOIL AND**  
**WATER CONSERVATION DISTRICT for FUNDING AND MANAGEMENT of a**  
**WATERSHED INSPECTION and MAINTENANCE PROGRAM in WOODBURY**  
**COUNTY, STATE OF IOWA**

This Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between: Woodbury County, Iowa (hereinafter "County"), located at 620 Douglas Street, Rm. 104, Sioux City, Iowa 51101 and the Woodbury Soil and Water Conservation District (hereinafter "SWCD"), located at 204 First Street, Ste 225, Sergeant Bluff, Iowa 51054. This Agreement is entered into pursuant to Chapter 28E of the Code of Iowa.

**1) PURPOSE**

This Agreement is entered into between the County and the SWCD for the purpose of providing the terms under which the Parties agree to fund and manage a watershed inspection and maintenance program in Woodbury County as sponsors of the Little Sioux River Flood Protection Project. -This project involves approximately 460 grade stabilization control structures which have been constructed with federal funds and local contributions since 1949. The Parties do not intend to create a separate legal entity under this Agreement. This Agreement shall not be construed as to affect the parties' underlying obligations in any Operation and Maintenance Agreement or Easement, nor shall this Agreement be construed in a manner that makes any permissive action authorized by an Operation and Maintenance Agreement or Easement mandatory.

**2) TERM**

This Agreement shall begin on July 1, 2025, and terminate on June 30, 2026. The Agreement may be extended by the written agreement of all parties on terms stated

therein.

3) **ADMINISTRATION**

This Agreement shall be administered by the SWCD. All administrative decisions concerning this Agreement shall be undertaken pursuant to the terms outlined below.

4) **HOLDING OF PROPERTY UNDER THIS AGREEMENT**

All real and personal property used or acquired under the terms of this Agreement shall be held in the name of the SWCD.

5) **COUNTY RESPONSIBILITIES**

The County shall provide the SWCD with funds in the amount of Fifty Thousand Dollars (\$50,000.00), payable in installments of Seventeen Thousand Dollars (\$17,000.00), due July 1, 2025; Seventeen Thousand Dollars (\$17,000.00), due January 1, 2026, and Sixteen Thousand Dollars (\$16,000.00) due June 1, 2026. Payments shall be sent to the SWCD office at 204 First Street, Ste 225, Sergeant Bluff, IA 51054. The funds provided to the SWCD by the County shall be used by the SWCD to employ individuals to inspect and maintain the watershed structures described in paragraph 1 of this Agreement to the extent authorized by the relevant Operation and Maintenance Agreement and Easement. The individuals employed by the SWCD will record the condition of, and maintenance work performed on, each structure inspected. Other related duties will be performed by the individuals employed by the SWCD, as outlined in a position description prepared for the position by the SWCD.

6) **SWCD RESPONSIBILITIES**

The SWCD shall employ individuals to inspect and maintain the watershed structures described in paragraph 1 of this Agreement to the extent feasible based on the funding and other resources available. The individuals employed by the SWCD will record the condition of, and maintenance work performed on, each structure inspected. The SWCD shall supervise the individuals employed as employees of the SWCD and shall indemnify and hold harmless the County for any negligence on the part of the individuals employed by the SWCD to the extent allowable by Iowa Code Chapter 669. The individuals employed by the SWCD may represent the SWCD in performing all types of watershed work.

7) **FINANCING**

The SWCD shall pay all costs associated with the administration of this Agreement, except as provided in paragraph 5 of this Agreement.

8) **AMENDMENT**

This Agreement may be amended from time to time by written agreement of the Parties. All amendments shall be in writing, signed by both Parties, and electronically filed with the Secretary of State as required by Iowa Code section 28E.8 (2025).

9) **TERMINATION**

Either party may terminate this Agreement at any time with 120 days written notice to the other party. Upon termination of this Agreement, the Parties agree to use their best efforts to wrap up all operations undertaken pursuant to this Agreement. In the event of a conflict as to the distribution of any real or personal property, such conflict shall be resolved between the parties by arbitration paid for equally between the disputing parties.

10) **NOTICES**

Whenever notices and correspondence are to be given under this Agreement, the notices shall be given by personal delivery to the other party, or sent by mail, postage prepaid, to the other party as follows:

To the County

Woodbury County  
Board of Supervisors  
620 Douglas St Rm 104  
Sioux City, IA 51101

To the SWCD

Woodbury SWCD  
204 First Street, Ste 225  
Sergeant Bluff, IA 51054

11) **APPLICABLE LAW**

This Agreement is to be governed by the laws of the State of Iowa.

12) **FILING**

It is agreed that the County will electronically file this Agreement with the Secretary of State as required by Iowa Code section 28E.8 (2025).

**IN WITNESS WHEREOF**, and in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the parties have entered into this 28E Agreement and have caused their duly authorized representatives to execute this 28E Agreement.

**WOODBURY COUNTY**

BY: \_\_\_\_\_  
Daniel Bittinger II, Chairperson  
Woodbury County Board of Supervisors

DATE: \_\_\_\_\_

STATE OF IOWA, WOODBURY COUNTY: This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by Daniel Bittinger II, as Chairperson of the Woodbury County Board of Supervisors.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IOWA

**WOODBURY SOIL AND WATER CONSERVATION DISTRICT**

BY: \_\_\_\_\_  
Jason Yockey, Chairperson  
Woodbury Soil and Water Conservation District

DATE: 6/6/25

STATE OF IOWA, WOODBURY COUNTY: This instrument was acknowledged before me on the 6th day of June, 2025, by Jason Yockey, as Chairperson of the Woodbury Soil and Water Conservation District.



\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IOWA

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

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

**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:		Nays:	

ATTEST:

Michelle K. Skaff

# RESOLUTION # 13,895

## NOTICE OF PROPERTY SALE

Parcels #894730426002

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

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

**NOW THEREFORE,**

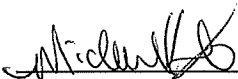
**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

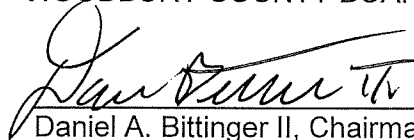
1. That a public hearing on the aforesaid proposal shall be held on  
The **24<sup>th</sup> Day of June, 2025 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **24<sup>th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

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

  
Michelle K. Skaff  
Woodbury County Auditor  
and Recorder

  
Daniel A. Bittinger II, Chairman



## REQUEST FOR MINIMUM BID

Name: Alfredo Arellano Jimenez

Date: 11-8-24

Address: 2025 W1<sup>st</sup> St. S.C. IA 51103

Phone: 490-8663  
Elena Can  
Translator

Address or approximate address/location of property interested in:

2021 W1<sup>st</sup> St.

GIS PIN # 894730426002

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

Legal Description:

Lot 7 Blk 3 Riverview Addn.

Tax Sale #/Date: 1158/2006

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

Tax Deeded to Woodbury County on: —

Current Assessed Value: Land 12,200 Building 0 Total 12,200

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

Total \$7,023.08

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

\*Cost of Services: ~~\$~~ 144

Inspection to: Matthew Ung. Date: 11-8-24

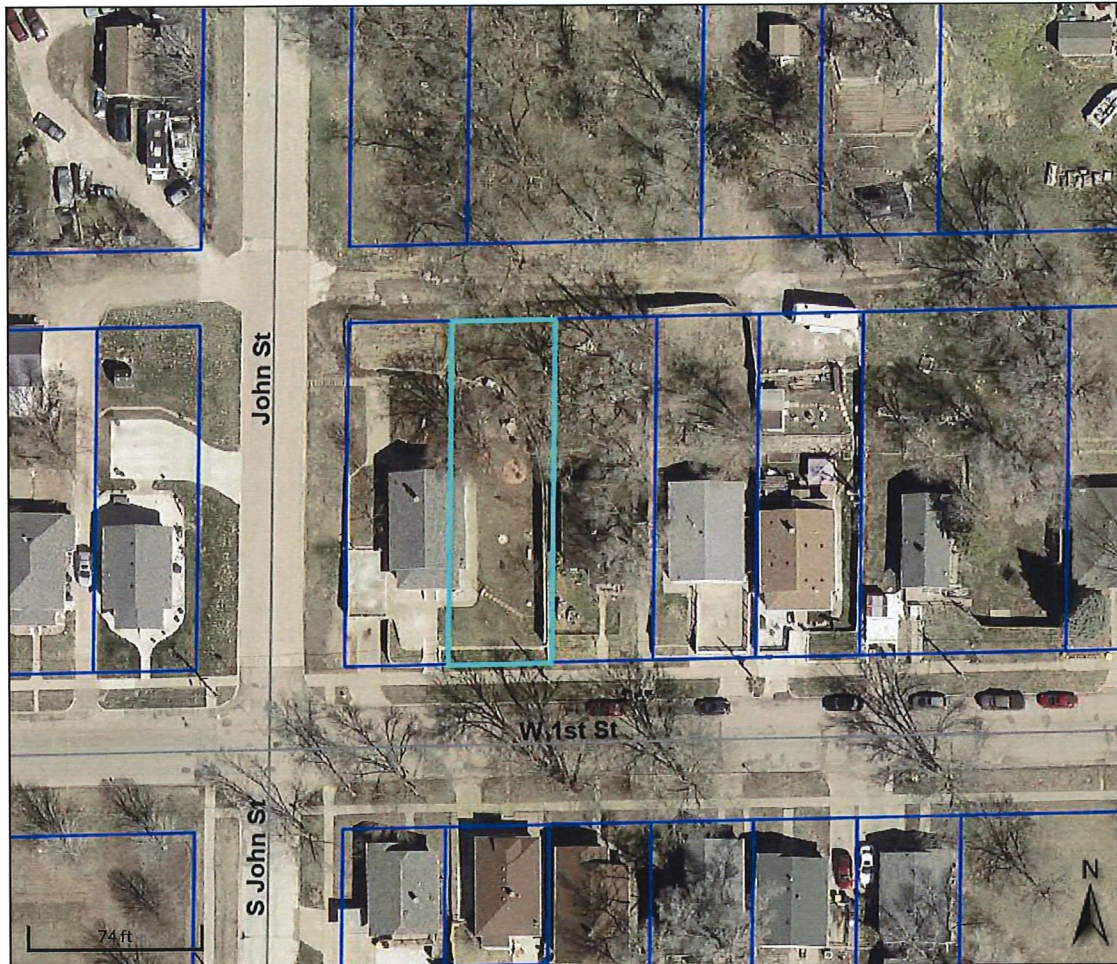
Minimum Bid Set by Supervisor: \$100 plus \$144 for cost of services Total: \$244

