



## NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JANUARY 13, 2026) (WEEK 3 OF 2026)

Live streaming at:

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

Agenda and Minutes available at:

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

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held January 13, 2026 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**

**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 8 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 January 6, 2026

3. Approval of claims

4. Secondary Roads – Laura Sievers

Approval of the utility permit for Mid-American Energy Company

5. Board of Supervisors – Mark Nelson  
Approval of 2026 Liaison Assignments
6. Board Administration – Heather Van Sickle  
Approval of Notice of Property Sale Resolution for Parcel #894730413004 (aka 312 S. Judd Street) for Tuesday, January 27<sup>th</sup> at 4:35 p.m.
7. County Treasurer – Tina Bertrand  
Receive Semi Annual Report for period ending 12/31/2025
8. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process

## End Consent Agenda

9.	Lila Mae's House – Shirley Fineran Approval of and presentation of Proclamation for National Human Trafficking Prevention Month	Action
10.	Planning/Zoning – Daniel Priestley a. Receive the final report and recommendation from the Zoning Commission following their 12/22/25, meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne b. Conduct the first public hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 c. Approve the first reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009	Action
<b>4:40 p.m.</b> (Set time)		Action
11.	Secondary Roads – Laura Sievers a. Approval of resolution for snowmobile trail for County Road K-64 and 140 <sup>th</sup> Street b. Approval of resolution authorizing the County Engineer to close county roads for construction, maintenance, and emergencies during 2026 c. Approve the resolution officially authorizing the County Engineer to certify completion of work on Federal aid, State aid and Farm to Market construction work on behalf of the county during 2026 d. Approve the lowest quote received from Truck Center at \$166,285 per 2026 Western Star 47X	Action
12.	Board Administration – Ryan Ericson Approve Engagement Letter with Ahlers & Cooney for 2026 amendment to the Grow Woodbury County Urban Renewal Area	Action
13.	Budget Review Discussion for FY 27 a. Board of Supervisors 1. CF Rebates & Miscellaneous Refunds – G.B. & R.B. 2. District Court Operations – G.S. 3. Court Appointed Juvenile Attorneys – G.S. 4. Risk Management Services – G.S.	

- 5. Solid Waste Landfill – G.S.
- 6. Tax Increment Funds – TIF
  
- 14. Reports on Committee Meetings Information
- 15. Citizen Concerns Information
- 16. Board Concerns Information

## **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

<b>WED., JAN 14</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>10:00 a.m.</b>	STARComm Board Meeting, The Security Institute, WIT Campus
	<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., JAN 15</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 6401 Gordon Drive.
	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., JAN 16</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
<b>SAT., JAN 17</b>	<b>7:30 a.m.</b>	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
<b>WED., JAN 21</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
<b>THU., JAN 22</b>	<b>10:00 a.m.</b>	Siouxland Regional Transit System Board of Directors Meeting, 6401 Gordon Drive
	<b>11:15 a.m.</b>	WICIRHTF Board of Directors Meeting, 6401 Gordon Drive
<b>MON., JAN 26</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>MON., FEB 2</b>	<b>5:00 p.m.</b>	Board of Adjustment meeting, Courthouse Basement Boardroom
<b>WED., FEB 4</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>WED., FEB 11</b>	<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>THU., FEB 12</b>	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 6401 Gordon Drive.

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.*

## **JANUARY 6, 2026, SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, January 6, 2026, at 4:30 p.m. Board members present were Carper, Dietrich, Nelson, Bittinger II (by phone), and Ung. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR 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 Nelson second by Dietrich to approve the January 6, 2026 agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the December 30, 2025 meeting. Copy filed.

To approve minutes of the January 2, 2026 meeting. Copy filed.

3. To approve the claims totaling \$841,136.96. Copy filed.

- 4a. To approve the promotion of Devin Groenhagen, Deputy Sergeant, County Sheriff Dept., effective 01-05-2026, \$45.28/hour, 19%=\$7.42/hr. Promotion to Deputy Sergeant.; the appointment of Victoria Wabashaw, Legal Secretary, County Attorney Dept., effective 01-12-2026, \$26.07/hour. Job Vacancy Posted on 10-1-25. Entry Level Salary: \$26.07/hr.; the appointment of Heather Hansen, Legal Secretary, County Attorney Dept., effective 01-12-2026, \$26.07/hr. Job Vacancy Posted 10-1-25. Entry Level Salary: \$26.07/hour.; and the separation of Charles Clark, Motor Grader Operator, Secondary Roads Dept., effective 01-16-2026. Resigned. Copy filed.

- 4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Motor Grader Operator, Secondary Roads Dept. CWA Roads: \$28.16/hour. Copy filed.

- 4c. To approve the overlap of Sergeants in the Sheriff's Office. Copy filed.

Carried 5-0.

5. Motion by Nelson second by Dietrich to approve the 2026 casualty renewal with Obsidian Specialty Insurance Company. Carried 5-0. Copy filed.

- 6a. Motion by Dietrich second by Nelson to receive the final report and the Zoning Commission's recommendation from their 12/22/25 meeting to approve the final plat of Wingert & Clark Addition, a minor subdivision, to Woodbury County, Iowa. Carried 5-0. Copy filed.

- 6b. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution accepting Wingert & Clark Addition, a minor subdivision to Woodbury County, Iowa, with the understanding that the property owners coordinate with County staff about future driveway access. Carried 5-0.

**BOARD OF SUPERVISORS**  
**RESOLUTION #13,981**  
**ACCEPTING AND APPROVING WINGERT & CLARK**  
**A MINOR SUBDIVISION**  
**WOODBURY COUNTY, IOWA**

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 22nd DAY OF December , 2025, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND

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

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

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

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

PASSED AND APPROVED THIS 6 DAY OF January, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6c. Motion by Nelson second by Ung to approve the appointment of Christine Zellmer Zant to the Woodbury County Zoning Commission for a five-year term (2026 to 2030). Carried 5-0. Copy filed.
- 6d. Motion by Nelson second by Carper to approve the appointment of Pamala M. Clark to the Woodbury County Board of Adjustment for a five-year term (2026 to 2030). Carried 5-0. Copy filed.
- 6e. Motion by Nelson second by Ung to approve and authorize the Chairperson to sign a Resolution Construction Evaluation relating to construction permits for large animal confinement operations. Carried 5-0.

**RESOLUTION #13,982**  
**CONSTRUCTION EVALUATION RESOLUTION**

**WHEREAS**, Iowa Code section 459.304(3) sets out the procedure if a board of supervisors wishes to adopt a "construction evaluation resolution" relating to the construction of a confinement feeding operation structure; and

**WHEREAS**, only counties that have adopted a construction evaluation resolution can submit to the Department of Natural Resources (DNR) an adopted recommendation to approve or disapprove a construction permit application regarding a proposed confinement feeding operation structure; and

**WHEREAS**, only counties that have adopted a construction evaluation resolution and submitted an adopted recommendation may contest the DNR's decision regarding a specific application; and

**WHEREAS**, by adopting a construction evaluation resolution the board of supervisors agrees to evaluate every construction permit application for a proposed confinement feeding operation structure received by the board of supervisors between February 1, 2026 and January 31, 2027 and submit an adopted recommendation regarding that application to the DNR; and

**WHEREAS**, the board of supervisors must conduct an evaluation of every construction permit application using the master matrix created in Iowa Code section 459.305, but the board's recommendation to the DNR may be based on the final score on the master matrix or may be based on reasons other than the final score on the master matrix;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY** that the Board of Supervisors hereby adopts this construction evaluation resolution pursuant to Iowa Code section 459.304(3).

