



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (AUGUST 12, 2025) (WEEK 33 OF 2025)

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

Daniel A. Bittinger II
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dbittinger@woodburycountyiowa.gov

Kent T. Carper
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David L. Dietrich
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Mark E. Nelson
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Matthew A. Ung
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matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held August 12, 2025, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

AGENDA

2:30 p.m. Joint closed session with the LEC Authority {Iowa Code Section 21.5(1)(c)}

Dennis Butler Meeting Room

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 5 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 August 5, 2025, meeting

3. Approval of claims

4. Deputy Commissioner of Elections – Steve Hofmeyer

Receive the appointments of Megan McKenna and Mark Wendt to replace JoAnne Hinrickson and Mary Kay Schroeder, respectively for City Council in Smithland

5. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
 - c. Approval of request to deauthorize county positions

End of Consent Agenda

6. Board Administration – Heather Van Sickle
 - a. Approval of Notice of Property Sale Resolution for Parcel #894234430018 (aka 419 9th Street - Correctionville) for Tuesday, August 26th at 4:35 p.m.
 - b. Approval of Notice of Property Sale Resolution for Parcel #894730301009 (aka 119 S. Colon Street) for Tuesday, August 26th at 4:37 p.m.
 - c. Public hearing and sale of property on parcel #894720261002 (aka 2114 Geneva Street) Action
 - d. Public hearing and sale of property to the City of Sioux City on parcel #894728102001 (aka 1322 Summit Street) Action
 - e. Public hearing and sale of property to the City of Sioux City on parcel #894728104003 (aka 407 – 13th Street) Action
 - f. Public hearing and sale of property to the City of Sioux City on parcel #894728104002 (aka 1302 Douglas Street) Action
 - g. Public hearing and sale of property to the City of Sioux City on parcel #894728108001 (aka 1218-22 Douglas Street) Action
7. Reports on Committee Meetings Information
8. Citizen Concerns Information
9. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

WED., AUG 13	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
THU., AUG 14	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
FRI., AUG 15	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 607 – 4 th Street.
WED., AUG 20	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., AUG 21	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
MON., AUG 25	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
WED., AUG 27	2:30 p.m.	Rolling Hills Community Services Region Governance Board Meeting
WED., SEP 3	7:30 a.m.	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., SEP 4	12:00 p.m.	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.
WED., SEP 10	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	8:05 a.m.	Woodbury County Information Communication Commission, Dennis Butler Meeting Room
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
THU., SEP 11	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

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

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the 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.

AUGUST 5, 2025, THIRTY-SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 5, 2025, at 4:30 p.m. Board members present were Carper, Ung, Dietrich, and Nelson, Bittinger II was absent. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

1. Motion by Dietrich second by Nelson to approve the agenda for August 5, 2025. Carried 4-0. Copy filed.

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

2. To approve minutes of the July 29, 2025 meeting. Copy filed.

To approve minutes of the July 28th, 2025 special meeting. Copy filed.

3. To approve the claims totaling \$488,558.42. Copy filed.

- 4a. To approve the reclassification of Nicholas Nyreen, Civilian Jailer, County Sheriff's Dept., effective 08-04-2025, \$34.57/hour, 33%=\$8.53/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to Master; the reclassification of Estrella Vazquez, Civilian Jailer, County Sheriff's Dept., effective 08-04-2025, \$26.98/hour, 4%=\$0.94/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to 2nd; the reclassification of Lacey Clark, Civilian Jailer, County Sheriff's Dept., effective 08-04-2025, \$26.98/hour, 4%=\$0.94/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to 2nd; the reclassification of Kimberly Greco, Civilian Jailer, County Sheriff's Dept., effective 08-04-2025, \$26.98/hour, 4%=\$0.94/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to 2nd; the reclassification of Rebecca Schoep, Civilian Jailer, County Sheriff's Dept., effective 08-04-2025, \$26.98/hour, 4%=\$0.94/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to 2nd; the reclassification of Colin Baumann, Civilian Jailer, County Sheriff's Dept., effective 09-05-2025, \$26.98/hour, 4%=\$0.94/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 3rd Class to 2nd; and the reclassification of Jessica Tank, Civilian Jailer, County Sheriff's Dept., effective 10-14-2025, \$28.20/hour, 5%=\$1.22/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 2nd Class to 1st. Copy filed.

- 4b. To approve the revised Mobile Device Management Policy. Copy filed.

5. To approve and authorize the Chairperson to sign a notice of property sale resolution for parcel #894728177003 (aka 611 9th Street) for Tuesday, August 19th at 4:35 p.m.

WOODBURY COUNTY, IOWA
RESOLUTION #13,935
PARCEL #894728177003

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

**The East Fifty Feet (E 50') of Lots Five and Six (5) and (6) in Block Fifty-two (52) of Sioux City East Addition, City of Sioux City, in the County Woodbury and State of Iowa
(611 9th 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 **19th Day of August, 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 on the **19th**

Day of August, 2025, immediately following the closing of the public hearing to the **Warming Shelter Inc. only per Code of Iowa 331.361(2).**

3. That said Board proposes to sell the said real estate to the **Warming Shelter Inc. only for consideration of \$1013.00 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 5th Day of August, 2025

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 4-0.

8. Reports on committee meetings.
9. Budget Director Ericson shared information about the federal inmate counts at the Woodbury County Jail.

Auditor Skaff shared information regarding the State Senate District 1 Special Election.

- 6a. A public hearing was held at 4:40 p.m. to conduct the third and final public hearing to amend the Zoning Ordinance to include nuclear energy facilities, nuclear waste storage, and related uses as allowed or conditional uses in specific zoning districts, such as the General Industrial Zoning District, while addressing prohibitions, public notification requirements, and necessary updates to definitions and ordinance structure, and related changes.

Gerald Iversen, Sioux City, Rita Iversen, Sioux City, Renee Weinberg, Sioux City, Joann Sadler, Sioux City, Lauren White, Sioux City, Briana Kouma, Sierra Club, Bob Fritzmeier, Sioux City, Jean Carlson, Sioux City, Lexi McKee Hemenway, Sioux City, Madonna Nitzke, Sioux City, Michelle LaMere, Winnebago, and Tyler LaMere, Winnebago, spoke against the ordinance.

Craig Levine, IBEW and Doyle Turner, Merville, spoke in favor of the ordinance.

Motion by Nelson second by Carper to receive documents from Ms. Iversen. Carried 4-0. Copy filed.
Motion by Nelson second by Dietrich to receive documents from Mr. Levine. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. Weinberg. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. White. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. Sadler. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. Kouma. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Mr. Fritzmeier. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. Carlson. Carried 4-0. Copy filed.
Motion by Nelson second by Carper to receive documents from Ms. McKee Hemenway. Carried 4-0. Copy filed.