Date and Time Set for Auction: Tuesday, June 24<sup>th</sup> @ 4:35

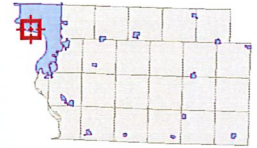
\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



# Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894730426002  
Sec/Twp/Rng n/a  
Property Address 2021 W 1ST ST  
SIOUX CITY

Alternate ID 435675  
Class R  
Acreage n/a

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

District 0087  
Brief Tax Description RIVERVIEW LOT 7 BLK 3  
(Note: Not to be used on legal documents)

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

Developed by  **SCHNEIDER**  
GEOSPATIAL

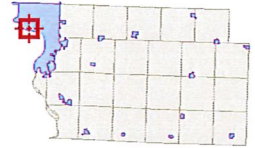


**Beacon**<sup>TM</sup>

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894730426002  
Sec/Twp/Rng n/a  
Property Address 2021 W 1ST ST  
SIOUX CITY

Alternate ID 435675  
Class R  
Acreage n/a

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

District 0087

Brief Tax Description RIVERVIEW LOT 7 BLK 3

(Note: Not to be used on legal documents)

Date created: 6/5/2025

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

Developed by  **SCHNEIDER**  
GEOSPATIAL

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

Date: 6/18/25

Weekly Agenda Date: 6/24/25 4:40

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

**WORDING FOR AGENDA ITEM:**

a. Conduct the 3rd and Final 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 3rd Reading as the Final Reading of the Zoning Ordinance Map Amendment (Rezone)  
c. Adopt the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.

**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 third and final reading of the Zoning Ordinance Map Amendment (Rezone).

Adopt the Zoning Ordinance Map Amendment (Rezone)

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Conduct the 3rd and Final 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 3rd Reading as the Final Reading of the Zoning Ordinance Map Amendment (Rezone)
- c. Adopt the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.

**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.

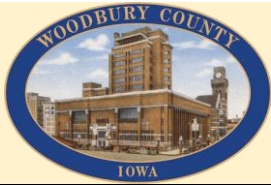
Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

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:	186N 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>

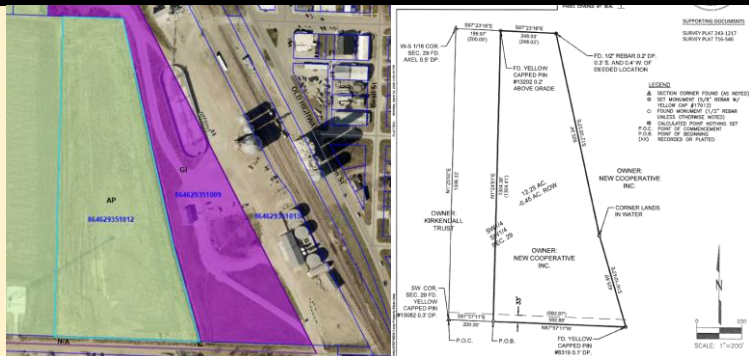
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#### SUMMARY

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







## 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*

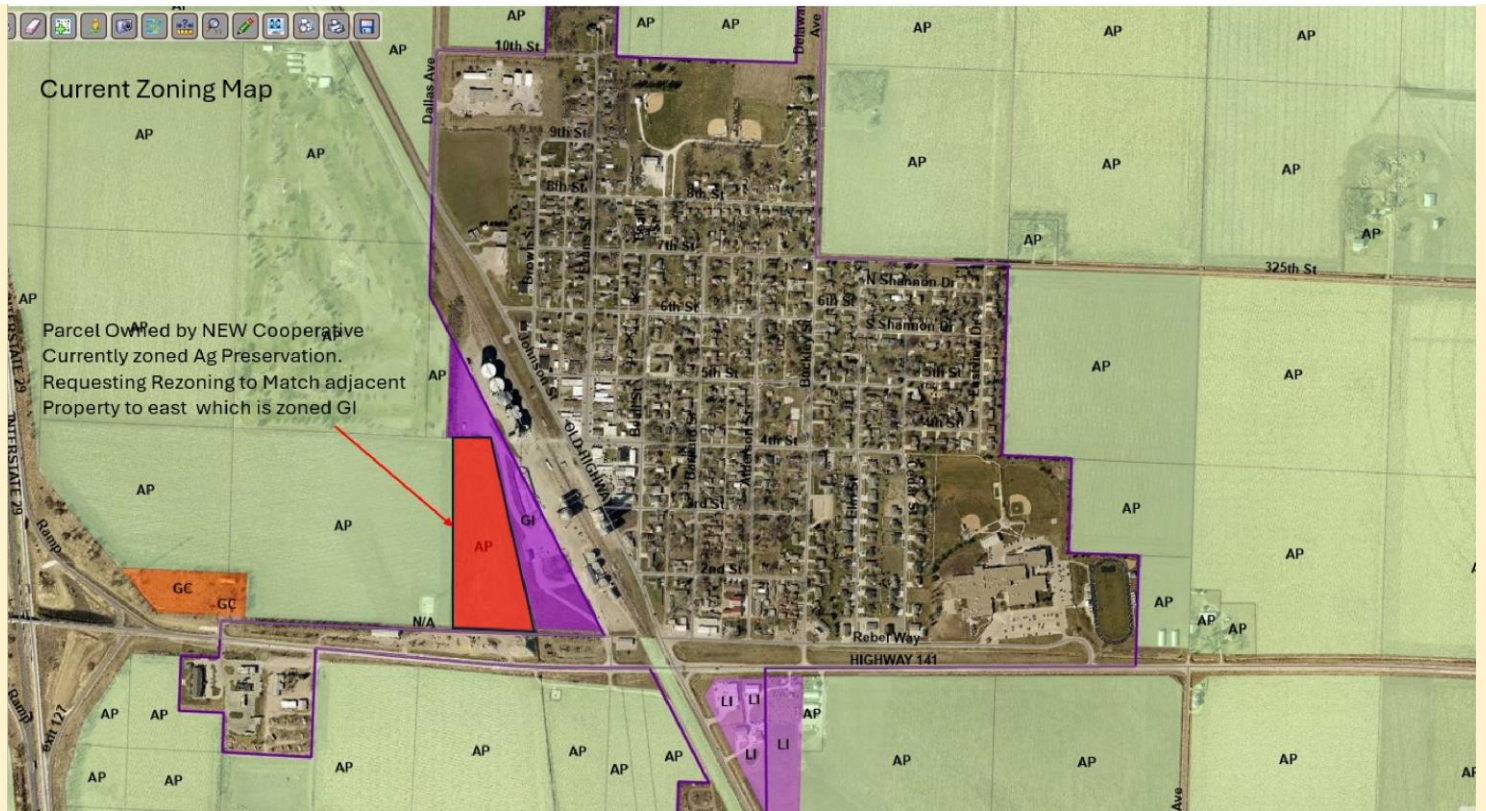
**Frank Huseman**  
**Operations Manager**