**Passed and approved this 6<sup>th</sup> day of January, 2026.**

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

7. Reports on committee meetings were heard.
8. There were no citizen concerns.
9. Board concerns were heard.

The Board adjourned the regular meeting until January 13, 2026.

Meeting sign in sheet. Copy filed.

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

Date: 1/08/2026 Weekly Agenda Date: 1/13/2026

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

**WORDING FOR AGENDA ITEM:**

Consideration of Mid American utility permit

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Mid American Energy Company has applied for a utility permit on 280th St east of Old Hwy 75

**BACKGROUND:**

Work in county ROW requires a permit approved by the Board of Supervisors per section 318.8 of the Code of Iowa. The county engineer has reviewed the location and recommends that the work be allowed.

**FINANCIAL IMPACT:**

No financial impact to the county.

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

Yes  No

**RECOMMENDATION:**

Recommend approval of the utility permit for Mid American Energy Company.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the utility permit for Mid American Energy Company.

(D94)

Woodbury County Permit No. \_\_\_\_\_

**PERMIT FOR USE OF COUNTY ROAD/HIGHWAY RIGHT-OF-WAY  
FOR OVERHEAD AND/OR BURIED UTILITIES ACCOMMODATION**

**REQUEST BY APPLICANT:**

Name Mid American Energy Company Highway \_\_\_\_\_  
 Address 106 E. 2nd St. Davenport, IA 52811 Township \_\_\_\_\_  
 City of \_\_\_\_\_  
 Office Phone 563-333-8451 Local Phone \_\_\_\_\_ Section:  $\frac{1}{4}$  of  $\frac{1}{4}$  Sec  
 Type of Utility Installation replace wood pole T N, R W  
 Plans Prepared By Mid American Energy Company Copy Enclosed  Yes  No  
 Map Showing Location Enclosed  Yes  No  
 Utility Location is overhead  cross right-of-way  parallel to right-of-way  
underground

Proposed Method of Installation

<u>tunnel</u>	<input checked="" type="checkbox"/> <u>install new pole</u>	<u>cased</u>
<u>jack &amp; bore</u>	<u>suspend on poles</u>	<u>trench</u>
<u>open cut</u>	<u>suspend on towers</u>	
	<u>plow</u>	

Estimated Starting Date 11/8/2026 Estimated Restoration Date 11/23/2026

The Applicant understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, and special provisions listed below or attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof. Applicant is to complete in triplicate and send all copies including plans and maps to Woodbury County Engineer, 759 E. Frontage Road, Moville, IA 51039. One executed copy will be returned to the Applicant.

By Dawn C.  
(Signature of Authorized Utility Representative)Title Dawn Carlson - Project Manager  
Date 12.23.25**PERMIT APPROVAL BY PERMITTING AUTHORITY**

The forgoing application is hereby approved and permit issued by the Permitting Authority subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

By \_\_\_\_\_  
(Signature of Woodbury County Board Chairman)

Title \_\_\_\_\_

Date \_\_\_\_\_

By J. C. C.  
(Signature of Woodbury County Engineer)Title Woodbury County EngineerDate 01/08/2026

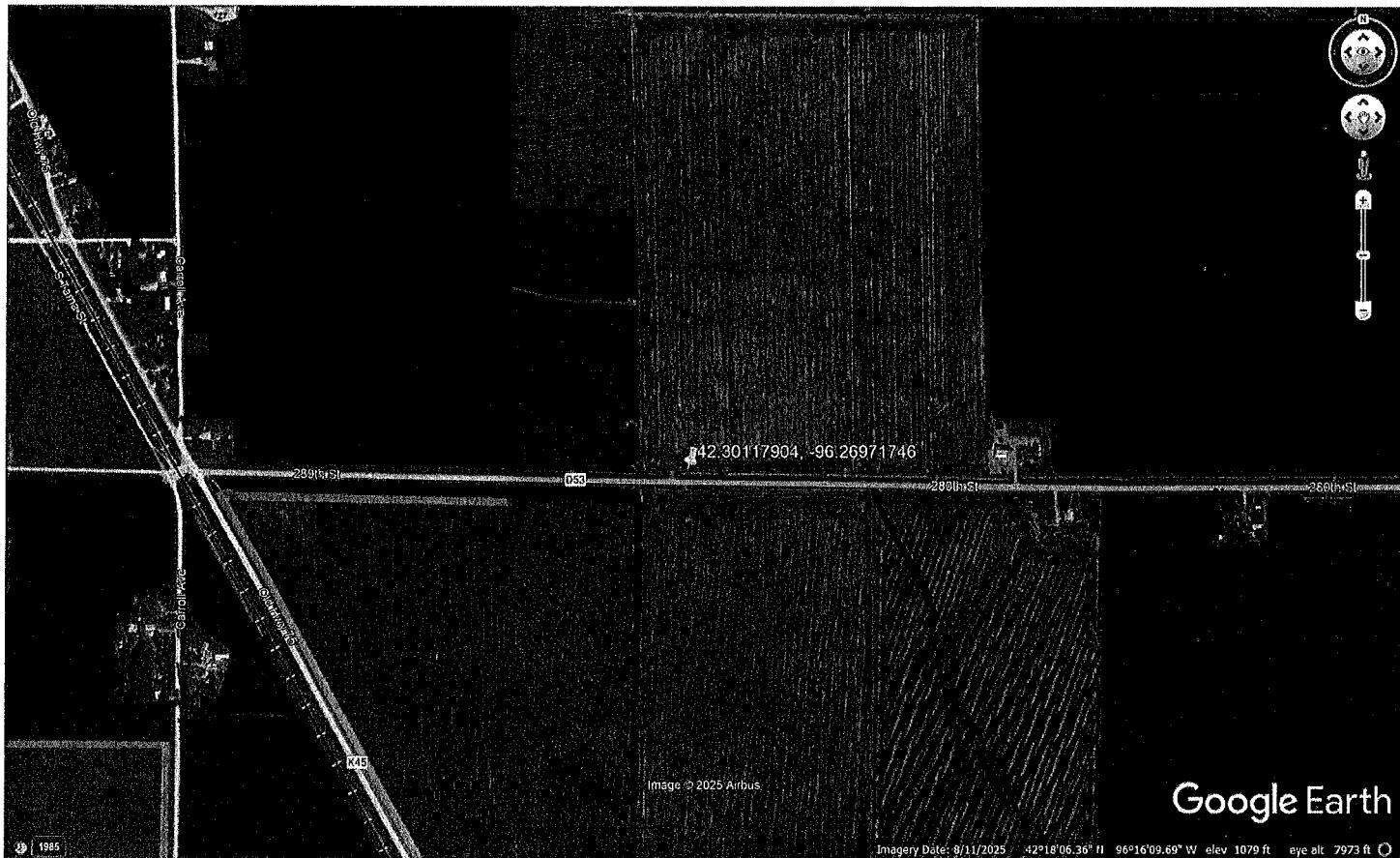
Other Special Provisions:

**Permit Provisions and Conditions of Issuance**

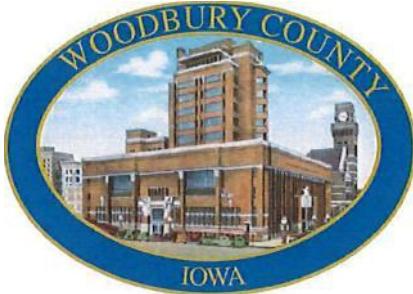
1. The County and/or the County Board of Supervisors will not be charged with any responsibility for damages to the Applicant's property occasioned by any construction or maintenance operations on said county roads, including new or additional right-of-way acquired in connection therewith, subsequent to the building of the Applicant's facilities. The Board will endeavor to give the Applicant sufficient notice of any proposed construction or maintenance work, on either existing or newly acquired right-of-way that is likely to expose, cover up, or disturb any facilities belonging to the Applicant, in order that the Applicant may arrange to protect the facilities. The Board will inform contractors, and others working on the job of the location of the facilities so that reasonable care may be taken to avoid damaging the facilities, however the County and the Board of Supervisors will assume no responsibility for failure to give such notice.

Approved 1/19/99

2. The Applicant shall take all reasonable precaution during the construction of said facilities to protect and safeguard the lives and property of the adjacent property owners and the traveling public and shall save the County and the Board of Supervisors harmless of any damages or losses that may be sustained by adjacent property owners and the traveling public on account of such construction operations.
3. Operations in the construction and maintenance of said facilities shall be carried on in such a way as to not interfere with, or interrupt traffic on said roads. However, should the performance of work called for in this permit in any way interfere with or obstruct traffic on said roads, the Applicant shall provide the necessary flagmen as required by the Statutes when one-way traffic is involved and/or otherwise mark said work so as to protect the traveling public.
4. The Applicant shall hold the County and the Board of Supervisors harmless from any damages that may result to said highway because of the construction or maintenance of said facilities and shall reimburse the County or the Board of Supervisors for any expenditures that the County or the Board of Supervisors may have to make on said roads on account of replacement of surfacing, gravel and bridge and culvert repairs.
5. Applicant shall lay, construct, operate and maintain said facilities so as not to interfere with natural drainage of the road and so as not to interfere with the construction or maintenance of said roads. When buried cable or wire lines are to be placed lengthwise with the roadway, they shall be placed in the County road shoulder or ditch near the toe of the fore-slope and parallel to centerline of roadbed at a depth of three (3) to four (4) feet by using specially designed plows or by trenching, whichever is appropriate. Plow slots and trenches shall be repacked as necessary to restore the disturbed area to its original condition. For buried line crossings of roadways not paved, an open trench may be dug and the lines placed therein, and the trench back-filled over the lines. Buried line crossings on paved roadways, lines may be placed through the sub-grade by jacking, or by boring a hole just large enough to take the lines; or if the County Engineer approves, a tunnel may be dug through and the cable or wire lines placed therein. All backfill of tunnels and trenches shall be thoroughly compacted in layers of 6" or less in depth. Back-filling of trenches within the right-of-way by not under the traveled roadway shall be tamped sufficiently to avoid settlement. When crossing an existing roadway, all buried facilities shall be placed a minimum of three (3) to four (4) below the bottom of the existing adjacent ditches. Overhead lines, where practical, shall be placed adjacent to and with two (2) feet of the Road/Highway Right-of-Way Line.
6. The Applicant will at any time subsequent to placing the facilities, and at the Applicant's expense, relay, replace, alter, change, reconstruct, or relocate its overhead and/or buried facilities and appurtenances thereto as may become necessary to conform to new grades, alignment, or widening right-of-way, resulting from maintenance or construction operations by the County Board of Supervisors irrespective of whether or not additional right-of-way is acquired in connection with such road improvements. The Applicant agrees to do this within ninety (90) days written notice from the Board of Supervisors, and without cost to the County. If the Applicant is unable to comply within said ninety (90) days, the Board of Supervisors may cause the work to be done and the Applicant will pay the cost thereof upon receipt of statement.
7. All work shall be done in a workmanlike manner; the surrounding ground, slopes, and ditch bottoms shall be reshaped to conform to the area and left in a neat condition satisfactory to the County Engineer. All areas where sod has been damaged or destroyed shall be re-seeded.
8. The Applicant shall notify the County Board of Supervisors at least forty-eight (48) hours in advance of the Applicant's intention of starting work covered by this permit on the road right-of-way. Said notice shall be in writing to the County Engineer.
9. Applicant, its' successors, grantees and assigns shall and hereby agrees to assume all responsibility, risks and liabilities for all accidents and damages that may occur to persons and/or property on account of the work done under this permit, and to this end, Indemnify and hold the County and all authorized representatives thereof harmless from any and all claims, damages, losses, and expense including judgements, costs and including attorney's fees, for personal injuries (including death) or property damage arising or resulting from the activities of the Applicant in connection herewith, now and at all times in the future.
10. It is understood that this permit is issued only insofar as Woodbury County has jurisdiction and does not presume to release the Applicant from fulfilling any existing statutes relating to the installation, construction and operation of said facilities.
11. It is further understood that the facilities covered by this permit shall be constructed or installed within one (1) year after the date of approval of this permit, unless otherwise extended in writing by Woodbury County.
12. Engagement in the operations as herein applied for by the Applicant shall be considered and constitute an acceptance of all the terms and conditions herein set forth.



## **2026 LIAISON ASSIGNMENTS**



**Chairman Mark Nelson**  
**Vice-Chairman Dave Dietrich**  
**Supervisor Matthew Ung**  
**Supervisor Dan Bittinger**  
**Supervisor Kent Carper**

Liaisons act as a two-way conduit of information both to implement board policy and to keep the board informed concerning each department. While each supervisor is assumed to have an "open door policy," the proper procedure for dealing with concerns is to channel them through the appropriate supervisor. In this way, supervisors can divide their time and focus most productively.

Department Head meetings may be called by the Chair and the Vice-Chair is invited to attend. If the Vice-Chair is unavailable, then an alternate supervisor may be invited by the Chair. Unless excused, attendance is mandatory for department heads or department designees, and requested of all elected officials and intergovernmental representatives or their designees.

