



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (AUGUST 26, 2025) (WEEK 35 OF 2025)

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405

dbittinger@woodburycountyiowa.gov

Kent T. Carper
570-7681

kcarper@woodburycountyiowa.gov

David L. Dietrich
870-9224

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Mark E. Nelson
540-1259

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Matthew A. Ung
490-7852

matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held August 26, 2025, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

AGENDA

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

1. Approval of the agenda

Action

Consent Agenda

Items 2 through 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 19, 2025, meeting

3. Approval of claims

4. County Auditor – Michelle Skaff

Approval of liquor license application for the Woodbury County Fair

5. Human Resources – Melissa Thomas

Approval of Memorandum of Personnel Transactions

End of Consent Agenda

- | | | |
|--------------------------------|--|-------------|
| 4:35 p.m.
(Set time) | 6. Board Administration – Heather Van Sickle | |
| | a. Public hearing and sale of property to Robert G. Brauninger on parcel #894234430018 (aka 419 – 9 th St., Correctionville, IA) | Action |
| 4:37 p.m.
(Set time) | b. Public hearing and sale of property parcel #894730301009 (aka 119 S. Colon St.) | Action |
| | 7. Board of Supervisors – Daniel Bittinger & Mark Nelson | |
| | Approval to initiate the consideration process of amendments to the Woodbury County Zoning Ordinance. Specifically, this motion proposes to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify “public service garage” as a conditional use within the Agricultural Preservation (AP) Zoning District and direct the Zoning Commission to provide recommendations regarding these amendment(s) and any related matters | Action |
| | 8. Board Administration – Ryan Ericson | |
| | Approval of resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the county for certain original expenditures paid in connection with specified projects | Action |
| | 9. Reports on Committee Meetings | Information |
| | 10. Citizen Concerns | Information |
| | 11. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

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 Mtg 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, Brown's Lake – Bigelow Park
WED., SEP 17	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., SEP 18	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., SEP 19	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 607 – 4 th Street
MON., SEP 22	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
THU., SEP 25	10:00 a.m.	Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.
	11:15 a.m.	Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr.

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 19, 2025, THIRTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 19, 2025, at 3:30 p.m. Board members present were Carper, Ung, Dietrich Nelson, and Bittinger II. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

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

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

1. Motion by Bittinger second by Nelson to approve the agenda for August 19, 2025. Carried 5-0. Copy filed.

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

2. To approve minutes of the August 12, 2025 meeting. Copy filed.
3. To approve the claims totaling \$384,071.81. Copy filed.
- 4a. To approve the reclassification of Marvin Ruiz, Civilian Jailer, County Sheriff Dept., effective 08-04-2025, \$28.20/hour, 5%=\$1.22/hr. Per CWA Civilian Contract: Article XVI Section 4. Move from 2nd Class to 1st; the reclassification of Haley Gonzalez, Civilian Jailer, County Sheriff 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 appointment of Le Bui, Youth Worker-PT Temp, Juvenile Detention Dept., effective 08-20-2025, \$22.71/hour. Job Vacancy Posted on 5/28/25. Entry Level Salary \$22.71/hour; and the appointment of Glen Houts, Mental Health Advocate-PT, Rolling Hills Dept., effective 08-25-2025, \$30.00/hour. Job Vacancy Posted on 6/25/2025. Entry Level Salary \$25.00/hour. Copy filed.
- 4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Youth Worker-PT Temp, Juvenile Detention. AFSCME Juvenile: \$22.71/hour. Copy filed.
- 4c. Presentation of Award Certificate to Dawn Norton. Copy filed.
5. To approve surplus equipment to be sold on TractorHouse.com or directly from the Engineer's Office for the following – Ford tractor for \$9,000, Brush Chipper for \$15,000, Oliver Disc for \$1,500, and Garden Disc for \$550. Copy filed.
- 6a. To approve lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension. Copy filed.
- 6b. To lift tax suspension for Patricia Ramirez, parcel #460440, 720 S Fairmont St. Owner deceased. Copy filed.
- 6c. To approve and authorize the Chairperson to sign a Resolution for tax suspension for Mary Kreisel, 3123 Morrison Ave., parcel #894717438006.