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

515-351-7424







## Future Land Use

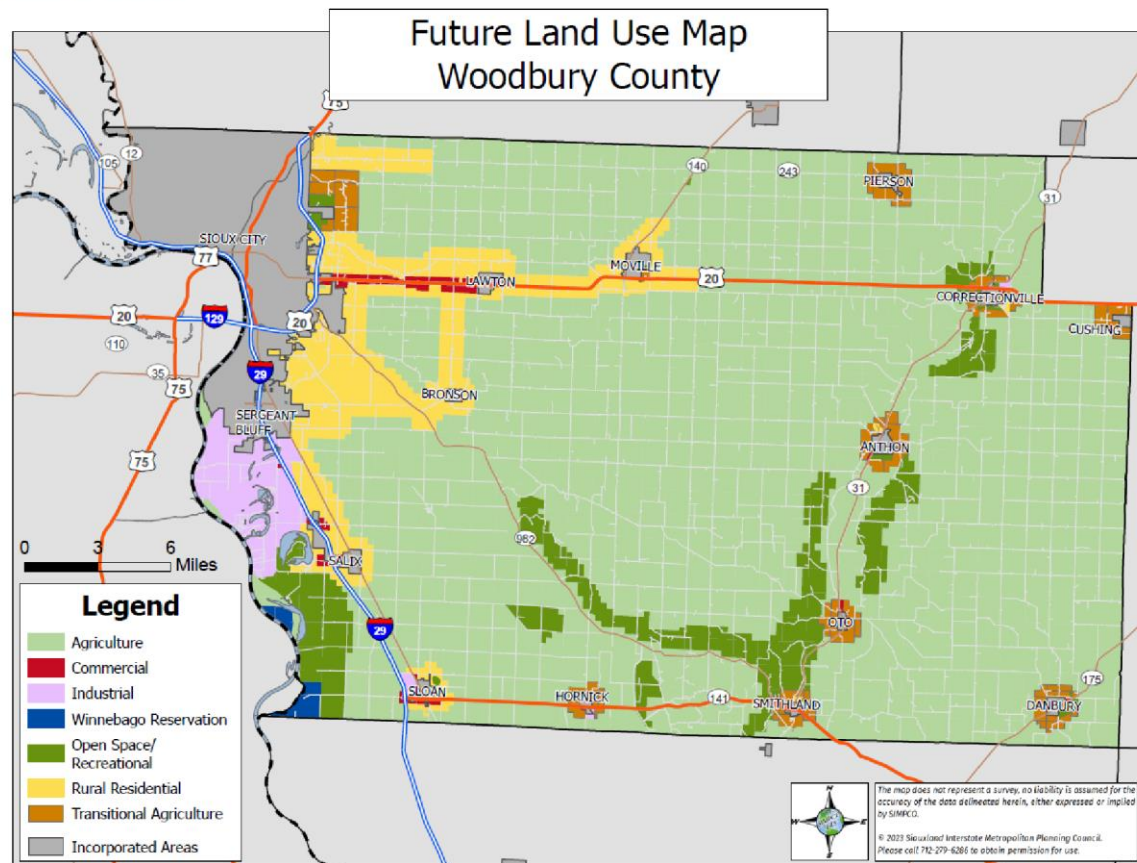
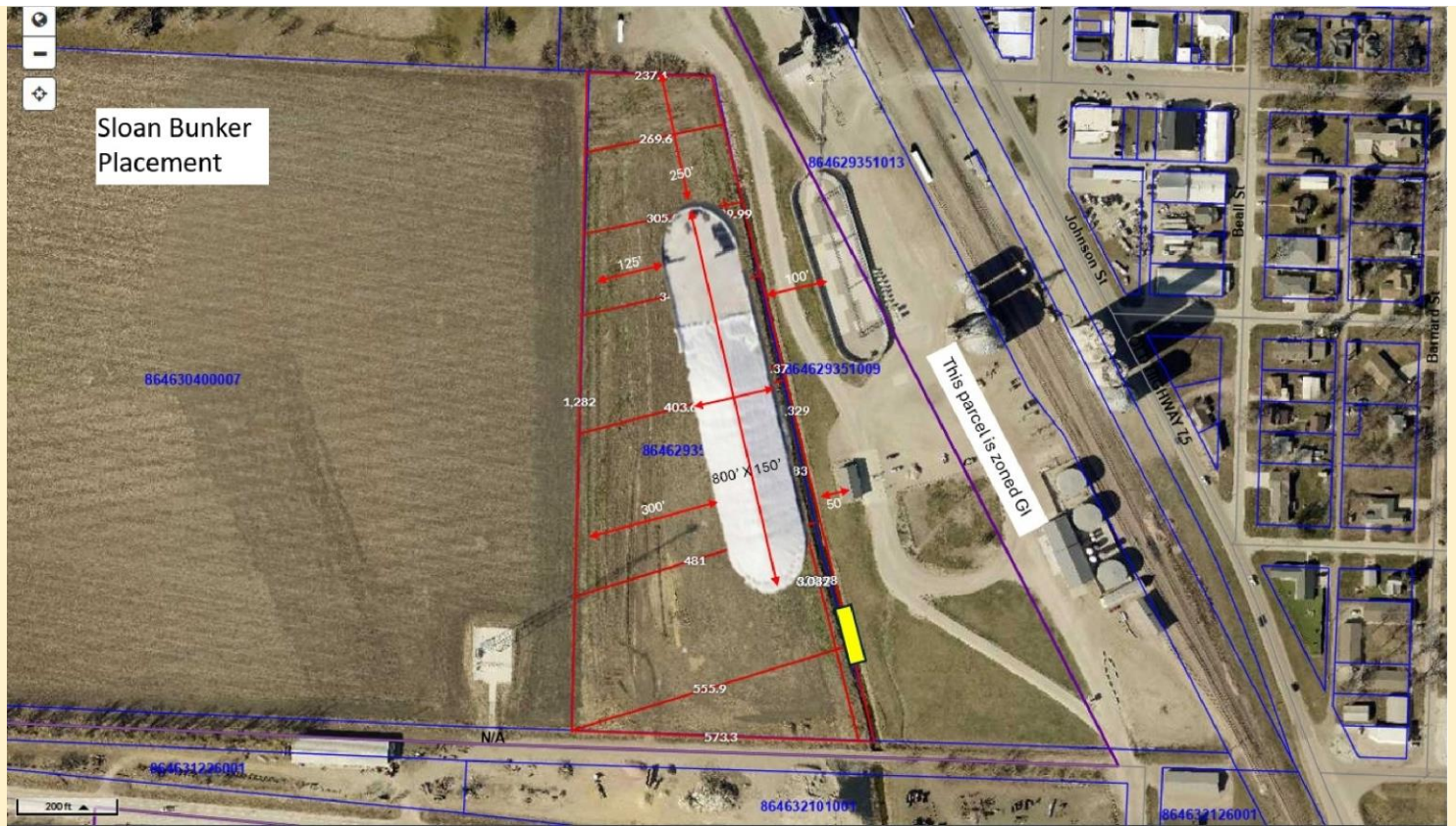


Figure 7.4 Future land use map







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:

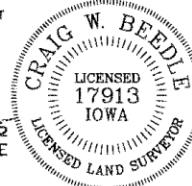
Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (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

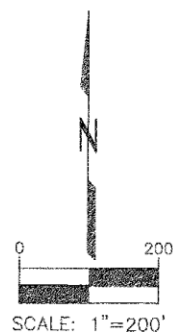
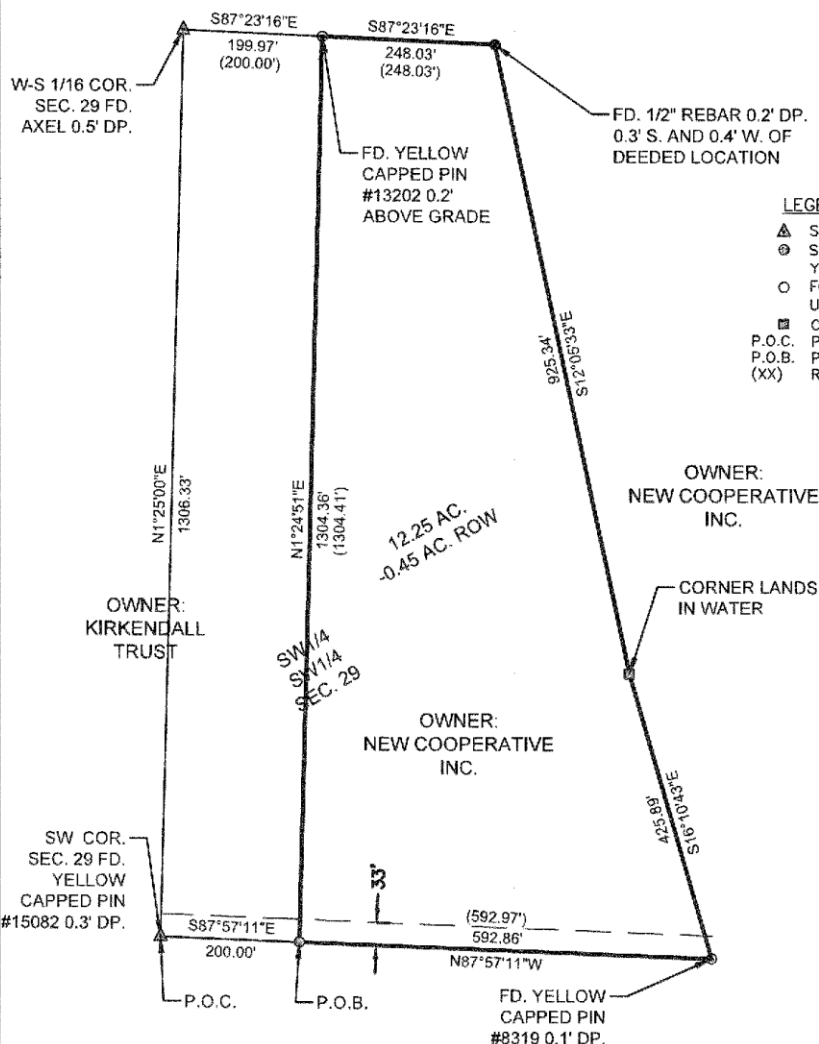


#### SUPPORTING DOCUMENTS

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

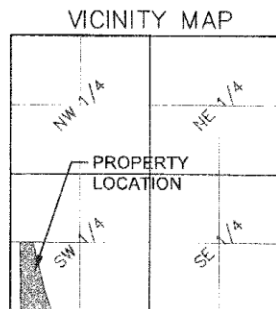


#### PROPERTY DESCRIPTION:

A PARCEL IN THE SW 1/4 SW 1/4 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"E (AN ASSUMED BEARING)  
ALONG THE SOUTH LINE OF SECTION 29 FOR 200.00 FEET TO THE POINT OF BEGINNING; THENCE  
N1°24'51" E FOR 1304.36 FEET TO THE NORTH LINE OF THE SW 1/4 SW 1/4; THENCE S87°23'16"E  
FOR 248.03 FEET; THENCE S12°05'33"E FOR 925.34 FEET; THENCE S16°10'43"E FOR 425.89 FEET TO  
THE SOUTH LINE OF THE SW 1/4; THENCE N87°57'11"W ALONG SAID SOUTH LINE FOR 592.86 FEET  
TO THE POINT OF BEGINNING.

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



SECTION 29-86-46

SCALE: AS NOTED  
DRAWN: CBEEDLE  
CHECKED: MISTOKES  
APPROVED: CBEEDLE  
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:

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.

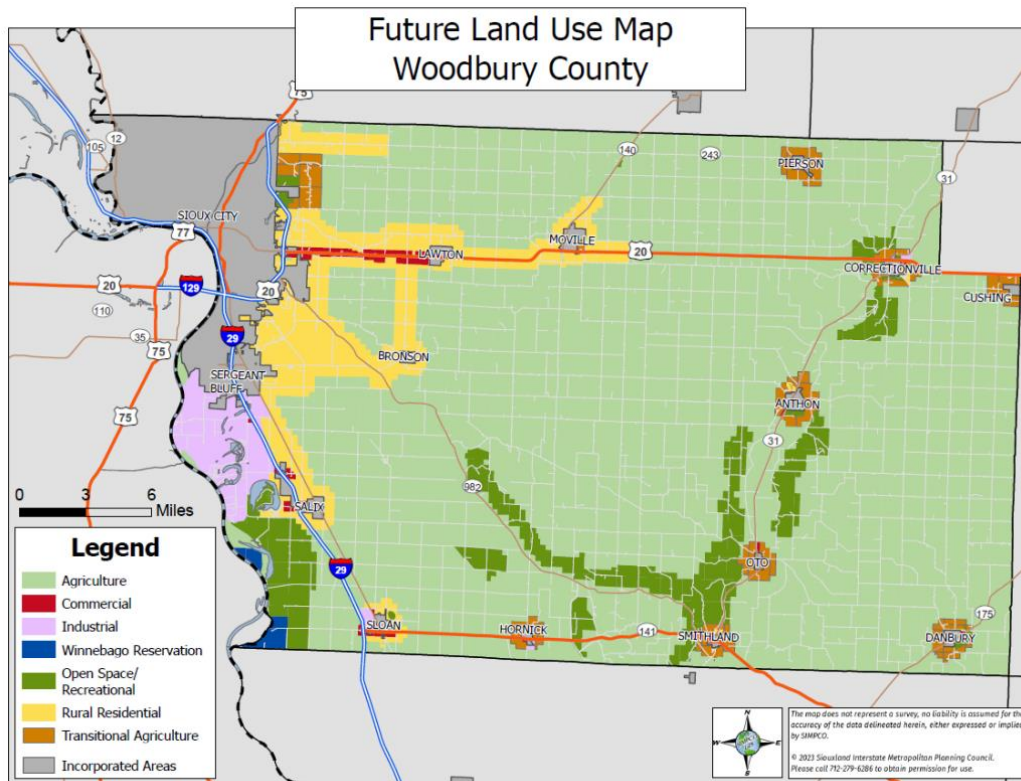
## EVALUATION CRITERIA

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:

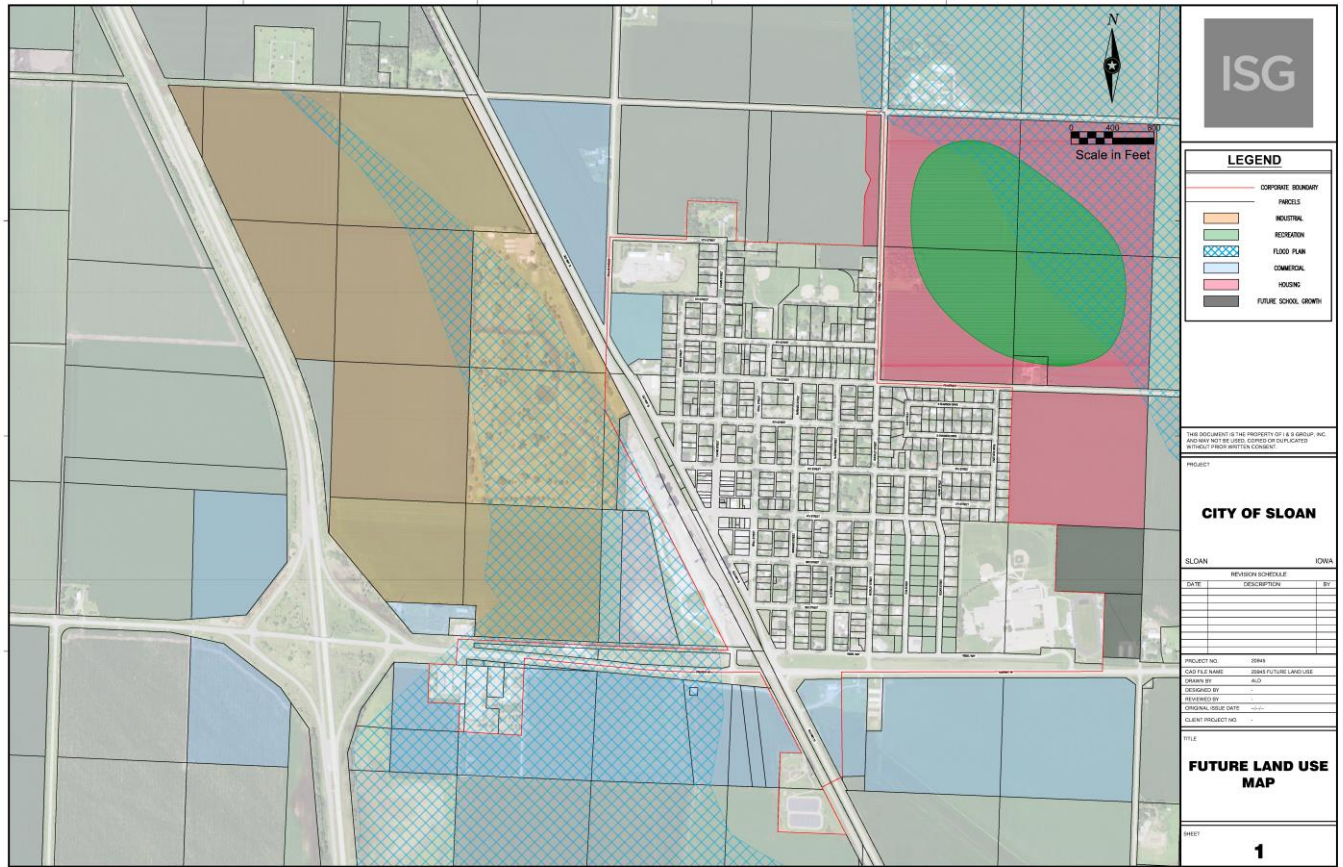
**Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.**

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.



# 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 persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-464-1155 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 ordinances, 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:

WIC TRACT One (1) in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) 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 (SW¼) of the Southwest Quarter (SW¼); 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 8.068-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.

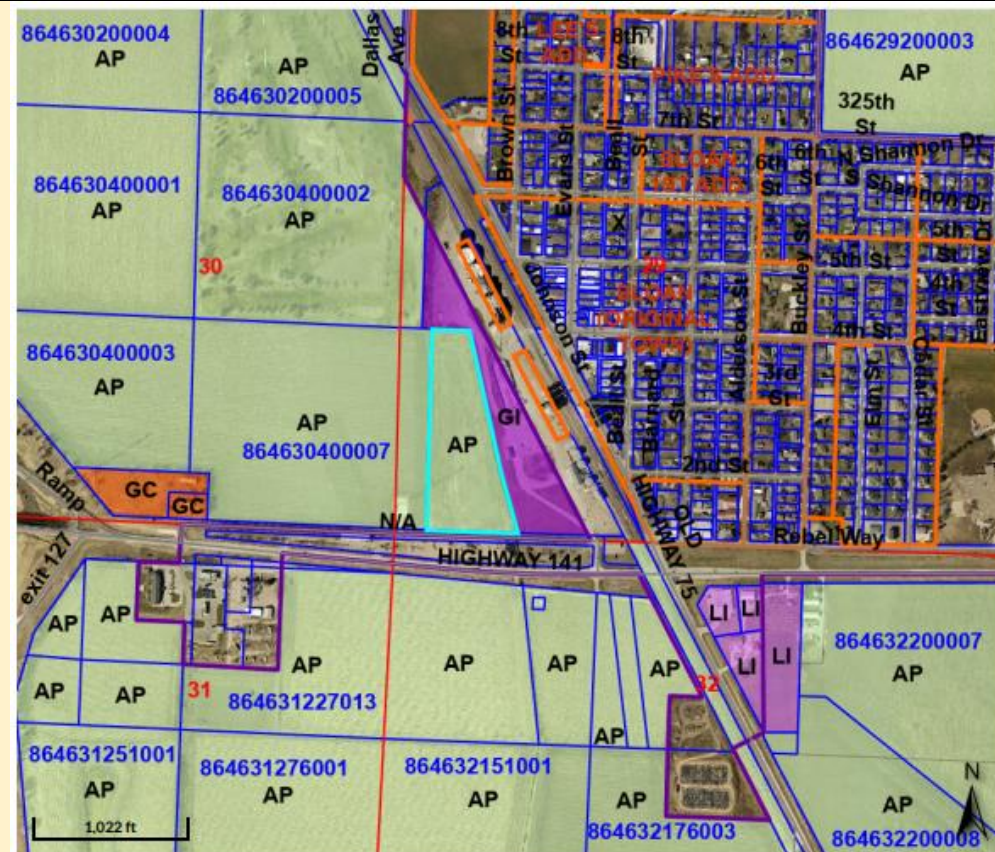
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Contact Us

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





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

Date: 6/18/25

Weekly Agenda Date: 6/24/25 4:45

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

**WORDING FOR AGENDA ITEM:**

a. Conduct the 2nd Public Hearing 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. Approve the 2nd 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:**

Open and close the public hearing. (Set Time: 4:45 PM)

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

The 3rd and final public hearing and final reading of the ordinance has been scheduled for Tuesday, 7/1/25 at 4:45 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

a. Conduct the 2nd Public Hearing 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. Approve the 2nd 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:

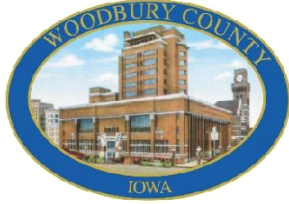
Date of Public Hearing and First Reading \_\_\_\_\_

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

---

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.

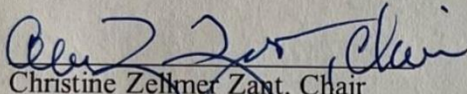
During the public hearing, the Commission heard testimony from a community member who shared a personal experience with unpermitted borrow pit activity on their property, highlighting the need for a clear permitting process to address such activities. The discussion also emphasized the broad definition 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



## **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  
**Flag Status:** Flagged

**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.**  
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

**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, 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

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Dan:

The WCSWCD has no comments regarding this proposal.