### **Departments**

Building Services	_____	Bittinger
Conservation	_____	Carper, Nelson
Court Administration	_____	Ung
Department of Human Services	_____	Carper, Ung
Emergency Services	_____	Dietrich, Nelson
Human Resources	_____	Bittinger
Juvenile Court Services	_____	Bittinger
Juvenile Detention	_____	Bittinger
Planning & Zoning	_____	Dietrich, Ung
Secondary Roads	_____	Nelson, Ung
Veterans Affairs	_____	Carper, Dietrich

## Woodbury County Boards, Commissions, and Committees

### BY IOWA CODE

Board of Adjustment	Bittinger
Conservation Board	Nelson
DECAT (Decategorization) Board	Bittinger
E911 Board	Nelson
Emergency Management Commission	Carper (Alternate: Nelson)
Soil and Water Conservation District	Nelson
Third Judicial Department of Corrections	Bittinger
Zoning Commission	Carper, Dietrich

### BY AGREEMENT

Community Action Agency of Siouxland Board of Directors	Carper
Siouxland Economic Development Corporation	Dietrich
Siouxland Tri-State Area Radio Communications (STARCOMM)	Nelson
Woodbury County Law Enforcement Center Authority	Dietrich

### CHAPTER 28E

Area Solid Waste Board (Landfill)	Carper, Dietrich
Hazardous Materials Commission	Carper
Hungry Canyons Alliance	Dietrich
Loess Hills Alliance	Ung (Alternate: Carper)
Loess Hills Development and Conservation Authority	Ung
Loess Hills Scenic Byway	Ung
Rolling Hills Community Services Region	Bittinger (ending June 2025)
Security Institute Commission	Carper, Dietrich
Siouxland Interstate Metropolitan Planning Council Board	Dietrich
<i>Comprehensive Economic Development Strategy</i>	"
<i>Housing Trust Fund</i>	"
<i>Metropolitan Planning Organization Policy Board</i>	"
<i>Rural Planning Association</i>	"
<i>Finance Committee</i>	"
<i>Legislative Committee</i>	"
<i>Siouxland Regional Transit System Board</i>	"
Siouxland District Board of Health	Bittinger
Siouxland Human Investment Partnership	Bittinger
Woodbury County Information & Communication Commission (WCICC)	Ung, Bittinger
Western Iowa Tourism	Carper

### SPECIAL PURPOSE

Courthouse & Public Building Security Committee	Ung
Health & Wellness Committee	Ung, Carper
Policy Review Committee	Ung, Dietrich

## RESOLUTION #

### NOTICE OF PROPERTY SALE

Parcels #894730413004

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

**Lot Twelve (12) Block Twenty-Six (26) Riverview 2<sup>nd</sup> Addition to Sioux City, in the County of Woodbury and State of Iowa  
(312 S. Judd 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 27<sup>th</sup> Day of January, 2026 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 **27<sup>th</sup> Day of January, 2026**, 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 \$716.00** 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 13<sup>th</sup> Day of January, 2026.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Michelle K. Skaff, Ph.D.  
Woodbury County Auditor  
and Recorder

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Mark E. Nelson, Chairman

## REQUEST FOR MINIMUM BID

Name: Alex Zimmerman

Date: 2/4/25

Address: 1519 Isabella St (owns 308 S. Judd)

Phone: 712-898-8466

Address or approximate address/location of property interested in:

312 S Judd St.

GIS PIN # 894730413004

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

Legal Description:

Lot 12 Block 24 Riverview 2<sup>nd</sup> Addition  
to Sioux City, Woodbury County, Iowa

Tax Sale #/Date: #988 - 6/17/2019

Parcel # 12123125

Tax Deeded to Woodbury County on: 12/23/25

Current Assessed Value: Land \$8,900 Building \$0 Total \$8,900

Approximate Delinquent Real Estate Taxes: \$45,061

Approximate Delinquent Special Assessment Taxes: \$1,852

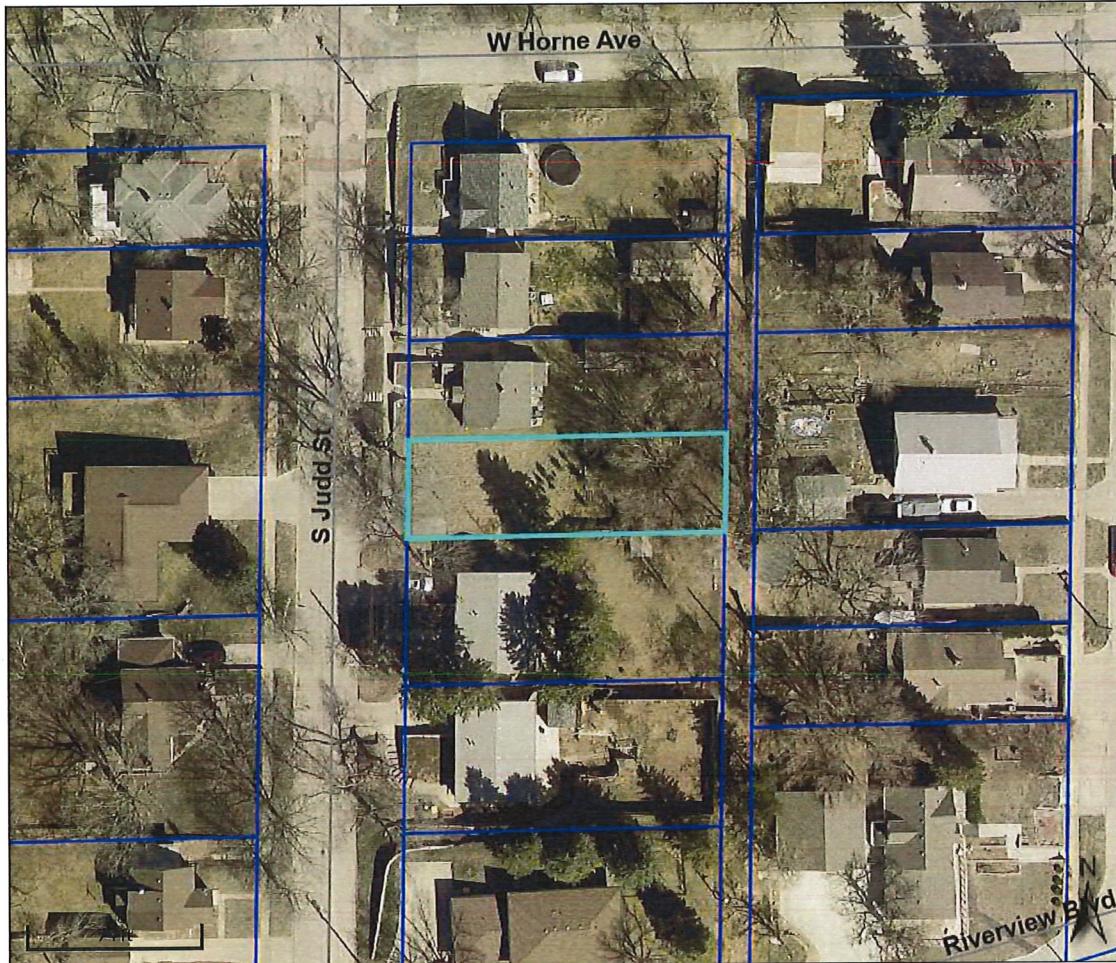
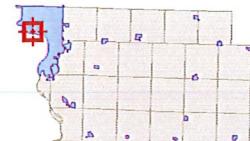
\*Cost of Services: \$116

Inspection to: Dan Bittner Date: 2/4/25

Minimum Bid Set by Supervisor: \$600 Daniel A. Bittner II plus \$116 Total: \$716

Date and Time Set for Auction: Tuesday, January 27<sup>th</sup> 04:35 p.m.