WOODBURY COUNTY, IOWA
RESOLUTION #13,943
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Mary Kreisel, as titleholder of a property located 3123 Morrison Ave. Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894717438006

SUNSET VIEW WLY 12 ½ FEET LOT 6 BLOCK 11 LOT 7 BLOCK 11

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

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

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

SO RESOLVED this 19th day of August 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

8. A public hearing was held at 4:35 p.m. for the sale of parcel #894728177003, 611 9th St.

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 #894728177003, 611 9th St, to the Warming Shelter Inc., Sioux City, for \$1,013.00, plus recording fees.
Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,944

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

By Warming Shelter Inc. in the sum of One Thousand Thirteen Dollars & 00/100 (\$1,013.00)-----
-----dollars.

For the following described real estate, To Wit:

Parcel #894728177003

**The East Fifty Feet (E 50') of Lots Five (5) and Six (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 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 19th Day of August, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7a. Motion by Nelson second by Dietrich to amend the funding source from CIP to Gaming Fund for the amount of \$29,320 to purchase equipment for the new rescue vehicle. Carried 5-0. Copy filed.
- 7b. Motion by Nelson second by Dietrich to approve Woodbury County Emergency Services request for \$2,500 for the asphalt patch to be paid from FY26 CIP. Carried 5-0. Copy filed.
- 9. Reports on committee meetings were heard.
- 10. Emergency Services Director Baier shared EMS call statistics with the board.

Building Services Director Schmitz addressed the board regarding air conditioner issues at Trosper Hoyt.

Auditor Skaff updated the board on the 2025 State Senate District 1 Special Election.
- 11. Board concerns were heard.

The Board adjourned the regular meeting until August 26, 2025.

Meeting sign in sheet. Copy filed.

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

Date: 08/19/25 Weekly Agenda Date: 08/26/25

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

WORDING FOR AGENDA ITEM:

Consideration and approval for liquor license for Woodbury County Fair, Merville

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

n/a

BACKGROUND:

n/a

FINANCIAL IMPACT:

Unknown at this time

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

Yes ☐ No ☒

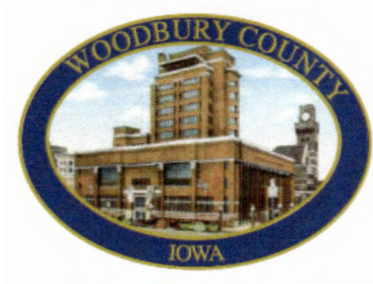
RECOMMENDATION:

Approve Motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an application for a 5-Day Class C Retail Alcohol License, for Woodbury County Fair, effective 09/11/25 through 09/15/25.

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



Courthouse – Room 103
620 Douglas
Sioux City, IA 51101

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

To: Board of Supervisors

From: Michelle K Skaff, Auditor & Recorder

A handwritten signature in blue ink, appearing to be "MK Skaff", is written over the name "Michelle K Skaff" in the "From:" line.

Date: August 26, 2025

Subject: Liquor License Application for the Woodbury County Fair, Merville, Iowa.

Please approve and receive for signature, an application for a 5-Day, Class C
Retail Alcohol, with Outdoor Service privileges,
for the Woodbury County Fair, Merville, Iowa. The license would be effective
09/11/2025 through 09/15/2025.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

WOODBURY COUNTY FAIR
ASSOCIATION, INC.