Neil

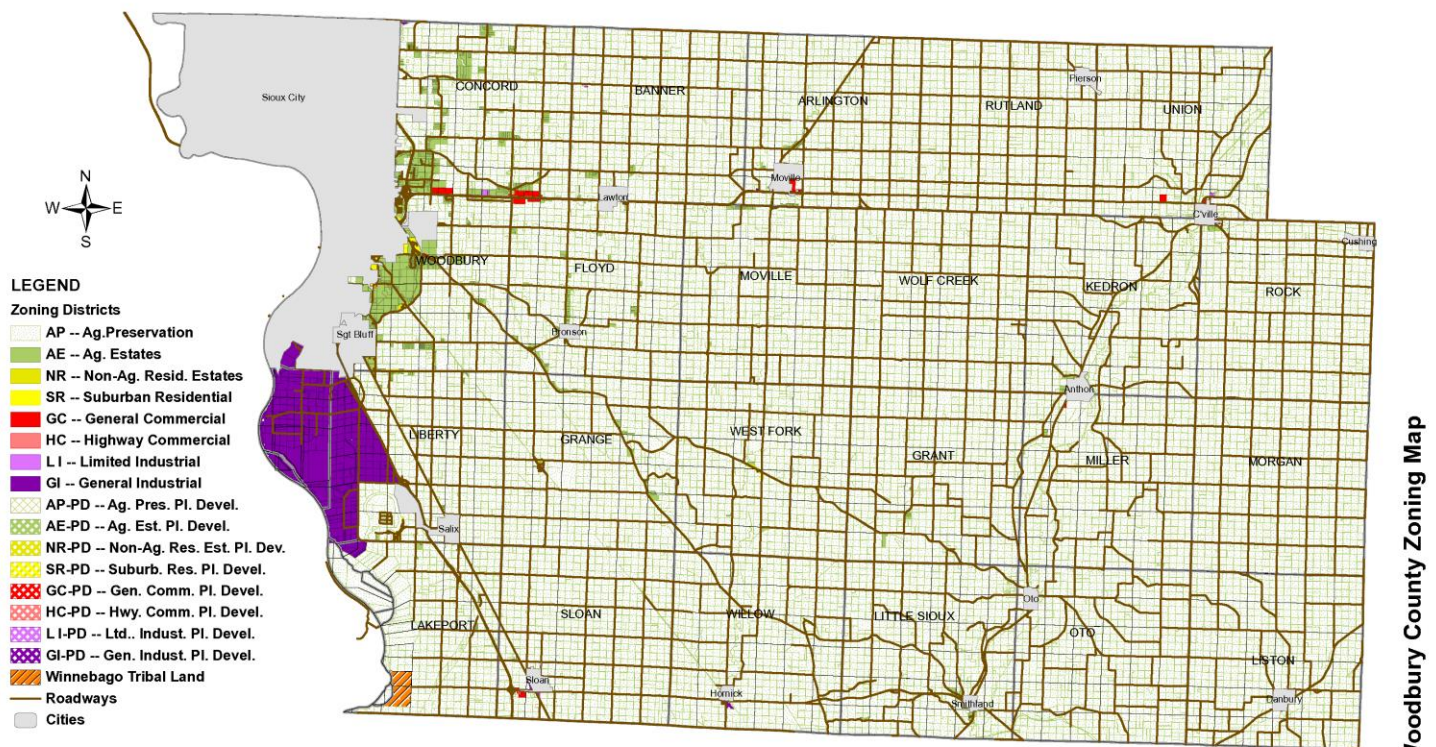


**Neil Stockfleth**  
Environmental Superintendent, Port Neal Complex  
Office: 1.712.233.6276  
Cell: 1.712.251.5155  
[nstockfleth@cfindustries.com](mailto:nstockfleth@cfindustries.com)



**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

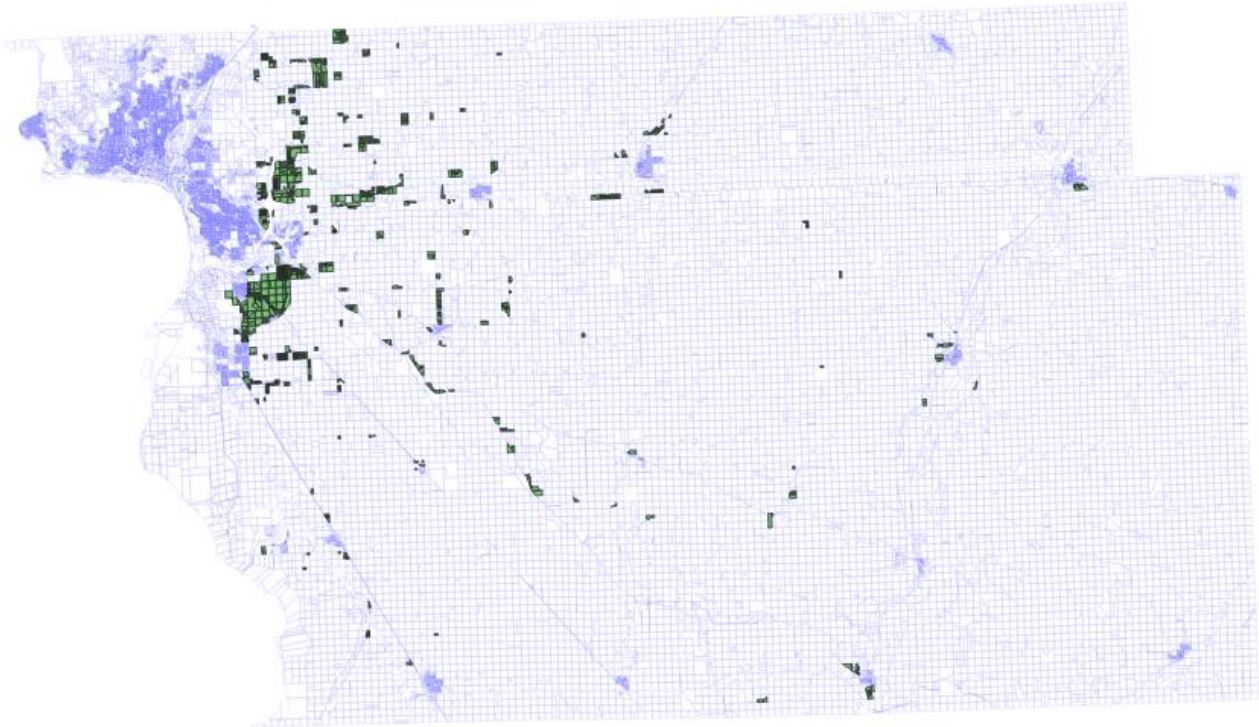


Adopted July 22, 2008

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

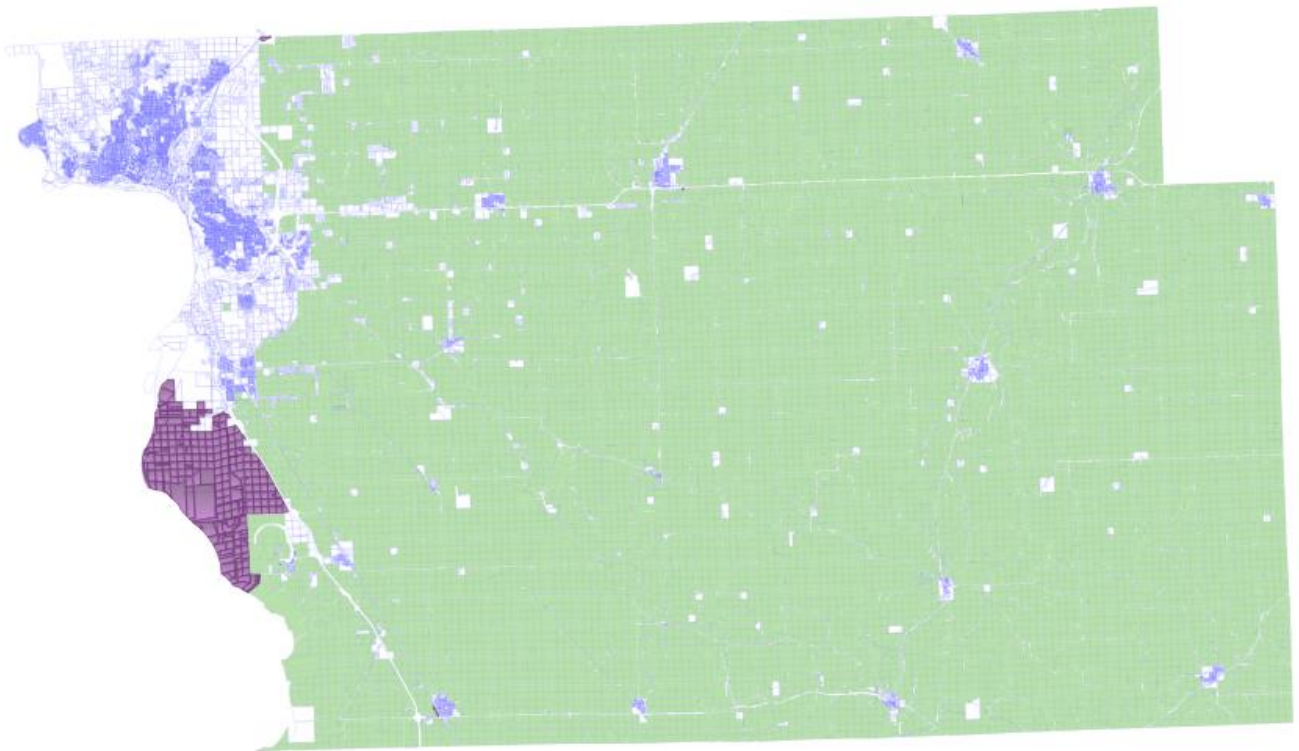


**CONDITIONAL USE PERMIT PROHIBITED IN THE GREEN AREAS**  
**AGRICULTURAL ESTATES (AE) ZONING DISTRICT LOCATIONS (ESTIMATE)**



\*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 hereinafter 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 Winthrop County Courthouse, 4571 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, 4571 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 (rezoning) 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 #66462351012 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: 06/19/2025

Weekly Agenda Date: 06/24/2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mary Chwirka, SC Fire Rescue

**WORDING FOR AGENDA ITEM:**

Opioid settlement funding request for additional life saving devices for Sioux City Fire Rescue rigs.

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Sioux City Fire Rescue is requesting financial support from Woodbury County to purchase life saving equipment to help deal with the following:

"Since one of the main complications of opioid-related overdoses is respiratory depression that can result in hypoxia-related brain injury, Sioux City Fire Rescue, (SCFR), is requesting funding for a practice simulator that gives us the ability to practice ventilatory assists during scenario-based training. Also for the purchase of a device that attaches to existing equipment for better ventilation of a real patient."

**BACKGROUND:**

-See email from Mary Chwirka, EMS Compliance Officer for Sioux City Fire Rescue for details of the request.

-See quote from SafeBVM for a SotairIQ trainer and a supply of the Sotair BVM devices.

-See pdf of information Securing Opioid Settlement Resources for SafeBVM™: Advancing Opioid-induced Respiratory Depression (OIRD) Education, Preparedness and Intervention.

**FINANCIAL IMPACT:**

\$3,510 from the Opioid Settlement 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:**

Motion to approve \$3,510 from the Opioid Settlement Fund for Sioux City Fire Rescue to purchase from Safe BVM a Sotair IQ trainer and a supply of the Sotair BVM devices.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve \$3,510 from the Opioid Settlement Fund for Sioux City Fire Resuce to purchase from SafeBVM a SotairIQ trainer and a supply of the Sotair BVM devices.

**From:** Mary Chwirka  
**Sent:** Tuesday, April 29, 2025 1:29 PM  
**To:** Daniel Bittinger <[dbittinger@woodburycountyiowa.gov](mailto:dbittinger@woodburycountyiowa.gov)>  
**Subject:** FW: Opioid settlement money Review Please

Supervisor Bittinger – please see the proposal below.