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


**Overview**

**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894730413004	Alternate ID	439800	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	312 S JUDD ST SIOUX CITY	Acreage	n/a		SIOUX CITY, IA 51101

District 0087

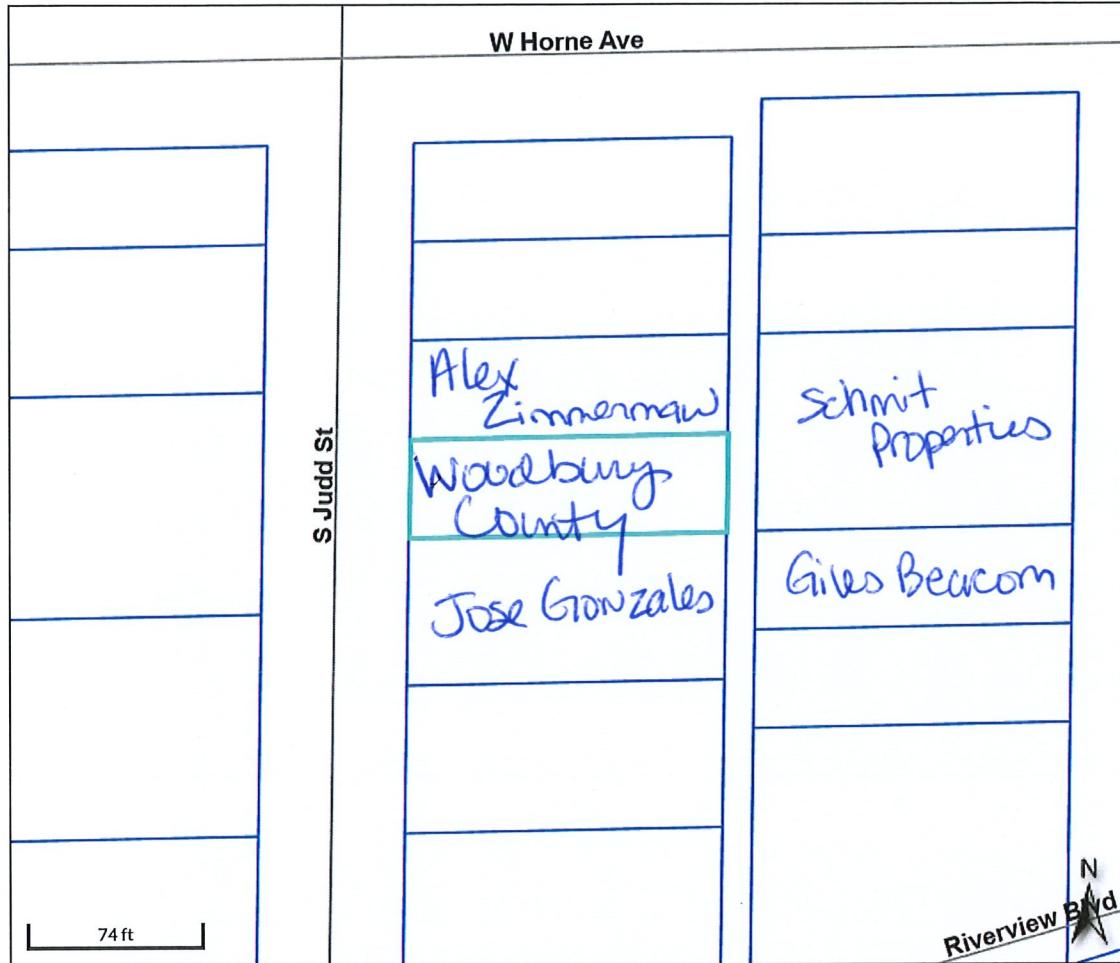
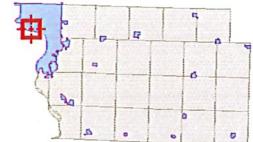
Brief Tax Description RIVERVIEW 2ND LOT 12 BLK 26

**(Note: Not to be used on legal documents)**

Date created: 1/7/2026

Last Data Uploaded: 1/6/2026 10:02:17 PM

Developed by  SCHNEIDER GEOSPATIAL


**Overview**

**Legend**

- Roads
- Corp Boundaries
- ▨ Townships
- Parcels

Parcel ID 894730413004      Alternate ID 439800  
 Sec/Twp/Rng n/a      Class R  
 Property Address 312 S JUDD ST      Acreage n/a  
 SIOUX CITY

District 0087  
 Brief Tax Description RIVERVIEW 2ND LOT 12 BLK 26  
 (Note: Not to be used on legal documents)