NAME OF BUSINESS(DBA)

Woodbury County Fair Association

BUSINESS

(712) 873-3707

ADDRESS OF PREMISES

206 Fair Street

PREMISES SUITE/APT NUMBER

CITY

Moville

COUNTY

Woodbury

ZIP

51039

MAILING ADDRESS

206 Fair Street

CITY

Moville

STATE

Iowa

ZIP

51039

Contact Person

NAME

Rebecca Klaschen

PHONE

(712) 490-9553

EMAIL

woodburycountyfair@outlook.com

License Information

LICENSE NUMBER

LICENSE/PERMIT TYPE

TERM

STATUS

Class C Retail Alcohol License

5 Day

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Sep 11, 2025

TENTATIVE EXPIRATION DATE

Sep 15, 2025

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Non-Profit Association

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Rebecca Klaschen	Moville	Iowa	51039	Fair Board Member	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Woodbury County Fair Association Inc	42-0608215	Moville	Iowa	51039	100.00

Insurance Company Information

INSURANCE COMPANY

Iowa Communities Assurance Pool

POLICY EFFECTIVE DATE

Sep 11, 2025

POLICY EXPIRATION DATE

Sep 15, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: August 26, 2025

*** PERSONNEL ACTION CODE:**

A- Appointment

T - Transfer

P - Promotion

D - Demotion

R-Reclassification

E- End of Probation

S - Separation

O - Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Strain, Janet	Attorney's Office	07-31-2025	Intern - Temp			S	End of Temp Work
Bui, Le	Juvenile Detention	08-24-2025	Youth Worker	\$22.71/hour	0%	O	Transfer from PT-Temp to Part Time
Johnson, Dustin	Building Services	08-25-2025	Clerk III	\$26.31/hour	11%=\$2.70/hr	R	Job Vacancy Posted on 07/31/25. Entry Level Salary \$25.81/hr + \$.50 Asbestos Certification

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas Hr. Director

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 Bk 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