Proposal for Funding through the Opioid Settlement –

Since one of the main complications of opioid-related overdoses is respiratory depression that can result in hypoxia-related brain injury, Sioux City Fire Rescue, (SCFR), is requesting funding for a practice simulator that gives us the ability to practice ventilatory assists during scenario-based training. Also for the purchase of a device that attaches to existing equipment for better ventilation of a real patient.

Ventilation is a key factor in caring for these patients and responders must have ongoing practice to help with better outcomes for these events. SafeBVM company has the SotairIQ trainer that gives real-time feedback on how well an EMS provider is giving this vital ventilation assistance to a patient that is no longer capable of providing their own breathing. This company also has a device, Sotair device that attaches to a BVM (bag-valve-mask for manual ventilation), that helps in providing the correct length and depth of ventilation thereby optimizing efficiency of providing oxygen to patients during a real-world event. The goal is to reduce the damage caused by the hypoxic incident.

Even though we do administer Narcan (Naloxone), patients still need to have respiratory support with manual ventilation, so we are requesting funding for the purchase of training equipment, provided by SafeBVM, (see attached quote), for Sioux City Fire Rescue, in accordance with section I. 1 & 2. of the Opioid Settlement MOU of approved expenditures. This “hands on” training would augment our scenario-based activities in response to overdose and similar calls. We do allow and welcome other response agencies to participate with us during these events.

Including:

- Training for the department on response to patients in the acute setting, that may not be breathing due to overdose of opioids within the response area.
- Rapid identification of a patient that has overdosed on opioids
- Improved skills and response to opioid patients that are not breathing
- Build muscle memory and proficiency
- Training for law enforcement and other area first responder entities within the region
- Safety in dealing with a possible opioid-related emergency event

I've attached a much more detailed explanation of why ventilation is so important for patients that have overdosed, along with the quote for the SotairIQ trainer and a supply of the Sotair BVM device, that will be carried on all SCFR rigs. The quote shows an expiration date of 4/20 but the SafeBVM representative has assured me that the costs have not changed. Total request for funds: \$3,510.00. If you have any questions, please do not hesitate to call me.

Sotair device for manual ventilation: <https://www.youtube.com/watch?v=ISDY7HeCop8>

Thank you for your time and consideration - respectfully submitted,

Mary A. Chwirka  
EMS Compliance Officer  
Sioux City Fire Rescue  
Ph: 712-224-5107  
Cell: 712-251-0101  
Fax: 712-224-5108  
[machwirka@sioux-city.org](mailto:machwirka@sioux-city.org)



**EMS WEEK**  
May 18-24, 2025  
We Care. For Everyone.

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# Securing Opioid Settlement Resources for SafeBVM™: Advancing Opioid-induced Respiratory Depression (OIRD) Education, Preparedness and Intervention

The Emergency Medical Services (EMS) reported more than 214,000 cases of non-fatal opioid-involved overdose (NFOO) in the U.S. from September 2022 to September 2023.<sup>1-3</sup> One of the main complications of opioid overdose, due to Opioid-Induced Respiratory Depression (OIRD), is hypoxia-related brain injury. The average reported EMS response time is over 9 minutes, while brain damage due to lack of oxygen can start within 4 minutes of OIRD.<sup>4</sup> Hypoxia-related brain injuries can result in various neurological problems, such as reduced motor skills, mental confusion, memory and cognitive impairment, involuntary movements, seizures, and brain swelling.<sup>5,6</sup> Furthermore, people who have experienced NFOO have a 15.3 times higher risk of developing encephalopathy caused by hypoxic injury.<sup>7</sup> Unlike hypoxia-related brain injuries caused by traumatic brain injuries, cardiac arrest, or stroke, there are currently no products approved by the U.S. Food and Drug Administration (FDA) specifically designed to prevent, diagnose, or treat brain injuries resulting from NFOO. SafeBVM is uniquely positioned to develop and deliver a breakthrough solution specifically addressing OIRD, bridging a critical gap in care for non-fatal opioid overdoses.

## Ventilation is Critical in Opioid Overdose

In overdose-related arrests (OA-OHCA), the primary insult is typically respiratory failure—progressing through hypercapnia/hypoxia to cardiac arrest. Tissue hypoxia and respiratory acidosis often begin before arrest. Therefore, early and effective manual ventilation is crucial to correct hypoxia, help normalize acidosis, and prevent secondary organ damage. **The latest research shows that standard CPR with ventilation results in better OA-OHCA outcomes than chest-compression-only CPR.**<sup>8</sup> Unfortunately, many bystanders and first responders (e.g., police officers, firefighters) feel uncomfortable providing mouth-to-mouth ventilation (MMV) or mouth-to-pocket mask ventilation (MPV), which helps explain why only 4–15% of opioid overdose patients receive ventilation before EMS arrives.<sup>8,20</sup> **Even when ventilation is given, poor technique can lead to under- or overventilation, each with associated harms. Tidal volumes (Vt) exceed 1000 ml in 32% of MPV and 50% of MMV cases, resulting in gastric insufflation rates of 52–79%.**<sup>9</sup> Even experienced providers can struggle to provide optimal manual ventilation, with bag valve mask (BVM) usage resulting in unsafe ventilation 81% of the time.<sup>10</sup> Such complications can include gastric insufflation, vomiting and aspiration, barotrauma/volutrauma, pneumothorax, and cardiopulmonary compromise,<sup>11</sup> all of which further impact patient outcomes.

## Naloxone's Role and Limitations

Following an overdose, timely intervention is essential to avoid hypoxic brain injury or death. Evidence shows that rapid response strategies, including naloxone (e.g., Narcan) administration and rescue breathing/ventilation, improve patient recovery and increase survival rates.<sup>12</sup> Naloxone is an opioid antagonist that rapidly reverses respiratory depression, but it is not a complete solution to OIRD. Naloxone can take 2–5 minutes to take effect, has a short half-life, and may require multiple doses—particularly with potent opioids such as fentanyl.<sup>13</sup> Thus, ventilatory support is often needed in addition to naloxone. Moreover, naloxone can cause withdrawal symptoms, prompting guidelines to recommend using the lowest possible dose to restore breathing.<sup>14,15</sup> A recent study found that patients receiving out-of-hospital naloxone in doses exceeding 4.4 mg were 62% more likely to have a pulmonary complication, and the risk of complications rose from 13% to 27% when the initial dose exceeded 0.4 mg.<sup>15</sup> **Providing controlled ventilation may enable lower doses of naloxone to be used, thus reducing withdrawal and associated complications while preventing aspiration or prolonged hypoxia.**

### **Ongoing Need for Ventilation Despite Naloxone**

Despite naloxone or when naloxone is unavailable, many opioid overdose patients still suffer respiratory issues and may require manual ventilation prior to EMS arrival. In these situations, CPR with rescue breathing is recommended until EMS arrives,<sup>16</sup> and many overdose response kits include pocket masks for this purpose.<sup>17</sup> Studies of bystander CPR for opioid overdose have shown that provision of CPR leads to a lower rate of hospitalization (13.9% vs. 17.7%,  $p < 0.05$ ) compared with no CPR.<sup>18</sup> Demonstrating the importance of ventilation, a study of over 10,000 OHCA cases revealed that standard CPR with ventilation was associated with improved outcomes in OA-OHCA compared to chest-compression-only CPR (adjusted odds ratio: 2.44, 95% confidence interval: 1.05–5.67).<sup>8</sup> Notably, this improvement was not observed in undifferentiated OHCA cases, indicating that opioid overdose patients especially benefit from ventilation.

### **SafeBVM's Solutions and Proposed Use of Opioid Settlement Funds**

The Opioid Settlement Funds can be used to purchase SotairIQ and the Sotair® Clinical-Use Solution, both designed to enhance manual ventilation safety and effectiveness through flow control, ensuring better patient outcomes during emergency first response.

#### **SotairIQ:**

- Build muscle memory & proficiency through coaching and gamified training.
- Never before seen insights into ventilation parameters.
- Improved first-responder confidence and skills

#### **Sotair® Clinical-Use Solution:**

- Rapid training and deployment with existing kit
- Minimizes gastric insufflation
- “Forcing Function” that offers ventilation consistency across all providers

Developed with grants and contracts awarded by the National Science Foundation (NSF), National Institutes of Health (NIH), and Department of Defense (DoD), SafeBVM's technology is vital in uncontrolled prehospital settings, where first responders face stress and limited resources but must provide high-quality ventilation promptly. The Sotair flow-limiting valve, FDA 510(k)-cleared, attaches to a standard BVM and limits excessive flow and pressures in the airway without venting air. During manual ventilation, flow rates exceeding 55 L/min cause the valve to close suddenly generating haptic, auditory and visual feedback, guiding the user to correct their ventilation technique. For every unsafe breath, this mechanism creates instant resistance and provides audiovisual/haptic feedback to guide the user to an optimal ventilation zone. Unlike a pop-off valve that focuses solely on inspiratory pressure, Sotair's flow limitation modulates peak inspiratory pressure based on the patient's lung compliance and airway resistance, helping generate an adequate tidal volume similar to that of a mechanical ventilator.<sup>21,22</sup> Limiting flow also reduces excessive tidal volume and ventilation rates, which in turn helps minimize complications such as gastric insufflation, aspiration, barotrauma, and other ventilation-related injuries.

The Sotair is lightweight (14 g), requires no external power, and is compatible with all commercially available BVMs, endotracheal (ET) tubes, and supraglottic airway (SGA) devices—making it ideal for both trained responders and lay CPR-certified rescuers in opioid overdose emergencies. SafeBVM is thus uniquely suited to address the critical gap in care for NFOO by facilitating safer, more effective ventilation during the critical minutes in the pre-hospital environment.