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

- 6b. Motion by Nelson second by Ung to approve the 3rd and final Reading of the Zoning Ordinance Text Amendments. Carried 4-0. Copy filed.

- 6c. Motion by Nelson second by Ung to adopt the Zoning Ordinance #83 Text Amendments ordinance. Carried 4-0. Copy filed.
- 7a. A public hearing was held at 4:45 p.m. to conduct the third and final public hearing to amend the Zoning Ordinance to comply with Iowa Senate File 592, signed into law on May 1, 2025, which mandates allowing at least one accessory dwelling unit on lots with single-family residences and prohibits certain restrictive regulations, necessitating updates to sections like the Land use Summary Table, Lot Requirements, and Number of Residential Structures.
- Motion by Dietrich second by Nelson to close the public hearing. Carried 4-0. Copy filed.
- 7b. Motion by Nelson second by Dietrich to approve the 3rd and final reading of the Zoning Ordinance Text Amendments. Carried 4-0. Copy filed.
- 7c. Motion by Nelson second by Dietrich to adopt the Zoning Ordinance #84 Text Amendments ordinance. Carried 4-0. Copy filed.
- 9(cont). Eric Wissing, Sioux City, addressed concerns about the audio in the Board Room.
10. Board concerns were heard.
- The Board adjourned the regular meeting until August 12, 2025.
- Meeting sign in sheet. Copy filed.

NOTICE OF APPOINTMENT TO FILL A VACANCY

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

From: City of Smithland School/City/Township/
Courtney Schmitt Extension/Soil & Water
8/16/25 Secretary/Clerk
Date

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

For the office of Council
Name Megan McKenna
Address 201 S Washington St
City/Zip Smithland 51056
Date of appointment December 12, 2024

This appointment is to fill the office previously held by:

Jeanne Hinrickson
(Name of previous official)

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

2025 AUG -6 AM 11:35

Michelle K. Skaff
WOODBURY COUNTY
AUDITOR/RECORDER
COMMISSIONER OF ELECTIONS

NOTICE OF APPOINTMENT TO FILL A VACANCY

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

From: City of Smithland School/City/Township/
Courtney Schmitt Extension/Soil & Water
8/16/25 Secretary/Clerk
Date

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

For the office of Council
Name Mark Wendt
Address 304 W Main St
City/Zip Smithland 51054
Date of appointment January 1, 2024

This appointment is to fill the office previously held by:

Mary Kay Schroeder
(Name of previous official)

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

2025 AUG -6 AM 11:35

WILSON COUNTY
AUDITOR RECORDER
COM OF ELECTIONS

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: August 12, 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
Jones, Kathryn	Juvenile Detention	08-09-2025	Youth Worker PT			S	Resignation
Carstens, Aaron	Secondary Roads	08-15-2025	Motor Grader Operator			S	Resignation
Hinrickson, Blake	Secondary Roads	08-15-2025	Motor Grader Operator			S	Resignation
Brannan, Zachary	Secondary Roads	08-15-2025	Engineering Aide			S	End of Temp Work
Palsma, Kurtus	Secondary Roads	08-15-2025	Engineering Aide			S	End of Temp Work
Sanford, Blasé	Secondary Roads	08-15-2025	Engineering Aide			S	End of Temp Work
Dunnington, Collin	Secondary Roads	08-15-2025	Summer Laborer			S	End of Temp Work
Gotto, Nathan	Secondary Roads	08-15-2025	Summer Laborer			S	End of Temp Work
Kern, Anna	Treasurer	08-18-2025	Senior Clerk - MV	\$22.74/hour	15%=\$2.92/hr	R	Promoted to Senior Clerk Per County Treasurer
Nelson, Charles	Sheriff's Office	08-18-2025	Civilian Jailer	\$26.98/hour	4%=\$0.94/hr	R	Per CWA Civilian: Move from 3 rd Class to 2 nd . Anniversary Date 8/22/25
Forsell, Ronald	Attorney's Office	08-18-2025	Assistant County Attorney	\$122,157.00/year	3%=\$4,109.00/yr	R	Per AFSCME Attorney: Move from Step 8 to 9. Anniversary Date 8/26/25
Thomas, Cole	Secondary Roads	08-22-2025	Summer Laborer			S	End of Temp Work

Williams, Keondre	Secondary Roads	09-09-2025	Summer Laborer			S	End of Temp Work

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: Melissa Thomas HR Director

HUMAN RESOURCES DEPARTMENT

WOODBURY COUNTY, IOWA

DATE: August 12, 2025

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Juvenile Detention	Youth Worker - PT	AFSCME Juvenile: \$22.71/hour		
Secondary Roads	Motor Grader Operator (2)	CWA Roads: \$29.03/hour		

Chairman, Board of Supervisors

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA

DATE: August 12, 2025

REQUEST TO DEAUTHORIZE COUNTY POSITION(S)

DEPARTMENT	POSITION	APPROVED	DISAPPROVED
Treasurer	Clerk II – MV (-1.0 FTE)		

Chairman, Board of Supervisors

RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894234430018

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

**Ten feet (10') vacated Iowa Street adjacent to Lot Seven (7) Block Nine (9) Railroad Addition, City of Correctionville
(419 9th Street, Correctionville, Iowa)**

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 **26th Day of August, 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 on the **26th Day of August, 2025**, immediately following the closing of the public hearing to the **Robert G. Brauninger only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **Robert G. Brauninger only for consideration of \$199.00 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 12th Day of August, 2025

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff
Woodbury County Auditor
and Recorder

Mark E. Nelson, Vice-Chairman

REQUEST FOR MINIMUM BID

Name: Barry Thompson P.O. Box 219
Kingsley, IA Date: 11-4-24
Address: 240 Main St. Moultrie 51039 Phone: 712-378-3611

Address or approximate address/location of property interested in:

419-9th St. Correctionville

GIS PIN # 89423440018

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

Legal Description:

Correctionville City Railroad Adh. 10ft Vac Iowa St.
Adj to Lot 7 Blk 9

Tax Sale #/Date: 0734/2023 Parcel # _____

Tax Deeded to Woodbury County on: — 6/11/25

Current Assessed Value: Land 250 Building 0 Total 250

Approximate Delinquent Real Estate Taxes: _____

Approximate Delinquent Special Assessment Taxes: Total \$74.00

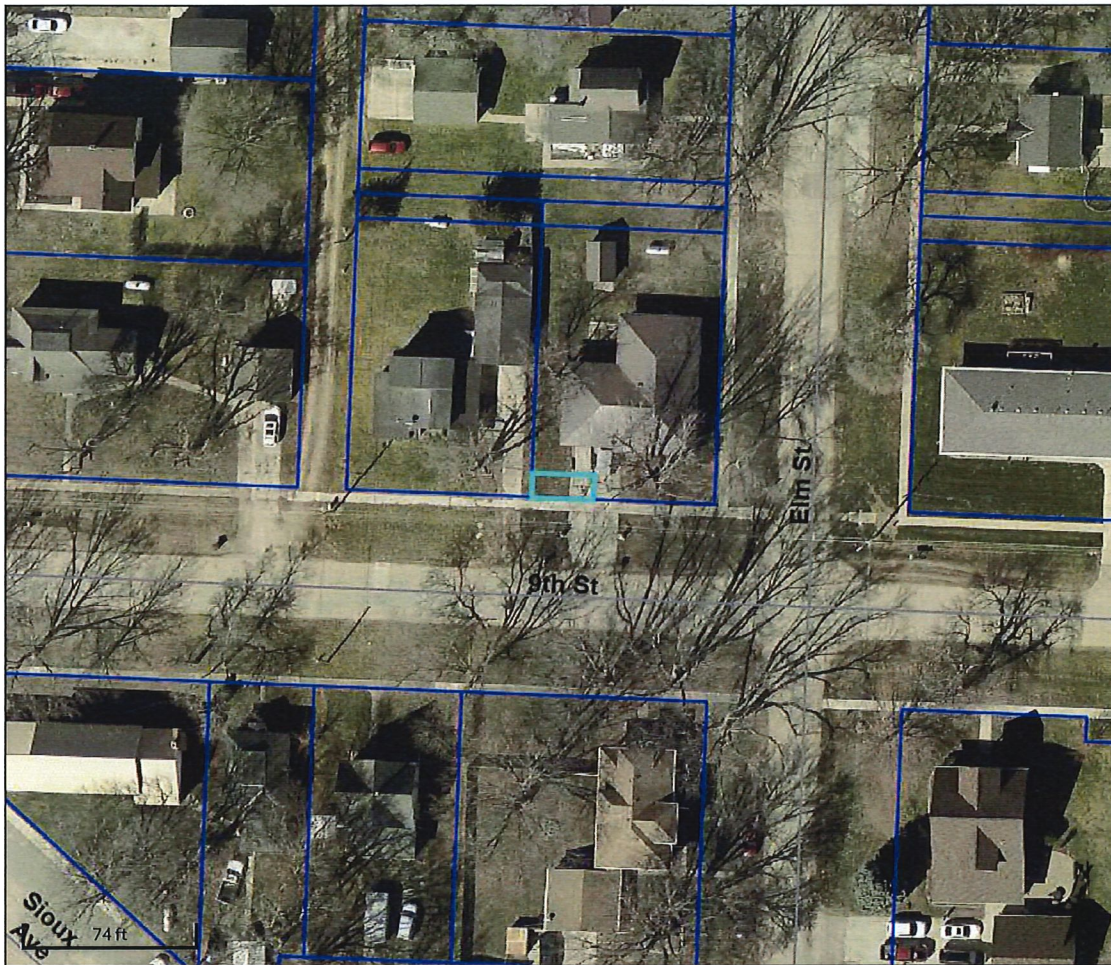
*Cost of Services: \$149

Inspection to: Matthew Ung Date: 11-4-24

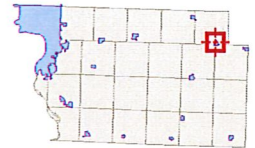
Minimum Bid Set by Supervisor: 1550 plus \$149 for costs - Total: \$199

Date and Time Set for Auction: Tuesday, August 24th - @ 4:35 p.m.

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



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894234430018	Alternate ID	n/a	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	419 9TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	CORRECTIONVILLE				
District	0061				
Brief Tax Description	CORRECTIONVILLE CITY RAILROAD ADDN 10 FT VAC IOWA ST ADJ TO LOT 7 BLK 9				
	(Note: Not to be used on legal documents)				

Date created: 8/7/2025

Last Data Uploaded: 8/6/2025 10:01:04 PM

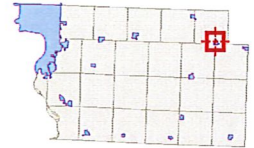
Developed by  **SCHNEIDER**
GEOSPATIAL



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894234430018	Alternate ID	n/a	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	419 9TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	CORRECTIONVILLE				
District	0061				
Brief Tax Description	CORRECTIONVILLE CITY RAILROAD ADDN 10 FT VAC IOWA ST ADJ TO LOT 7 BLK 9				
	(Note: Not to be used on legal documents)				

Date created: 8/7/2025

Last Data Uploaded: 8/6/2025 10:01:04 PM

Developed by SCHNEIDER
GEOSPATIAL

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894730301009

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

The North three-fifths (N 3/5) of Lot Eighteen (18) (except the North 44 4/5 feet of Lot 18), all in Highland Plat 2nd Addition, City of Sioux City, Woodbury County, Iowa (119 S. Colon 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 **26th Day of August, 2025 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **26th Day of August, 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 \$342.00** 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 12th Day of August, 2025.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff
Woodbury County Auditor
and Recorder

Mark E. Nelson, Chairman

REQUEST FOR MINIMUM BID

Name: Mathew Tilley Date: 9/18/24
Address: 2918 W. 1st Phone: 223-5424

Address or approximate address/location of property interested in:

119 S. Colon St.

GIS PIN # 894730301009

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

Legal Description:

South 1/2 North 2 1/5 Lot 18
S 1/3 N 3/5 Lot 18 Highland Pk 2nd
Addition City of Sioux City, Woodbury
County, Iowa

Tax Sale #/Date: # 1032 6/20/11 Parcel # 219795

Tax Deeded to Woodbury County on:

7/18/25

Current Assessed Value: Land \$12,400 Building — Total \$12,400

Approximate Delinquent Real Estate Taxes:

Total: \$84,165

Approximate Delinquent Special Assessment Taxes:

*Cost of Services:

\$142

Inspection to:

Mathew Ong

Date:

10/23/24

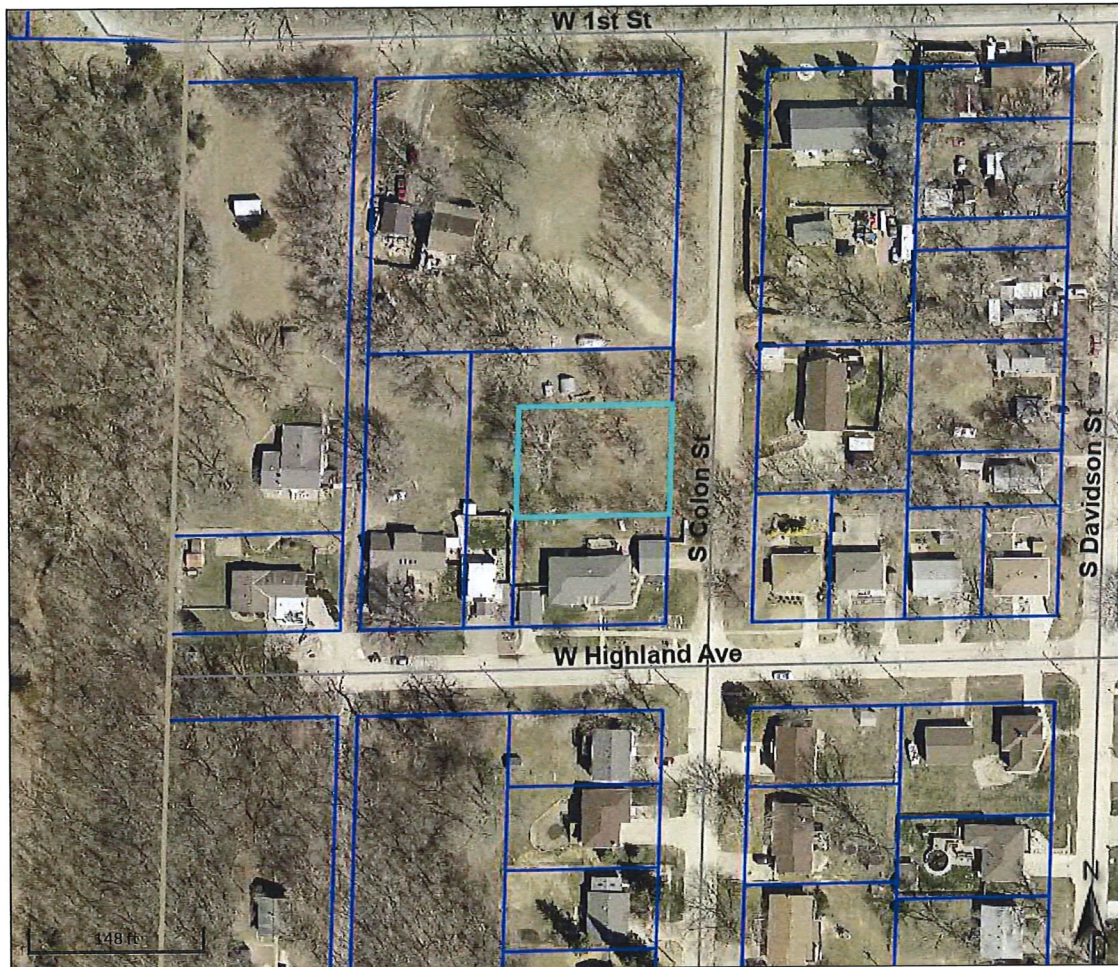
Minimum Bid Set by Supervisor:

\$200 plus \$142 costs - Total: \$342

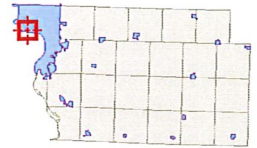
Date and Time Set for Auction:

Tuesday, August 26th @ 4:37 p.m.

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



Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

Parcel ID	894730301009	Alternate ID	219795	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	119 S COLON ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGHLAND PLAT 2 S 1/2 N 2/5 LOT 18 & S 1/3 N 3/5 LOT 18				
	(Note: Not to be used on legal documents)				

Date created: 7/29/2025
Last Data Uploaded: 7/28/2025 10:00:44 PM

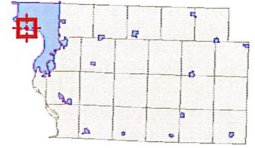
Developed by  **SCHNEIDER**
GEOSPATIAL



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894730301009
Sec/Twp/Rng n/a
Property Address 119 S COLON ST
SIOUX CITY

Alternate ID 219795
Class R
Acreage n/a

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

District 0087
Brief Tax Description HIGHLAND PLAT 2 S 1/2 N 2/5 LOT 18 & S 1/3 N 3/5 LOT 18
(Note: Not to be used on legal documents)

Date created: 8/7/2025
Last Data Uploaded: 8/6/2025 10:01:04 PM

Developed by SCHNEIDER
GEOSPATIAL

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894720261002

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

**Lot Eleven (11) in Block Seven (7), Evans Addition to Sioux City, in the County of Woodbury and State of Iowa
(2114 Geneva 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 **12th Day of August, 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 **12th Day of August, 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 \$941.00** 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 29th Day of July, 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: Chris Krueger - Michijo LLC Date: 11/17/25
Address: 2900 Gordon Dr. Ste. 0 Phone: 712-223-0698

Address or approximate address/location of property interested in:

2114 Geneva St.

GIS PIN # 894720261002

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

Legal Description:

Lot 11 Block 7 Sugars Addition
to Sioux City, Woodbury County, Iowa

Tax Sale #/Date: #745 6/19/23 Parcel # 165915

Tax Deeded to Woodbury County on: 7/18/25

Current Assessed Value: Land \$12,000 Building 0 Total \$12,000

Approximate Delinquent Real Estate Taxes: \$48,474

Approximate Delinquent Special Assessment Taxes: Total

*Cost of Services: \$141

Inspection to: Dan B. Hinger Date: 11/17/25

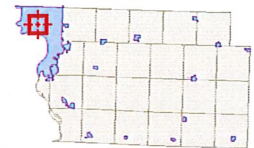
Minimum Bid Set by Supervisor: \$800 Dam w/typical plus \$141 Total: \$941

Date and Time Set for Auction: Monday, August 12th 04:35 p.m.

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



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894720261002	Alternate ID	165915	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	2114 GENEVA ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	EVANS LOT 11 BLK 7				
	(Note: Not to be used on legal documents)				