Date created: 1/7/2026  
 Last Data Uploaded: 1/6/2026 10:02:17 PM

Developed by  SCHNEIDER GEOSPATIAL

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

Date: \_\_\_\_\_ Weekly Agenda Date: \_\_\_\_\_

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** \_\_\_\_\_

**WORDING FOR AGENDA ITEM:**

### **ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

**BACKGROUND:**

**FINANCIAL IMPACT:**

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

Yes  No

**RECOMMENDATION:**

**ACTION REQUIRED / PROPOSED MOTION:**



## SEMI-ANNUAL REPORT OF TINA M. BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA

FOR THE PERIOD JULY 1, 2025 THROUGH DECEMBER 31, 2025

	Beginning Treasurer's Balance	Total Revenues	Total Expenses	Change in Outstanding	CALCULATED ENDING FUND BALANCE	Outstanding Bank Items	Outstanding Stamped Warrants	Ending Treasurer's Balance
0001 - GENERAL BASIC	10,423,752.64	19,759,686.46	18,070,982.71	461,682.50	12,574,138.89	599,568.43	0.00	12,326,627.79
0002 - GENERAL SUPPLEMENTAL	1,184,062.96	7,865,073.95	7,469,721.39	23,569.93	1,602,985.45	28,812.60	0.00	1,826,352.23
0003 - GAMING REVENUES	314,557.25	218,923.37	292,736.61	0.00	240,744.01	0.00	0.00	183,612.70
0004 - STATE TAX CREDITS	31,425.80	0.00	14,958.00	0.00	16,467.80	0.00	0.00	16,467.80
0005 - America Rescue Plan Act	140,159.29	0.00	135,914.63	0.00	4,244.66	0.00	0.00	4,244.66
0006 - Mental Health	4,178.99	0.00	0.00	0.00	4,178.99	100.00	0.00	(517.93)
0007 - Courthouse Maintenance Fund	200,000.00	0.00	100,000.00	0.00	100,000.00	0.00	0.00	100,000.00
0008 - SHERIFF'S COMMISSARY FUND	97,747.97	37,581.76	53,826.17	940.00	82,443.56	940.00	0.00	101,014.09
0009 - SHERIFF'S ROOM & BOARD	382,088.98	18,732.04	17,101.55	0.00	383,719.47	0.00	0.00	394,047.35
0010 - COUNTY HEALTH SERVICES MH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0011 - RURAL BASIC	769,079.80	2,232,057.10	1,967,621.75	(4.08)	1,033,511.07	2,168.97	0.00	999,511.43
0012 - RURAL SERVICES SUPPLEMENTAL	0.00	43,470.97	38,250.00	0.00	5,220.97	0.00	0.00	5,220.97
0020 - SECONDARY ROADS	1,261,144.27	5,858,717.63	7,232,329.25	32,374.90	(80,092.45)	49,714.86	0.00	269,020.91
0021 - S.R. SPECIAL BRIDGE PROJ.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0022 - FEMA 4421	618,882.93	0.00	0.00	0.00	618,882.93	0.00	0.00	618,882.93
0023 - RESOURCE ENHANCEMENT REAP	47,025.56	30,772.50	0.00	0.00	77,798.06	0.00	0.00	80,108.17
0024 - RECORDER RECORD MANAGE.	200,775.22	9,767.48	0.00	0.00	210,542.70	0.00	0.00	210,542.70
0025 - Secondary roads Gravel Project	4,251,320.17	0.00	631,994.05	0.00	3,619,326.12	0.00	0.00	3,619,326.12
0028 - RECORDERS ELECTRONIC FEES	280.24	3.25	0.00	0.00	283.49	0.00	0.00	283.49
0029 - EMERGENCY PARAMEDIC SERV.	(11,605.22)	0.00	0.00	0.00	(11,605.22)	0.00	0.00	(11,605.22)
0030 - EMS LOAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0031 - INFRASTRUCTURE/ECON. DEV.	345,544.54	290,929.92	432,970.34	0.00	203,504.12	0.00	0.00	273,479.68
0032 - Local Government Opioid Abatement F	892,930.90	15,316.25	44,123.89	(2,067.45)	862,055.81	0.00	0.00	1,049,698.41
0040 - TAX INCREMENT ACCOUNT	166,045.01	404,765.34	393,425.00	0.00	177,385.35	0.00	0.00	177,385.35
0057 - NATURE CENTER DEVELOPMENT	191,105.24	35,321.88	50,566.45	0.00	175,860.67	0.00	0.00	173,549.23
0058 - ANDERSON TRUST	2,630.50	30.49	0.00	0.00	2,660.99	0.00	0.00	2,660.99
0059 - EMS TRAINING	76,680.61	2,192.00	0.00	0.00	78,872.61	0.00	0.00	78,872.61
0061 - COUNTY LIBRARY	119,184.48	103,134.85	138,776.63	396.38	83,939.08	469.34	0.00	77,628.07
0067 - CONSERVATION RESERVE	174,126.58	224,875.61	208,550.23	0.00	190,451.96	0.00	0.00	251,762.53
0074 - CO. ATTORNEY FORFEITURE	177,157.32	0.00	160.00	0.00	176,997.32	0.00	0.00	176,997.32
0078 - SHERIFFS FORFEITURE	51,654.36	4,649.81	0.00	0.00	56,304.17	0.00	0.00	56,304.17
0080 - DARE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0081 - SHERIFF'S RESERVE	16,500.10	3,690.00	2,475.93	0.00	17,714.17	0.00	0.00	17,714.17
0082 - SHERIFF'S RESTRICTED DON.	45,179.41	5,423.44	12,520.23	560.96	38,643.58	560.96	0.00	33,375.00
0083 - 5% CO. FINE COLLECTIONS	239,302.61	5,473.56	1,704.89	0.00	243,071.28	0.00	0.00	242,787.11
0086 - SCAAP FY 13-14	(772.10)	0.00	0.00	0.00	(772.10)	0.00	0.00	(772.10)



## SEMI-ANNUAL REPORT OF TINA M. BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA

FOR THE PERIOD JULY 1, 2025 THROUGH DECEMBER 31, 2025

	Beginning Treasurer's Balance	Total Revenues	Total Expenses	Change in Outstanding	CALCULATED ENDING FUND BALANCE	Outstanding Bank Items	Outstanding Stamped Warrants	Ending Treasurer's Balance
0090 - OLD FUND 290	(0.50)	0.00	0.00	0.00	(0.50)	0.00	0.00	(0.50)
0091 - JAG 2015-DJ-BX-0680	(24,188.00)	0.00	0.00	0.00	(24,188.00)	0.00	0.00	(24,188.00)
0092 - 2018 SCAAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0093 - 2019 SCAPP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0094 - 2017 JAG GRANT	(16,125.00)	0.00	0.00	0.00	(16,125.00)	0.00	0.00	(16,125.00)
0095 - COVID DOJ Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0096 - 2018 JAG GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0097 - SCAAP - 2016-AP-BX-0523	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0098 - JAG PROGRAM 2012-2016	40,313.00	0.00	0.00	0.00	40,313.00	0.00	0.00	40,313.00
0100 - DRAINAGE DIST. - SUPERV.	28,580.26	53,504.30	12,562.91	12,568.91	82,090.56	32,638.61	124,401.60	81,758.52
1500 - COUNTY BLDGS. & PROP. CIP	1,400,284.67	0.00	698,746.48	(364,770.63)	336,767.56	0.00	0.00	304,313.77
1501 - LEC - CIP	(24,861.55)	13,450.20	0.00	0.00	(11,411.35)	0.00	0.00	(12,416.35)
2000 - DEBT SERVICE	289,032.53	3,957,913.06	1,130,046.49	0.00	3,116,899.10	0.00	0.00	3,126,167.85
4000 - EMERGENCY MANAGEMENT	47,378.05	120,049.84	142,002.98	662.00	26,086.91	1,237.00	0.00	43,781.96
4010 - E-911 SURCHARGE	1,767,916.48	184,816.06	336,342.82	1,160.95	1,617,550.67	1,497.24	0.00	1,752,739.90
4100 - COUNTY ASSESSOR	476,884.71	459,363.24	444,931.76	50,858.00	542,174.19	50,863.00	0.00	529,596.62
4101 - 4101	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4102 - COUNTY ASSESSOR-UNEMP. CO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4110 - CITY ASSESSOR	634,667.26	671,057.94	742,182.84	87,024.42	650,566.78	129,826.49	0.00	568,912.44
4111 - CITY ASSESS.-FICA & IPERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4112 - CITY ASSESSOR-UNEMP. CO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4113 - CITY ASSESSOR-TORT LIAB	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4140 - AGRICULTURAL EXTENSION	5,420.68	372,795.72	383,198.36	0.00	(4,981.96)	0.00	0.00	0.00
4150 - 4150	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4200 - SCHOOL DISTRICTS	547,198.92	36,848,408.28	37,915,023.78	0.00	(519,416.58)	0.00	0.00	0.00
4273 - DISTRICT HEALTH	1,857,942.80	2,818,111.20	3,358,359.69	(32,077.62)	1,285,616.69	(7,843.09)	0.00	1,650,137.93
4300 - COMMUNITY COLLEGE AREA 12	45,594.32	3,227,319.56	3,314,816.39	0.00	(41,902.51)	0.00	0.00	0.00
4400 - CORPORATIONS	734,348.37	48,331,734.57	49,873,095.45	0.00	(807,012.51)	0.00	0.00	7,116.08
4450 - SPECIAL ASSESSMENTS	15,682.39	89,410.86	105,093.25	0.00	0.00	0.00	0.00	0.00
4700 - TOWNSHIPS	6,718.11	558,760.04	555,464.62	0.00	10,013.53	0.00	0.00	10,230.66
4750 - Justice Center Taxable Bonds	3,263,092.76	(7,733.84)	363,877.31	0.00	2,891,481.61	0.00	0.00	2,921,228.52
4751 - Justice Center Exempt Bonds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4752 - Justice Center COVID Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4753 - Justice Center Miscellaneous Revenue	734,380.62	0.00	145,182.35	0.00	589,198.27	0.00	0.00	554,998.70
4754 - Justice Center Debt Service	0.00	726,880.37	726,880.37	0.00	0.00	0.00	0.00	0.00
4755 - Justice Center Maintenance -County Ad	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