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50 Milk Street, FL 16  
Boston, MA 02109 USA  
Phone: 413-400-2055

## QUOTATION

DATE	4/11/25
QUOTE #	317
EXPIRES	4/20/25
PREPARED BY	Sam Kiefer
EMAIL	<a href="mailto:skiefer@safebvm.com">skiefer@safebvm.com</a>
CELL	636-346-4905

### BILL TO:

Mary Chwirka  
Sioux City Fire Rescue  
601 6th Street  
Sioux City, IA 51101  
[machwirka@sioux-city.org](mailto:machwirka@sioux-city.org)

### SHIP TO:

Mary Chwirka  
Sioux City Fire Rescue - Station #1  
315 9th Street  
Sioux City, IA 51101  
[machwirka@sioux-city.org](mailto:machwirka@sioux-city.org)

DESCRIPTION	QTY	PRICE	AMOUNT
Adult Sotair Device (Box of 6)	12	\$210.00	\$2,520.00
Sotair IQ (1 Sensor + 1 Test lung + 1 Hardware)	1	\$900.00	\$900.00
Estimated Shipping		\$90.00	\$90.00
Tax		Exempt/Taxable	
TOTAL			\$3,510.00

### TERMS AND CONDITIONS

I hereby accept and authorize this order to be processed to and shipped to the address above.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PO Number(Optional): \_\_\_\_\_

### DISCOUNT SCHEDULE FOR PRE-HOSPITAL (2024)


If you have any questions concerning this quotation, please call or email :

Email: [skiefer@safebvm.com](mailto:skiefer@safebvm.com)

Phone: 636-346-4905

**THANK YOU FOR YOUR INTEREST IN SAFEBVM PRODUCTS**

[www.safebvm.com](http://www.safebvm.com)

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

Date: 06-11-2025 Weekly Agenda Date: 06-24-2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Devan Amick - Woodbury County Fire Association

**WORDING FOR AGENDA ITEM:**

Request funding for a mental health speaker for first responders

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Woodbury County Fire association is looking for assistance with funding to bring in national keynote speaker Travis Howze to Sioux City to help raise awareness for mental health of first responders.

**BACKGROUND:**

See attachment about Travis Howze. Multiple non-profits and other governmental bodies are being asked to help split the cost of the \$30,000 request.

**FINANCIAL IMPACT:**

The total speaking fee is \$30,000 but the request is \$5,000 only from Woodbury County. \$15,000 is needed to reserve a date and time for next year's speaking engagements for Travis Howze.

**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:**

Fund \$5,000 for a mental health speaker for first responders.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to fund a mental health speaker for first responders in the amount of \$5,000 from \_\_\_\_\_ funds.

# Woodbury County Fire Association Presents Travis Howze

## About Travis Howze

Travis Howze is an international touring speaker, author, and motivational wellness educator who spent 14 years in the military and emergency services as a U.S. Marine, Police Officer and Firefighter.

From taking human life to being assigned to the body recover team of 9 brother firefighters, including one of his best friends, Travis was plagued with extreme Post Traumatic Stress dating back to early childhood. With little to no resources available during his recovery, he decided to become a resource by developing "Post Traumatic Purpose - an empowering, educational course and keynote presentation on Leadership, Mental Wellness and Resiliency."

Authentically raw and uncensored, Post Traumatic Purpose gives a realistic view of the mental health epidemic that plagues our first responders and their families. Travis' transparent approach builds a relatability that not only connects with the individual responder but their families; including spouses who

are always encouraged to attend in hopes of promoting career and family longevity.

His motivational message focuses on mental health; targeting in on signs and symptoms affected personnel may be displaying through various behavioral patterns and changes, ways of coping with trauma as it applies to the individual, the family and the team. Travis provides a holistic talk by covering various available resources, the culture and why many never seek help. He is the author of the Best Selling book and top ranked Podcast both titled, "Create Your Own Light."

For over a decade, he has had the pleasure of speaking and teaching to departments nationwide and countless emergency services and mental health conferences, including law enforcement, firefighters, clinicians, the FBI, SWAT teams, private mental health organizations, and the top nationally ranked university student veterans' program.

**The Woodbury County Fire Association is an Association that is made up of all local Fire Departments in Woodbury County. The month of May is mental health awareness. The Woodbury County Fire Association is looking at trying to bring in top national keynote speaker Mr. Travis Howze in May 2026 to speak on Mental health for first responders. This event will be open to all first responders in the tri-state area to help raise awareness on mental health regarding first responders. The Woodbury County Fire Association is seeking business's help to raise enough funds to bring Mr. Travis Howze and his show to Sioux City Iowa. The Woodbury County Fire Association is a 501 (C) (3) Nonprofit organization. If you or your business would like do donate to this event, Checks can be written out to Woodbury County Fire Association. Thank you in advance for helping local first responders!**





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

Date: 06/20/2025 Weekly Agenda Date: 06/24/2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Bittinger and Mark Nelson

**WORDING FOR AGENDA ITEM:**

Approval to carryover 80 hours vacation for K.S. to be used within the next year.

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

**EXECUTIVE SUMMARY:**

Due to business related circumstances, K.S. will not be able to use all accrued vacation hours before they are lost, this agenda item is requesting K.S. be able to carryover that time.

**BACKGROUND:**

According to the Woodbury County Handbook, employees are not allowed to carryover more vacation than they accrue through the year and the Board of Supervisor's approval is required to rollover vacation in rare situations.

**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:**

Approve the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the carryover of 80 hours vacation for K.S. to be used within the next year.

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

Date: 06/18/2025 Weekly Agenda Date: 06/24/2025

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

**WORDING FOR AGENDA ITEM:**

Amendment of Woodbury County Secondary Road Department Five Year Construction Program

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Amend the Woodbury County five year construction program to include grant funded bridges in FY 2027

**BACKGROUND:**

Two bridges on Old Hwy 141 (D-25) are eligible for a new federal grant. The grant would cover 80% of the construction cost. The County is required to approve the amended program by June 27 to be eligible.

**FINANCIAL IMPACT:**

The two bridges are each estimated at \$1,360,000 to replace. Woodbury County would be responsible for 20% of each of the bridges or \$544,000 that would come from the County's Farm to Market fund. The grant would cover 80% or \$2,176,000. Hence, no financial impact to the local budget.

**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:**

I recommend approval of the amended Woodbury County Secondary Road Department Five Year Construction Program to allow two bridges to become grant eligible.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the amended Woodbury County Secondary Road Department Five Year Construction Program to allow two bridges to become grant eligible.

SECONDARY ROADS FIVE YEAR PROGRAM

Iowa Department of Transportation  
SECONDARY ROADS FIVE YEAR PROGRAM

County: **Woodbury County**  
Fiscal Year: **2026**  
Version: **1.0**

COUNTY CERTIFICATION	
The detailed construction program for the secondary road system was adopted by the Board of Supervisors on _____ Date	
ATTESTED	
_____ County Auditor	_____ Date
_____ County Engineer	_____ Date
_____ Chairperson, Board of Supervisors	_____ Date
IOWA DOT PROGRAM APPROVALS	
Recommended Approval: _____ OLS Reviewer	_____ Date
Approval: _____ Director of Local Systems	_____ Date

## SECONDARY ROADS FIVE YEAR PROGRAM

						Accomp Year	Priority Years				Total
Project Number Project Name Project ID	Location Description of Work Section / Township / Range	AADT Length Federal ID	Status FM Transfer	Day Labor Type of Work Project Type	Fund	FY 2026	1st FY 2027	2nd FY 2028	3rd FY 2029	4th FY 2030	
L-B(U155)--73-97 U155 Bridge Replacement 38731	On 325TH ST, Over STREAM, from County Route K67 E 0.1 miles in Section 25 T86N R45W  Bridge replacement project - locally funded 25 / 86 / 45	47 miles 351030	Previous	\$0 320 Bridges Local	Local	500					\$500
					FM						
					Special						
					FA						
					SWAP						
DGA-C097(IMN-029- 6(170)139)--XT-97 Southbridge/235th Street Interchange Project  53393	On 235th Street, Over I-29, from K25 E 1.4 miles to K45   Road is not yet constructed. Functional classification will be updated upon completion of ROW acquisition. 7 / 87 / 47	35  1.400 miles	Previous	\$0  2057 Bridge and Approaches- Other Grant	Local						\$25,030
					FM						
					Special						
					FA	2,030					
					SWAP						
BROS-C097(177)--8J-97 120th St D42 Bridge Replacement 32653	On 120TH ST, Over MUDDY CREEK, from Eastland Ave east 0.8 Miles on NLINE S17 T89 R45  Replace existing Bridge D42 17 / 89 / 45	60 miles  355137	Previous	\$0 320 Bridges  FA	Local						\$800
					FM						
					Special						
					FA	800					
					SWAP						
L-B(K20)--73-97 Bridge K20 Replacement 25004	On 180TH ST, Over STREAM, from IA Hwy 31 0.1 miles in Section 11 T88N R43W  11 / 88 / 43	30 miles 353240	Previous	\$0 320 Bridges Local	Local		480				\$480
					FM						
					Special						
					FA						
					SWAP						

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L-B(N191)--73-97 Mason Avenue Bridge 37716	On MASON AVE, Over MILLER CREEK, from 270th Street South 0.25 Miles on N LINE S34 T87 R43  Bridge Replacement of N-191 120' CCS estimated 34 / 87 / 43	15 miles 351840	Previous	\$0 320 Bridges Local	Local		500				\$500
					FM						
					Special						
					FA						
					SWAP						
FM-C097(D38)--55-97 D38 HMA resurfacing project 52212	On 220th Street, from East City limits of Anthon E 6 miles to Safford Avenue  32 / 88 / 42	5 6.000 miles	Previous	\$0 366 HMA Paving FM	Local						\$1,800
					FM		1,800				
					Special						
					FA						
					SWAP						
DGA-C097(F-117)--XT-97 F-117 Bridge Replacement on Old Hwy 141 (D-25) 58062	On D 25, Over SMALL NATURAL STREAM, Sec. 24, T-88N, R-47W  24 / 88N / 47W	1533 miles 53490	New	\$0 2021 Bridge Replacement Grant	Local						\$1,360
					FM		272				
					Special						
					FA						
					SWAP						
DGA-C097(G-179)--XT-97 G-179 Bridge Replacement on Old Hwy 141 (D-25) 58063	On D 25, Over ELLIOT CREEK, Sec. 31, T-88N, R- 46W  31 / 88N / 46W	972 miles 53510	New	\$0 2021 Bridge Replacement Grant	Local						\$1,360
					FM		272				
					Special						
					FA						
					SWAP						