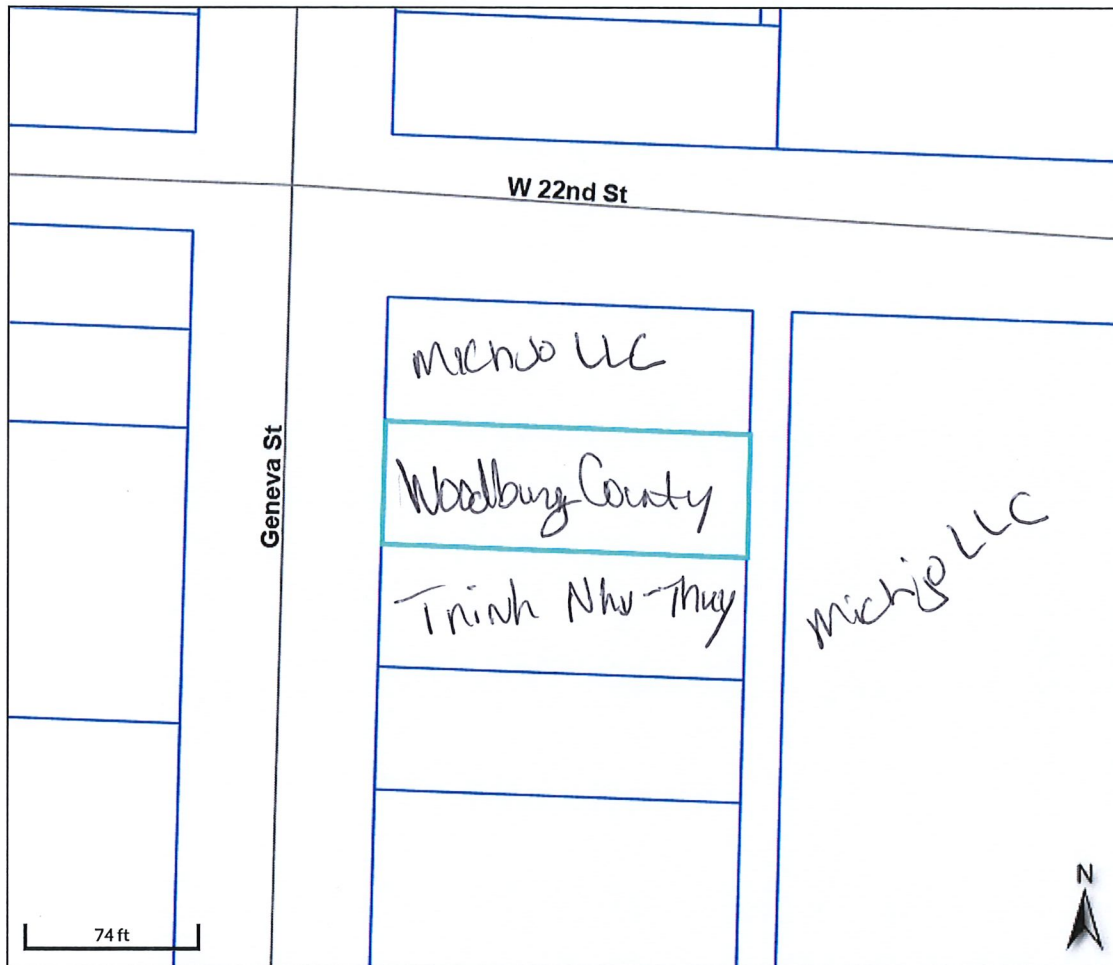
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GEOSPATIAL

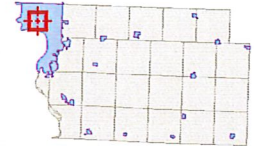


Beacon™

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894720261002
Sec/Twp/Rng n/a
Property Address 2114 GENEVA ST
SIOUX CITY

Alternate ID 165915
Class R
Acreage n/a

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

District 0087
Brief Tax Description EVANS LOT 11 BLK 7

(Note: Not to be used on legal documents)

Date created: 7/23/2025
Last Data Uploaded: 7/22/2025 10:03:16 PM

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RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894728102001

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

**Lot One (1), Subdivision of Lots One (1) and Two (2), Block Seventy-nine (79), Sioux City East Addition to Sioux City, in the County of Woodbury and State of Iowa
(1322 Summit 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 **12th Day of August, 2025 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$647.00 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 29th Day of July, 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: City of Sioux City - Mick Date: 1/23/24
Address: 405 6th St. Phone: 279-6971

Address or approximate address/location of property interested in:

1322 Summit St.

GIS PIN # 894728102001

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

Legal Description:

Sioux City East Subdivision
lots 1-2 Block 79
Sioux City in the County of Woodbury
and State of Iowa