## SEMI-ANNUAL REPORT OF TINA M. BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA

FOR THE PERIOD JULY 1, 2025 THROUGH DECEMBER 31, 2025

	Beginning Treasurer's Balance	Total Revenues	Total Expenses	Change in Outstanding	CALCULATED ENDING FUND BALANCE	Outstanding Bank Items	Outstanding Stamped Warrants	Ending Treasurer's Balance
4756 - Justice Center Maintenance-20% Prison	1,626,732.28	208,559.19	0.00	0.00	1,835,291.47	0.00	0.00	1,835,291.47
4763 - STARCOMM PROGRAM	289,395.21	231,127.99	188,717.29	480.09	332,286.00	4,892.73	0.00	329,747.52
4787 - COURTHOUSE FOUNDATION	12,107.58	0.00	0.00	0.00	12,107.58	0.00	0.00	12,107.58
4800 - BRUCELLOSIS & TUBERCULOSIS ERADIC	716.05	(75.66)	82.50	0.00	557.89	0.00	0.00	633.55
5010 - MOTOR VEHICLE	1,939,944.52	10,196,709.30	8,435,572.33	(1,318,076.60)	2,383,004.89	(2,831,046.20)	0.00	737,347.50
5020 - USE TAX	(1,497,872.32)	7,080,020.92	5,982,454.15	(486,675.74)	(886,981.29)	(1,581,411.35)	0.00	(2,246,627.31)
5040 - 5040	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5060 - BANKRUPTCY MONIES	6,017.90	0.00	0.00	0.00	6,017.90	0.00	0.00	6,017.90
5070 - SHERIFF'S CONDEMNATION	8,921.70	0.00	0.00	0.00	8,921.70	0.00	0.00	8,921.70
5080 - UNCLAIMED PROPERTY	3,747.19	0.00	0.00	0.00	3,747.19	0.00	0.00	3,747.19
5090 - TAX IN ADVANCE - ACH	1,142,869.66	502,411.33	1,524,027.61	0.00	121,253.38	0.00	0.00	121,253.38
5100 - UNAPPORTIONED TAX - HOLDING FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,842,676.85
5110 - MONEYS AND CREDITS	12,168.00	0.00	0.00	0.00	12,168.00	0.00	0.00	12,168.00
5130 - TREASURERS TAX REDEMPTION	140,488.22	801,499.45	843,045.73	(26,378.66)	72,563.28	87,819.68	0.00	72,563.28
6000 - TRUSTEE DRAINAGE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6776 - TRUSTEE DRAINAGE CONTROL FUND 67	738,500.57	164,426.88	392,686.64	307,482.10	817,722.91	21,302.60	356,647.10	771,523.62
6777 - TRUSTEE DRAINAGE CONTROL FUND 67	634,114.10	131,765.91	26,107.69	1,623.22	741,395.54	24,943.49	91,311.43	719,665.49
6778 - TRUSTEE DRAINAGE CONTROL FUND 67	7,489.09	73,816.04	66,340.64	0.00	14,964.49	0.00	0.00	16,177.37
7500 - RECORDER'S FEES FUND	74,474.57	375,622.49	338,495.32	7,711.00	119,312.74	7,711.00	0.00	116,828.74
7501 - RECORDERS ELECTRONIC FEE	2,403.00	7,422.00	5,997.00	0.00	3,828.00	0.00	0.00	3,828.00
7550 - DNR LICENSING	17,748.12	148,074.88	227,545.62	12,252.68	(49,469.94)	(22,911.04)	0.00	(54,512.54)
7600 - 7600	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8792 - FLEX BENEFIT FUND	(27,384.08)	74,302.92	54,399.73	3,522.16	(3,958.73)	3,522.16	0.00	(6,295.43)
8926 - SELF INSURANCE LIAB./PROP	(306,477.53)	845,870.79	545,979.40	255.07	(6,331.07)	510.14	0.00	(26,690.57)
8927 - OTHER EMPLOYEE SELF INSUR	332,459.80	102,589.30	112,344.32	0.00	322,704.78	0.00	0.00	320,467.97
8928 - SELF HEALTH COUNTY INSUR	816,845.85	3,432,295.57	3,738,381.67	109,745.44	620,505.19	109,745.44	0.00	604,661.53
8930 - OFFICE SUPPLIES - I.S.	(9,512.39)	6,956.34	7,607.35	0.00	(10,163.40)	0.00	0.00	(10,163.40)
<b>Report Totals:</b>	<b>40,208,304.38</b>	<b>159,979,826.70</b>	<b>160,048,302.54</b>	<b>(1,115,180.07)</b>	<b>39,024,648.47</b>	<b>(3,284,366.94)</b>	<b>572,360.13</b>	<b>40,084,488.22</b>

Iowa County Treasurer's Semi-Annual Report for Period July 1, 2025 to December 31, 2025

Beginning Treasurer' s Balance		40,208,304.38
Expenses:		160,048,302.54
Total Expenses:		160,048,302.54
Change in Outstanding:		(1,115,180.07)
Revenues		159,979,826.70
Total Revenues		159,979,826.70
Calculated Ending Treasurer' s Balance	\$	39,024,648.47
Plus Deferred / accrued revenue, less Outstanding Liabilities (taxes to be apportioned, nsf mv pymts, Qtrly payroll taxes, etc), Outstanding bank items, Stamped warrants	\$	1,059,839.75
Total Calculated Ending Treasurer's Balance	\$	40,084,488.22
Actual Ending Treasurer' s Balance	\$	40,084,488.22

I hereby certify the above report to be a true and Accurate account of transactions during the Period(s) specified.



Tina M. Bertrand, Woodbury County Treasurer

**HUMAN RESOURCES DEPARTMENT**  
**MEMORANDUM OF PERSONNEL TRANSACTIONS**

**\* PERSONNEL ACTION CODE:**

**DATE: January 13, 2026**

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
Bittinger, Daniel	Board of Supervisors	01-02-2026	Board of Supervisor	\$41,967.12		T	From Board Chairman to Board Member.
Nelson, Mark	Board of Supervisors	01-02-2026	Board Chairman	\$45,467.12		T	From Board Member to Board Chairman.
Dietrich, David	Board of Supervisors	01-02-2026	Board Vice Chair	\$41,967.12		T	From Board Member to Board Vice Chair.
Koepke, Kimberlee	Treasurer	01-19-2026	% Deputy	\$73,989.67/year	20%=\$12,463.27/year	P	Promoted to % Deputy.

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

**MELISSA THOMAS, HR DIRECTOR:** \_\_\_\_\_

**HUMAN RESOURCES DEPARTMENT**

**WOODBURY COUNTY, IOWA**

**DATE: January 13, 2026**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Sheriff's Office	Clerk III	AFSCME Courthouse: \$24.01/hour		
Treasurer	Clerk III	AFSCME Courthouse: \$24.01/hour		

**Chairman, Board of Supervisors**

(AUTHFORM.doc/FORMS)

# WOODBURY COUNTY, IOWA

## RESOLUTION NO. \_\_\_\_\_

### Proclamation For National Human Trafficking Prevention Month

**WHEREAS**, the United States was founded upon the principle that all people are created with the inalienable right to freedom, and added the 13<sup>th</sup> amendment to the Constitution making slavery illegal;

**WHEREAS**, slavery within the United States today is most often found in the form of forced labor and sex trafficking, which weakens our social fabric, increases violence and organized crime, and debases our humanity;

**WHEREAS**, this problem is found even within our community;

**WHEREAS**, every business, community organization, faith community, family and individual can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problems of internet sex trafficking and pornography; and by becoming more aware of the problem and possible solutions;

**NOW, THEREFORE**, Woodbury County Board of Supervisors, do hereby proclaim the month of January, 2026 as

### **“National Human Trafficking Prevention Month”**

and encourage our citizens to become more familiar with the problem and to work toward solutions.