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BROS-C097(B110)--8J-97 Bridge B110 replacement 35164	On 150TH ST, Over STREAM, from Jewell Ave E 0.3 miles in section 31 T89N R43W  Woodbury County will submit an ADT waiver for this project. Thank you. 31 / 89 / 43	20 miles 354900	Previous	\$0 320 Bridges FA	Local						\$700
					FM						
					Special						
					FA		700				
					SWAP						
BRS-C097(P280)--60-97 Bridge P280 replacement 47210	On K 64, Over WEST FORK LITTLE SIOUX, from D54 N 0.8 miles S16 T87 R45  16 / 87 / 45	550 miles 352394	Previous	\$0 320 Bridges FA	Local						\$1,800
					FM						
					Special						
					FA		1,440				
					SWAP		360				
L-B(A225)--73-97 Mason Ave Bridge A225 35166	On MASON AVE, Over STREAM, from 120th St N 0.4 miles in Section 8 T89N R42W  8 / 89 / 42	10 miles 354570	Previous	\$0 320 Bridges Local	Local			550			\$550
					FM						
					Special						
					FA						
					SWAP						
BROS-C097(P276)--5F-97 Bridge P276 Replacement 52209	On D 54, Over WEST FORK LITTLE SIOUX, from Grundy Avenue E 0.2 miles S16 T87 R45  16 / 87 / 45	409 miles 352396	Previous	\$0 320 Bridges FA	Local						\$1,800
					FM						
					Special						
					FA			1,800			
					SWAP						



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L-B(A208)--73-97 Bridge A208 Replacement 52215	On MICHIGAN AVE, Over STREAM, from 130th Street SE 1.9 miles S28 T89 R42  28 / 89 / 42	24 miles 354681	Previous	\$0 320 Bridges Local	Local				600		\$600
					FM						
					Special						
					FA						
					SWAP						
FM-C097(K-14-10)--55-97 K-14-10 Bridge replacement 38732	On D 22, Over ROCK CREEK, from Lucas Ave E 0.2 miles Section 35 T89 R43  35 / 89 / 43	240 miles 353155	Previous	\$0 320 Bridges FM	Local						\$350
					FM				350		
					Special						
					FA						
					SWAP						
FM-C097(K42)--55-97 Dallas Avenue - K42 PCC Rehabilitation 45042	On K 42, from K45 N 5 miles to east D53-K42 intersection  19 / 86 / 46	5 5.160 miles	Previous	\$0 367 PCC Paving  FM	Local						\$3,000
					FM				3,000		
					Special						
					FA						
					SWAP						
STP-S-C097(D25)--5E-97 Old Hwy 141 Resurfacing  35161	On D 25, from K64 Intersection to Hwy 141 intersection  10 / 86 / 45	5 11.500 miles	Previous	\$0 366 HMA Paving  FA	Local						\$3,000
					FM				1,000		
					Special						
					FA				2,000		
					SWAP						

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L-C(X116)--73-97 Culvert X116 replacement  35167	On 335TH ST, Over Unnamed stream, from Osceola Ave E 0.5 miles in Section 31 T86N R42W  31 / 86 / 42	10 miles	Previous	\$0 332 Box Culverts Local	Local					300	\$300
					FM						
					Special						
					FA						
					SWAP						
L-B(B213)--73-97 Bridge B213 Replacement  36086	On LENOX AVE, Over STREAM, from 120th Street South 0.8 Miles, in SW S13 T89 R43  Replace bridge with RCB culvert 13 / 89 / 43	15 miles  354770	Previous	\$0 332 Box Culverts Local	Local					220	\$220
					FM						
					Special						
					FA						
					SWAP						
LFM-(X237)--7X-97 X-237 Bridge Replacement 45059	Bridge X-237 on Taylor Avenue 0.7 miles north of 290th Street  2 / 86 / 42	25 0.100 miles 349960	Previous	\$0 320 Bridges Local	Local					600	\$600
					FM						
					Special						
					FA						
					SWAP						
L-C(M184)--73-97 Bridge M184 Replacement 52211	On POCAHONTAS AVE, Over STREAM, from 220th Street S 0.1 miles S5 T87 R42  5 / 87 / 42	14 miles 351270	Previous	\$0 320 Bridges Local	Local					500	\$500
					FM						
					Special						
					FA						
					SWAP						

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BROS-C097(Q18)--8J-97 Bridge Q18 Replacement 52210	On 220TH ST, Over FARMERS DITCH, from Carroll Avenue E 1.4 miles  6 / 87 / 46	29 miles 352520	Previous	\$0 320 Bridges FA	Local						\$1,100
					FM						
					Special						
					FA					1,100	
					SWAP						

## SECONDARY ROADS FIVE YEAR PROGRAM

<b>Fund</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Grant	\$23,000,000	\$2,176,000				<b>\$25,176,000</b>
SWAP		\$360,000				<b>\$360,000</b>
FM		\$2,344,000		\$4,350,000		<b>\$6,694,000</b>
Local	\$500,000	\$980,000	\$550,000	\$600,000	\$1,620,000	<b>\$4,250,000</b>
FA	\$2,830,000	\$2,140,000	\$1,800,000	\$2,000,000	\$1,100,000	<b>\$9,870,000</b>
<b>Total</b>	<b>\$26,330,000</b>	<b>\$8,000,000</b>	<b>\$2,350,000</b>	<b>\$6,950,000</b>	<b>\$2,720,000</b>	<b>\$46,350,000</b>

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

Date: 6/17/25 Weekly Agenda Date: 6/24/25

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor Matthew Ung

**WORDING FOR AGENDA ITEM:**

Approval of retroactive supplemental pay for extra duties performed to the employee filling the appointed deputy auditor position from 8-21-24 to 1-1-25

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

**EXECUTIVE SUMMARY:**

See title. The recommended amount is due to the board's earlier consensus of the compensation board's recommendation--given the extra duties--which was not permissible through that budget process.

**BACKGROUND:**

Supplemental pay has been defined by the Iowa Supreme Court as "pay based upon extra services and directly related to the time, skill, and nature of the additional services." Fort Dodge Community School Dist. v. Public Employment Relations Bd., 319 N.W.2d 181, 184 (Iowa 1982). The Board approved supplemental pay on 4-28-20 in lieu of a vacation payout, and on 8-24-22 due to a rare 27th pay period.

**FINANCIAL IMPACT:**

Legally, there cannot be any increase to the current annual compensation to the elected Auditor position as set via the compensation board and budget process. This method of one-time supplemental pay for the appointed deputy Auditor position is allowable and is recommended to be \$5,000 in lieu of the former.

**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:**

The Board has the authority to set supplemental pay for appointed deputies. This should be done only for extraordinary circumstances. In this case, then-Deputy Auditor Michelle Skaff fulfilled multiple extra duties which were critical for the county to produce and adopt a budget following the death of the budget director, and the extended time required to hire and train a replacement.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve a one-time supplemental pay bonus of \$5,000 to the employee working in the appointed deputy auditor position between 8-21-24 and 1-1-25.

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

Date: 06/19/2025 Weekly Agenda Date: 06/24/2025

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor Daniel Bittinger

**WORDING FOR AGENDA ITEM:**

Letters of Support for Agape Comuntiy Services and Movable Community Development Authority Inc.

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Agape Community Services and Movable Community Development Authority Inc are both applying for grants and have requested letters of support from the Board of Supervisors to fulfill grant requirements

**BACKGROUND:**

See attached letters of support.

**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 ☒

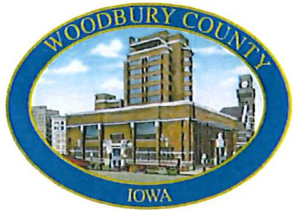
**RECOMMENDATION:**

Motion to approve both letters of support and sign.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1: Motion to approve letter of support for Agape Community Services.
- 2: Motion to approve letter of support for Movable Community Development Authority Inc.





# Woodbury County Board of Supervisors

Courthouse • Room 104  
620 Douglas Street • Sioux City, Iowa 51101  
Telephone (712) 279-6525 • Fax (712) 279-6577

## MEMBERS

**DANIEL A. BITTINGER II**  
SIOUX CITY

**KENT T. CARPER**  
SIOUX CITY

**DAVID L. DIETRICH**  
HORNICK

**MARK E. NELSON**  
CORRECTIONVILLE

**MATTHEW A. UNG**  
SIOUX CITY

**FINANCE/BUDGET DIRECTOR**  
RYAN ERICSON

**ADMINISTRATIVE ASSISTANT**  
KAREN JAMES

**EXECUTIVE SECRETARY/ PUBLIC BIDDER**  
HEATHER SATTERWHITE

June 24, 2025

Missouri River Historical Development  
900 Larson Park  
Sioux City, IA 51103

The Woodbury County Board of Supervisors would like to voice our support and offer a letter of commitment to Agape Community Services. Woodbury County has pledged support in the amount of \$150,000 from our Opioid Settlement Use Fund for the opening of a Christ-centered, substance abuse treatment center in Sioux City, Iowa. This agenda item was passed by the board on August 13, 2024. The Board of Supervisors believes this new facility will address the issue of substance addiction and fatherless homes in Siouxland.

Thank you for your time and consideration,

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

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Kent T. Carper  
Woodbury County Board of Supervisors

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Mark E. Nelson  
Vice-Chairman, Woodbury County Board of Supervisors

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Dave L. Dietrich  
Woodbury County Board of Supervisors

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Matthew A. Ung  
Woodbury County Board of Supervisors



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**MATTHEW A. UNG**  
SIOUX CITY

**FINANCE/BUDGET DIRECTOR**  
RYAN ERICSON

**ADMINISTRATIVE ASSISTANT**  
KAREN JAMES

**EXECUTIVE SECRETARY/ PUBLIC BIDDER**  
HEATHER SATTERWHITE

June 24, 2025

Missouri River Historical Development  
900 Larson Park Road  
Sioux City, IA 51103

The Woodbury County Board of Supervisors would like to voice our support and offer a letter of commitment to the Movable Community Development Authority Inc. Woodbury County has pledged to support the new childcare facility in Movable, Iowa with the amount of \$150,000 from our Local Option Sales Tax Fund. This agenda item was passed by the board on March 13, 2025. The Board of Supervisors believes this new childcare facility will bring economic growth and new families to the community of Movable.

Thank you for your time and consideration,

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

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Kent T. Carper  
Woodbury County Board of Supervisors

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Mark E. Nelson  
Vice-Chairman, Woodbury County Board of Supervisors

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Dave L. Dietrich  
Woodbury County Board of Supervisors

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Matthew A. Ung  
Woodbury County Board of Supervisors