Tax Sale #/Date: # 1177 6/21/2010 Parcel # 029190

Tax Deeded to Woodbury County on: 9/11/24

Current Assessed Value: Land \$100 Building 0 Total \$100

Approximate Delinquent Real Estate Taxes: \$36,283

Approximate Delinquent Special Assessment Taxes: \$20,975

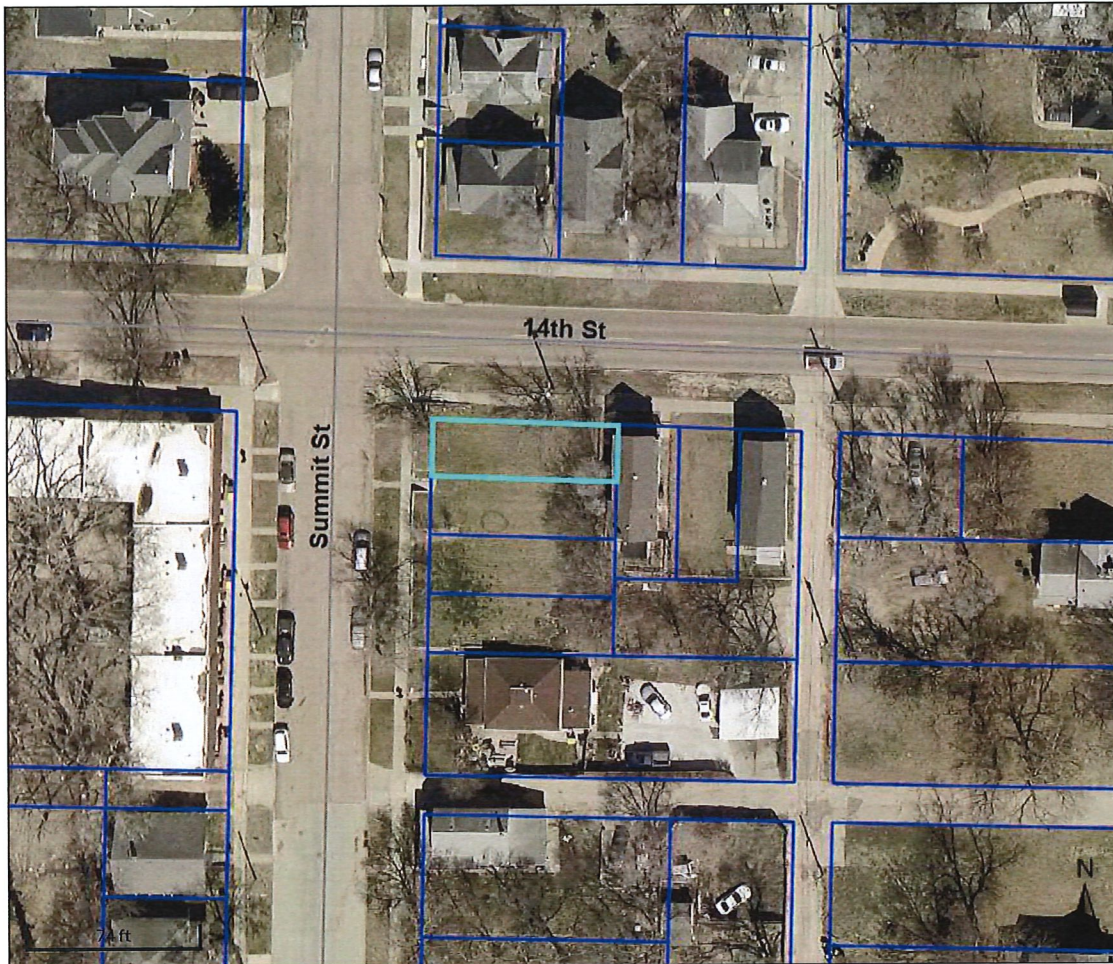
*Cost of Services: \$147

Inspection to: Matthew Ong Date: 1/23/24

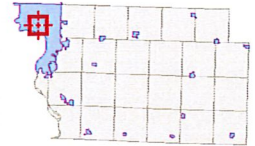
Minimum Bid Set by Supervisor: \$500 plus \$147 Total: \$647

Date and Time Set for Auction: Tuesday August 12th @ 4:37 p.m.

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



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894728102001
Sec/Twp/Rng n/a
Property Address 1322 SUMMIT ST
SIOUX CITY

Alternate ID 29190
Class R
Acreage n/a

Owner Address WOODBURY COUNTY
620 DOUGLAS ST
SIOUX CITY, 51101

District 0087
Brief Tax Description SIOUX CITY EAST SUB DIV OF W 1/2 LOT S 1-2 BLK 79 LOT 1
(Note: Not to be used on legal documents)

Date created: 7/24/2025
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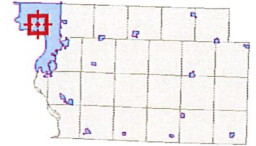
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**Beacon**TM

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
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Parcel ID 894728102001
Sec/Twp/Rng n/a
Property Address 1322 SUMMIT ST
SIOUX CITY

Alternate ID 29190
Class R
Acreage n/a

Owner Address WOODBURY COUNTY
620 DOUGLAS ST
SIOUX CITY, 51101

District 0087
Brief Tax Description SIOUX CITY EAST SUB DIV OF W 1/2 LOT S 1-2 BLK 79 LOT 1
(Note: Not to be used on legal documents)

Date created: 7/24/2025
Last Data Uploaded: 7/23/2025 10:02:40 PM

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RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894728104003

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

The West One-half (W 1/2) of the East Two-thirds (E 2/3) of the South one-half (S ½) of Lot Five (5) and the West One-half (W ½) of the East Two-thirds (E 2/3) of Lot Six (6) in Block Eighty-one (81), Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa (407 13th 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 **12th Day of August, 2025 at 4:38 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 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: nick - city of Sioux City

Date: 10/30/23

Address: 4056th St.

Phone: 279-6971

Address or approximate address/location of property interested in:

407 15th St.

GIS PIN # 89472 810 4003

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

Legal Description:

The west one-half (W^{1/2}) of the East two-thirds (E^{2/3}) of the South one-half (S^{1/2}) of Lot 5 and the west one-half (W^{1/2}) of the E^{2/3} of Lot 6 in Block 81 Sioux City East Addition in the county of Woodbury and State of Iowa

Tax Sale #/Date: # 1110 - 6/17/2013

Parcel # _____

Tax Deeded to Woodbury County on: 9/16/24

Current Assessed Value: Land \$10,800 Building 0 Total \$10,800

Approximate Delinquent Real Estate Taxes: \$152,793

Approximate Delinquent Special Assessment Taxes: \$9,092

*Cost of Services: \$109

Inspection to: Matthew Ong

Date: 10/30/23

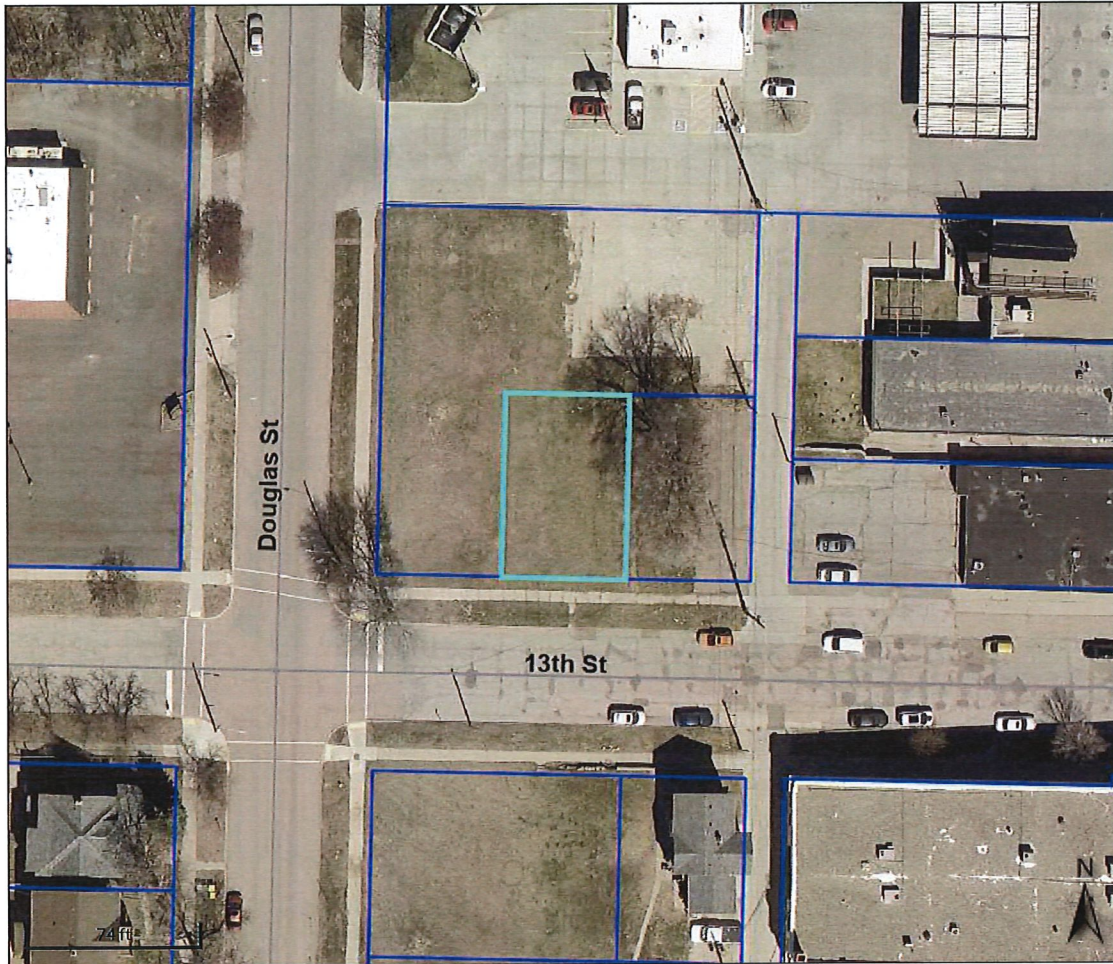
Minimum Bid Set by Supervisor: \$200 plus \$109 - Total: \$309

Date and Time Set for Auction: Tuesday, August 12th @ 4:38 p.m.