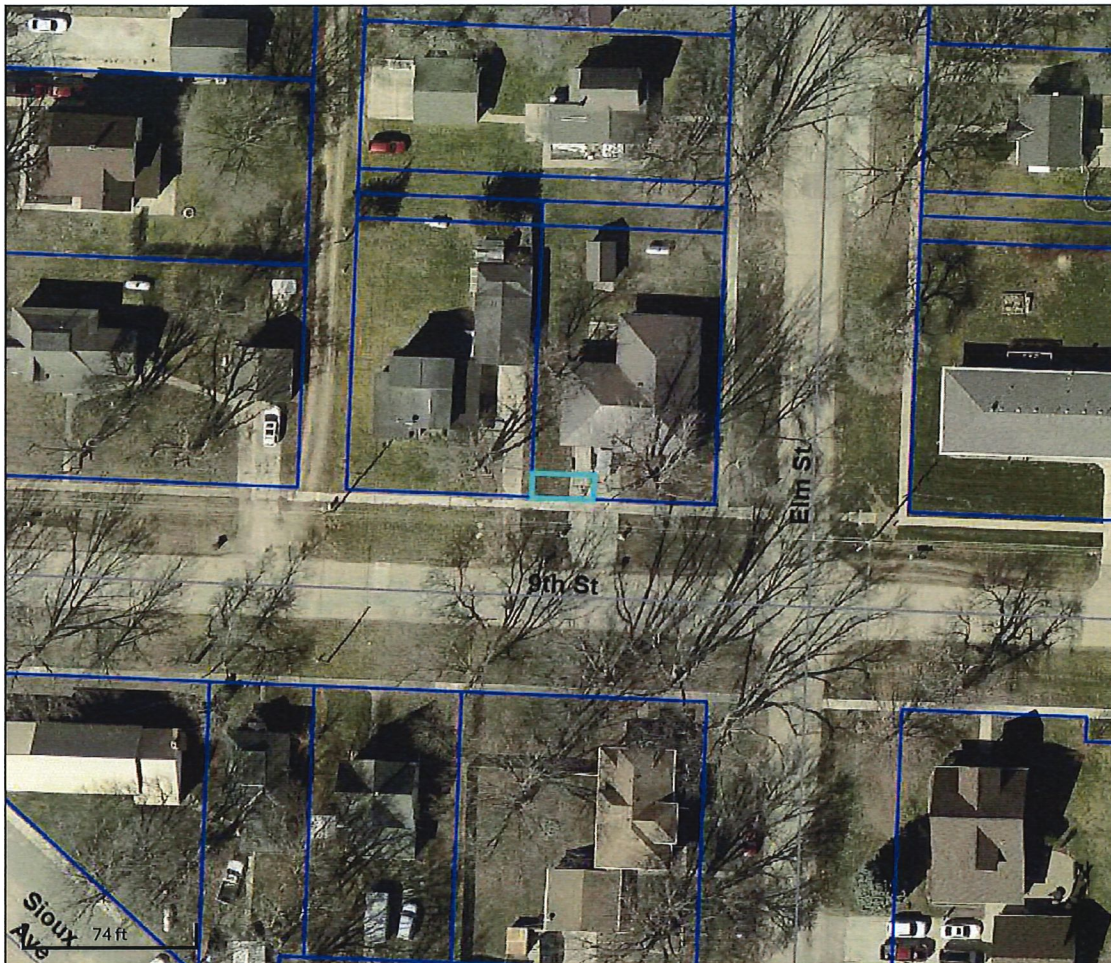
*Cost of Services: \$149

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

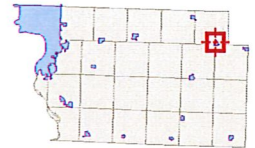
Minimum Bid Set by Supervisor: \$550 plus \$149 for costs - Total: \$699

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

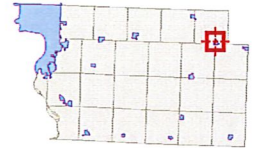
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GEOSPATIAL



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

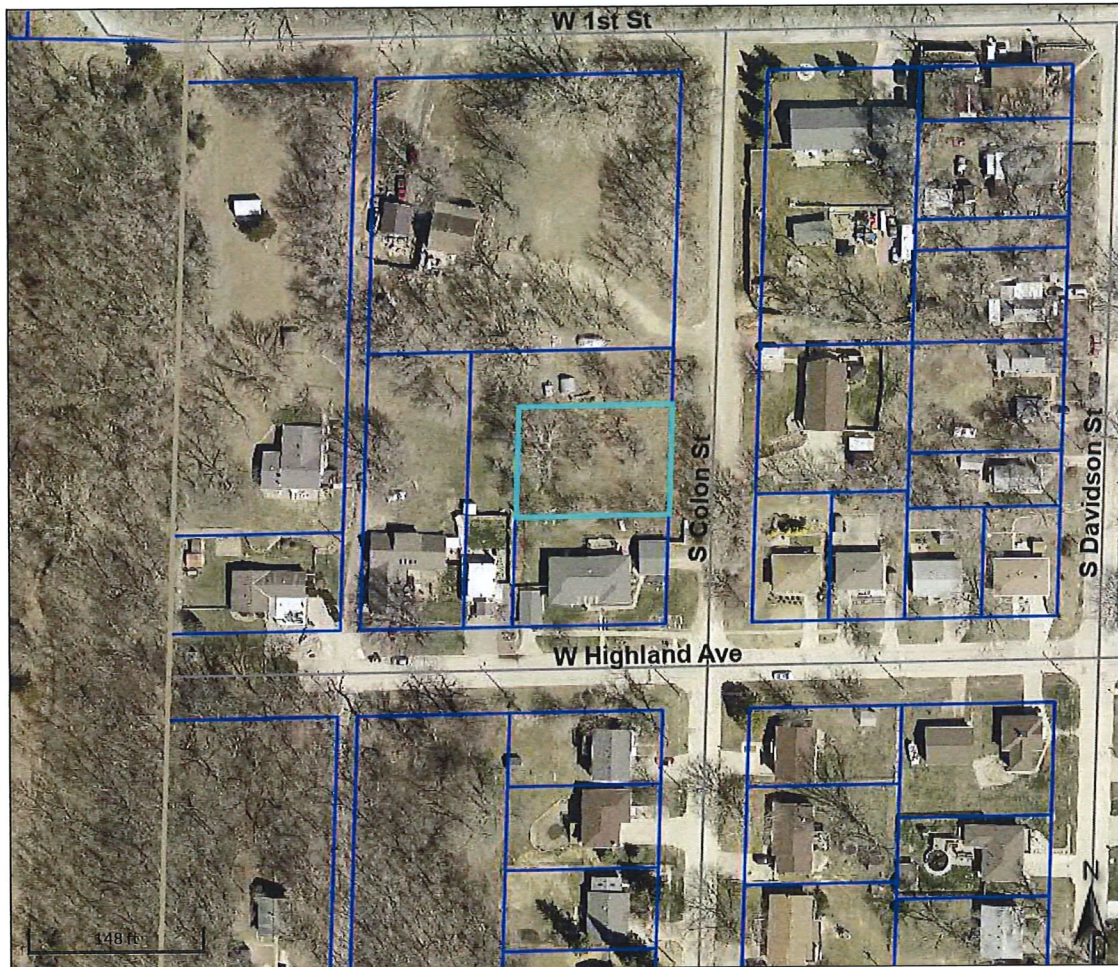
Minimum Bid Set by Supervisor:

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

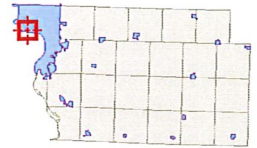
Date and Time Set for Auction:

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
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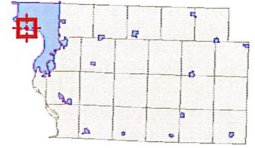
Developed by  **SCHNEIDER**
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Beacon™ Woodbury County, IA / Sioux City



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

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

Date: 8/21/25

Weekly Agenda Date: 8/26/25

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Bittinger and Nelson

WORDING FOR AGENDA ITEM:

Motion to initiate the consideration process of amendments to the Woodbury County Zoning Ordinance. Specifically, this motion proposes to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify "public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and direct the Zoning Commission to provide recommendations regarding these amendment(s) and any related matters.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

A proposed amendment to the Woodbury County Zoning Ordinance to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4). This amendment seeks to classify "public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District.

It is requested that the Board of Supervisors direct the Zoning Commission to provide a recommendation regarding this amendment and any related considerations following their next available meeting. This change is essential for enhancing the efficiency of government services, particularly for the Secondary Roads Department. It aligns with the existing framework of the zoning ordinance and the objectives outlined in the Woodbury County Comprehensive Plan 2040. The ordinance currently permits similar conditional uses in the AP district, including fire stations, schools, and aggregate processing sites. Moreover, the proposed amendment supports the Comprehensive Plan's goal of maintaining an efficient transportation network and ensuring adequate community facilities. Allowing a public service garage in the largest zoning district would enable the Secondary Roads Department to improve the maintenance of the county's road system, including the management of vehicles and equipment necessary for road repairs and snow removal.

BACKGROUND:

This directive is for amending the Woodbury County Zoning Ordinance to allow a public service garage as a conditional use within the Agricultural Preservation (AP) District. This change is consistent with the goals of the Woodbury County Comprehensive Plan 2040. The conditional use permit process provides necessary case-by-case review to ensure compatibility with the rural environment.

The Woodbury County Zoning Ordinance defines a conditional use (Section 2.02.9) as a use that requires individual review due to its nature or size. The AP district already allows a variety of non-agricultural, public-serving uses through this process, demonstrating its flexibility. Comparable conditional uses from the Land Use Summary Table (Section 3.03.4) include:

Public Facilities: Fire and police stations, which serve a similar public need to a garage for essential services.

Educational Institutions: Schools and colleges, which require significant land and vehicle access, much like a public service garage.

Industrial-like Uses: Waste sand/gravel storage and aggregate crushing/screening, which set a precedent for managing potentially impactful uses in an agricultural setting.

Allowing a public service garage as a conditional use aligns with this established pattern of accommodating essential, non-agricultural facilities.

The Woodbury County Comprehensive Plan 2040 supports this amendment. The Transportation Chapter (Chapter 3) emphasizes maintaining an efficient transportation network and the safe movement of people and goods. A public service garage is crucial for enabling government departments such as the secondary roads department to maintain vehicles and equipment for road repair and snow removal. Placing these garages in the AP district, the largest zoning area, would improve efficiency.