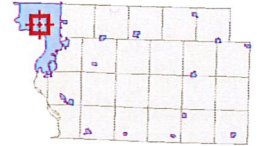
* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
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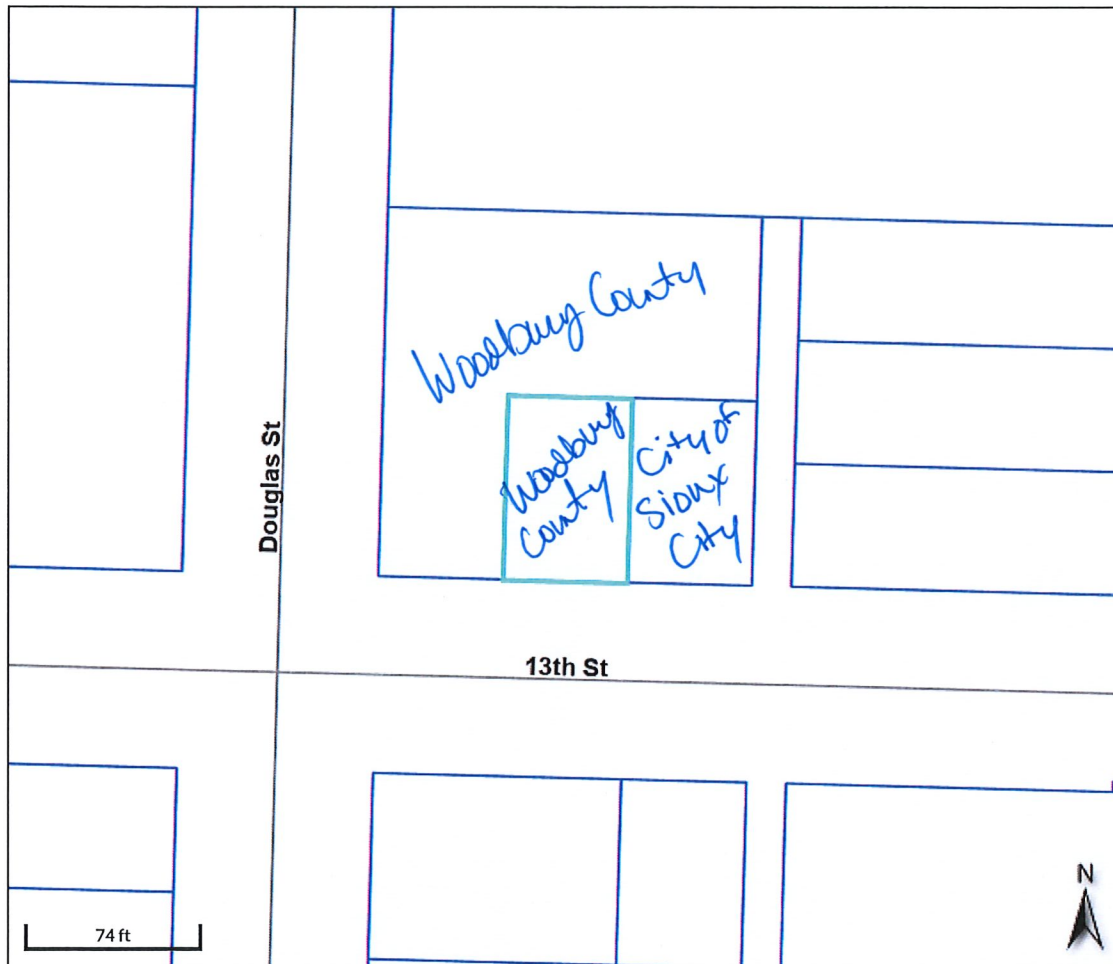
Parcel ID	894728104003	Alternate ID	29670	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	407 13TH ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST W 1/2 E 2/3 S 1/2 LOT 5 & W 1/2 E 2/3 LOT 6 BL K 81				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025
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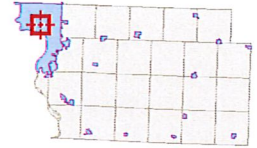
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Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
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- Townships
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Parcel ID	894728104003	Alternate ID	29670	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	407 13TH ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST W 1/2 E 2/3 S 1/2 LOT 5 & W 1/2 E 2/3 LOT 6 BLK 81				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025
Last Data Uploaded: 7/23/2025 10:02:40 PM

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RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894728104002

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

**Lot Four (4) and the North ½ of Lot Five (5), and the West 50 feet of the South ½ of Lot Five (5), and the West 50 feet of Lot Six (6), Block Eighty-One (81) Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa
(1302 Douglas 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 **12th Day of August, 2025 at 4:39 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 2025

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff
Woodbury County Auditor
and Recorder

Daniel A. Bittinger II, Chairman

714 - 5193

REQUEST FOR MINIMUM BID

Name: City of Sioux City - Mick

Date: 10/30/23

Address: 405 6th St.

Phone: 279-6971

Address or approximate address/location of property interested in:

1302 Douglas St.

GIS PIN # 894728104002

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

Legal Description:

Lot 4 and the North 1/2 of Lot 5 and
the west 80 feet of the South 1/2 of
Lot 5, and the west 80 feet of Lot 6, Block 81
Sioux City East Addition to Sioux City, Woodbury County, Iowa