The amendment also aligns with "Iowa Smart Planning" principles, balancing agricultural preservation with the need for community facilities. The plan's Goal CF5 on page 162 is to "Provide adequate police, fire, and emergency management services." A public service garage supports this goal. A conditional use permit is the proper tool to achieve this balance, ensuring each proposal is vetted to minimize negative impacts on the agricultural landscape.

FINANCIAL IMPACT:

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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 initiate the consideration process of amendments to the Woodbury County Zoning Ordinance. Specifically, this motion proposes to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify "public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and direct the Zoning Commission to provide recommendations regarding these amendment(s) and any related matters.

ACTION REQUIRED / PROPOSED MOTION:

Motion to initiate the consideration process of amendments to the Woodbury County Zoning Ordinance. Specifically, this motion proposes to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify "public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and direct the Zoning Commission to provide recommendations regarding these amendment(s) and any related matters.

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. ____ (TBD)

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 on Page 39, is hereby amended to revise the classification of "Public service garage" from a prohibited use to a conditional use in the following zoning district:

- AP — Agricultural Preservation Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03.4) shall be amended to reflect the following:

- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AP Zoning District.

Explanation: this Zoning Ordinance Text Amendment establishes the use of "Public service garage" as a Conditional Use in the Agricultural Preservation (AP) Zoning District.

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

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 _____

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

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

Date: 8-20-2025 Weekly Agenda Date: 8-26-2025

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

WORDING FOR AGENDA ITEM:

Resolution declaring an official intent to issue debt to reimburse the County for expenditures paid

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

Notice must be given pursuant to Iowa Code Chapter 21

BACKGROUND:

The County approves CIPs with the intent to issue debt to reimburse any expenditures made prior to the debt issue.

FINANCIAL IMPACT:

\$1,200,000 of debt will be issued for FY2026 CIPs

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:

Introduce and approve the Resolution declaring an official intent to issue debt to reimburse the County for certain original expenditures paid in connection with specified projects

ACTION REQUIRED / PROPOSED MOTION:

Introduce and approve the resolution.

ITEMS TO INCLUDE ON AGENDA

WOODBURY COUNTY, IOWA

- Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the County for certain original expenditures paid in connection with specified Projects.

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

_____, 202__

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

Absent: _____

Vacant: _____

* * * * *

Board Member _____ introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE COUNTY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Board Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO
REIMBURSE THE COUNTY FOR CERTAIN ORIGINAL
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

WHEREAS, the County anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the County reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Board believes it is consistent with the County's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Board determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the County reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the County in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
<u>See Attached</u>				

Section 5. That the County reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the County Auditor in an Official Intent File maintained in the office of the Auditor and available at all times for public inspection, subject to such revisions as may be necessary.

Section 4. That the total estimated costs of the Projects, the maximum principal amount of the bonds, notes or other indebtedness to be issued for the forgoing Projects and the estimated dates of completion of the Projects are reasonably expected to be as follows:

Project Name	Fund from which original expenditures are to be Advanced	Total Estimated Cost	Amount of Borrowing Anticipated	Estimated Date of Completion
LEC Demo	General	600,000	600,000	June 2026
Dorothy Pecaut Center Foundation	General	32,000	32,000	June 2026
Little Sioux Park Road	General	235,700	235,700	August 2025
EMS Main Front Replacement	General	46,500	46,500	August 2025
Security Utility/Keys	General	40,000	40,000	January 2026
County PCs FY26	General	40,000	40,000	January 2026
Fiberoptics	General	25,000	25,000	January 2026
Fiber testing and tools	General	25,000	25,000	January 2026
GIS Dashboard	General	25,000	25,000	January 2026
Switch Cleanup	General	25,000	25,000	January 2026
Loan Note Fees	General	18,000	18,000	June 2026

PASSED AND APPROVED this _____ day of _____, 202__.

Chairperson

ATTEST:

County Auditor

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

WITNESS my hand and the seal of the Board hereto affixed this _____ day of _____, 202__.

(SEAL)