Tax Sale #/Date: 924 - 6/15/2015

Parcel # 29655

Tax Deeded to Woodbury County on: 9/16/24

Current Assessed Value: Land \$41,400 Building — Total \$41,400

Approximate Delinquent Real Estate Taxes: \$19,682

Approximate Delinquent Special Assessment Taxes: \$9,255

*Cost of Services: \$109

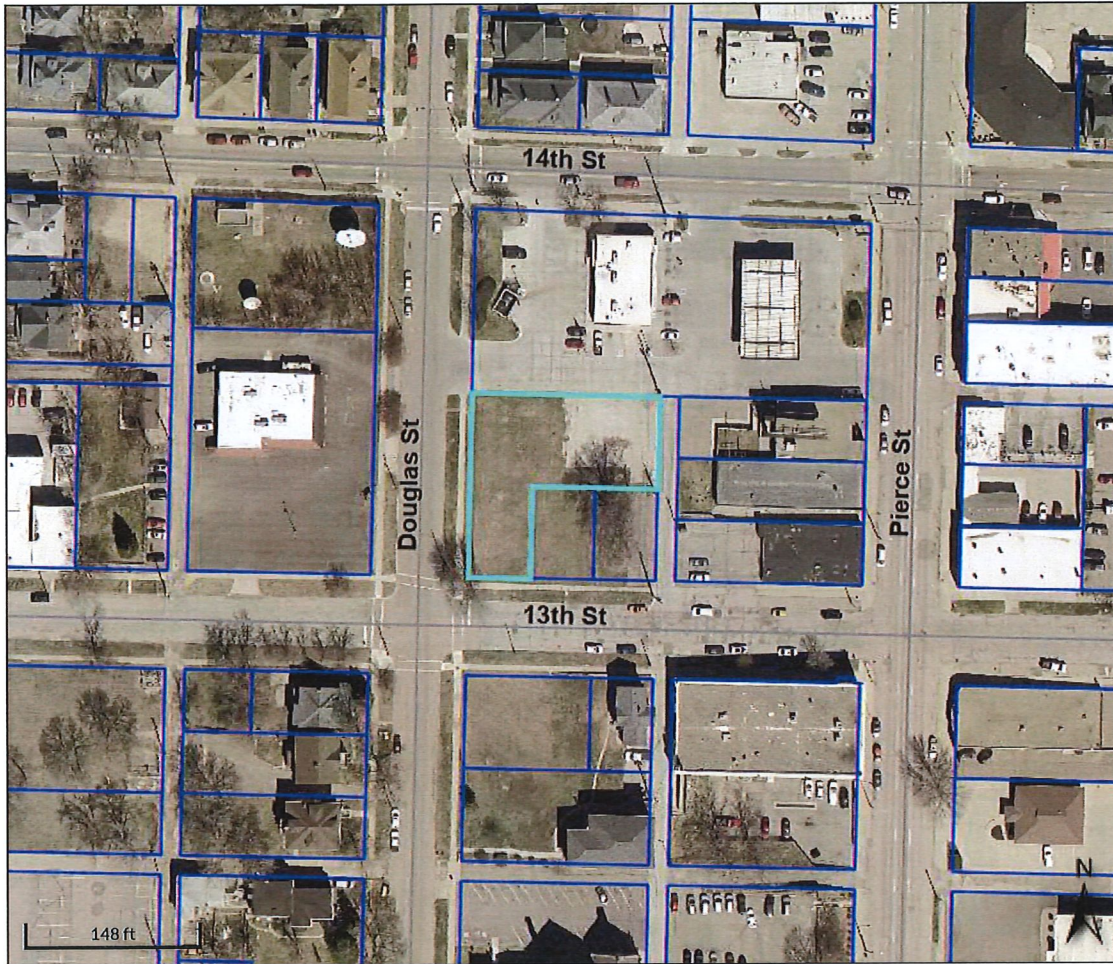
Inspection to: Matthew Ong

Date: 10/30/23

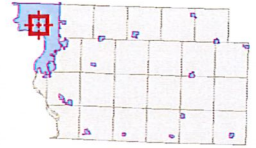
Minimum Bid Set by Supervisor: \$200 plus \$109 - Total: \$309

Date and Time Set for Auction: Tuesday, August 12th @ 4:39 p.m.

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



Overview



Legend

- Roads
- Corp Boundaries
- Townships
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Parcel ID	894728104002	Alternate ID	29655	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1302 DOUGLAS ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST LOT 4 & N 1/2 LOT 5 & W 50 FT S 1/2 LOT 5 & W 50 FT LOT 6 BL K 81				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025
Last Data Uploaded: 7/23/2025 10:02:40 PM

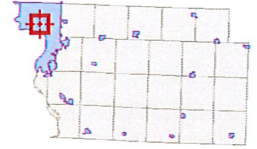
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Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894728104002	Alternate ID	29655	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1302 DOUGLAS ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST LOT 4 & N 1/2 LOT 5 & W 50 FT S 1/2 LOT 5 & W 50 FT LOT 6 BL K 81				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025

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RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894728108001

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

**The West Two-thirds (W 2/3) of Lot One (1) and the West Two-thirds (W 2/3) of the North One-half (N ½) of Lot Two (2) in Block Seventy-one (71), Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa
(1218-22 Douglas 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 **12th Day of August, 2025 at 4:40 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 on the **12th Day of August, 2025**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$309.00 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 29th Day of July, 2025

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff
Woodbury County Auditor
and Recorder

Daniel A. Bittinger II, Chairman

721 - 6010

REQUEST FOR MINIMUM BID

Name: Mick - City of Sioux City

Date: 10/30/23

Address: 405 6th St.

Phone: 279-6971

Address or approximate address/location of property interested in:

1218 - 22 Douglas St.

GIS PIN # 894728108001

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

Legal Description:

The west 2/3 of Lot 1 and the W 2/3
of the North one half of Lot 2 in Block 71
Sioux City East Addition in the County of Woodbury
and State of Iowa

Tax Sale #/Date: #1107 6/12/2013

Parcel # 22480

Tax Deeded to Woodbury County on:

9/16/24

Current Assessed Value: Land \$17,200 Building 0 Total \$17,200

Approximate Delinquent Real Estate Taxes: \$175,971

Approximate Delinquent Special Assessment Taxes: \$8,748

*Cost of Services:

\$109

Inspection to: Matthew Ong

Date: 10/30/23

Minimum Bid Set by Supervisor:

\$200 plus \$109 - Total: \$309

Date and Time Set for Auction:

Tuesday, August 12th @ 4:40 p.m.

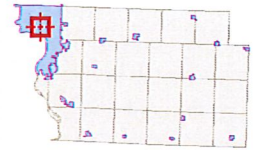
* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
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Parcel ID	894728108001	Alternate ID	27480	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1218-22 DOUGLAS ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST W 2/3 LOT 1 & EX E 1/3 OF N 1/2 LOT 2 BL K 71				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025
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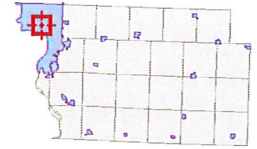
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Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894728108001	Alternate ID	27480	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1218-22 DOUGLAS ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST W 2/3 LOT 1 & EX E 1/3 OF N 1/2 LOT 2 BL K 71				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2025
Last Data Uploaded: 7/23/2025 10:02:40 PM

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