---

Mark E. Nelson, Chairman

---

Daniel A. Bittinger II, Supervisor

---

Kent T. Carper, Supervisor

---

David L. Dietrich, Supervisor

---

Matthew A. Ung, Supervisor

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

Date: 1/7/26

Weekly Agenda Date: 1/13/26 4:40

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

**WORDING FOR AGENDA ITEM:**

- a. Receive the final report and recommendation from the Zoning Commission following their 12/22/25, meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.
- b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.
- c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Board of Supervisors will hold a public hearing to consider a proposed Zoning Ordinance Map Amendment to rezone a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011.

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:**

Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. These proposals have been noticed in the Sioux City Journal legal section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that the plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy. The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

**PROPERTY DETAILS**

Parcel(s): 874732400009

Township/Range: T87N R47W (Liberty)

Section(s): 32 & 33

Quarter: Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X (Not in floodplain)

Property Address: None

**FINANCIAL IMPACT:**

0

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

Yes  No

**RECOMMENDATION:**

Receive final report and Zoning Commission recommendation from their 12/22/25 meeting.

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

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

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 1/20/26 at 4:40 PM, and Tuesday, 1/27/26 at 4:40 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Receive the final report and recommendation from the Zoning Commission following their 12/22/25 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.
- b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.
- c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

**NOTICE REGARDING PUBLIC  
HEARINGS BEFORE THE  
WOODBURY COUNTY BOARD OF  
SUPERVISORS FOR A ZONING  
ORDINANCE MAP AMENDMENT  
(REZONE) FROM THE  
AGRICULTURAL PRESERVATION  
(AP) ZONING DISTRICT TO THE  
AGRICULTURAL ESTATES (AE)  
ZONING DISTRICT**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on Tuesday, January 13, 2026, at 4:40 PM, Tuesday, January 20, 2026, at 4:40 PM, and Tuesday, January 27, 2026, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at daniel.priestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearing(s).

**CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

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

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings and ordinance readings to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

The proposal is to rezone a portion of the property located on Parcel #874732400009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning. Said tract contains 7.99 Acres more or less Subject to any and all easements of record.

Petitioner Applicant(s): Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

This zoning ordinance map amendment does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.

COL-IA-502676

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE  
PUBLIC HEARINGS AND READINGS PROCESS**

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

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

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

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

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

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

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

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

Attest:

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

\_\_\_\_\_  
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): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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 **December 22, 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:

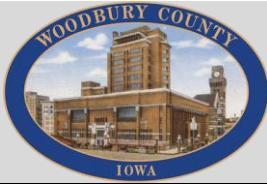
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE  
PUBLIC HEARINGS AND READINGS PROCESS**



# WOODBURY COUNTY PLANNING & ZONING

**620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101**

**712.279.6609 – 712.279.6530 (Fax)**

Daniel J. Priestley, MPA – Zoning Coordinator

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

Dawn Norton – Senior Clerk

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

## REPORT FOLLOWING ZONING COMMISSION RECOMMENDATIONS

SNYDER'S BEND ADDITION – MINOR SUBDIVISION PROPOSAL AND

## ZONING ORDINANCE MAP AMENDMENT PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Robert B. Ankerstjerne
Application Type(s):	Minor Subdivision & Zoning Ordinance Map Amendment (Rezone) from AP to AE
Name of Subdivision:	Snyder's Bend Addition
Application Date:	December 1, 2025
Number of Lots:	4
Total Acres:	7.99 (8)
Extraterritorial Review:	City of Salix, Resolution No. 2025-15, December 10, 2025
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 4, 2025
Zoning Commission Public Hearing Date:	December 22, 2025
Board of Supervisors Agenda Date:	January 13, 20, 27, all at 4:40 PM
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Jeff Snoozy, 712-281-3922

PROPERTY DETAILS	
Parcel(s):	874732400009
Township/Range:	T87N R47W (Liberty)
Section(s):	32 & 33
Quarter:	Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	None

CONTENTS
SUMMARY, AERIAL MAP, PLAT EXCERPT
APPLICATION - MINOR SUDIVISION
FINAL PLAT
REVIEW CRITERIA
APPLICATION - REZONE & REVIEW CRITERIA
PUBLIC NOTIFICATION, STAKEHOLDER INPUT
SUPPORTING DOCUMENTATION

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

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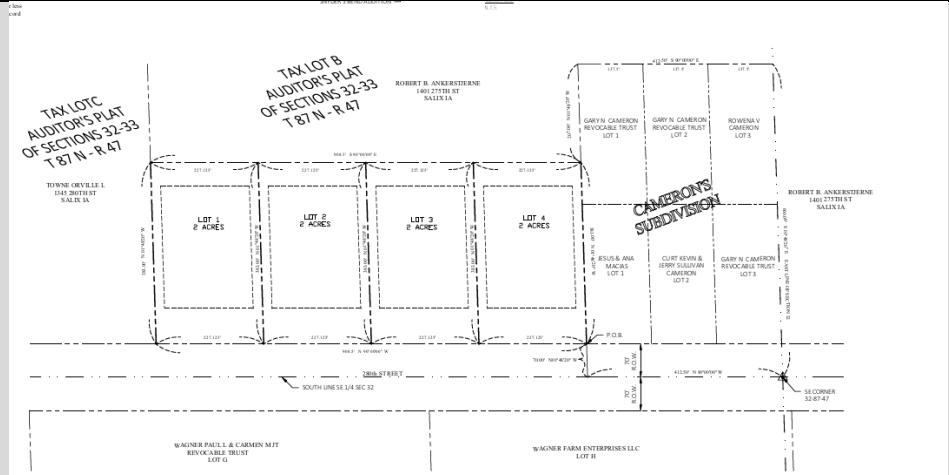
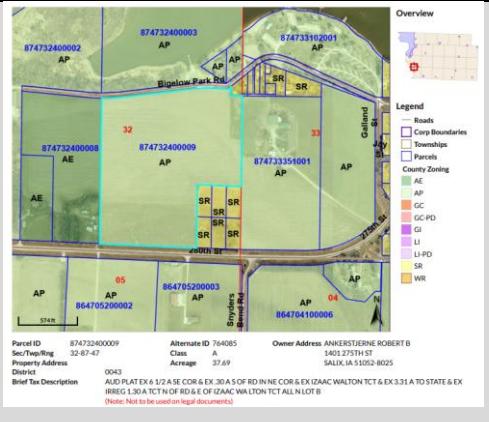
Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

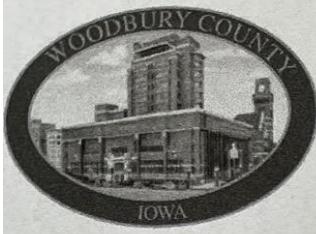
## SUMMARY

Robert B. Ankersterie has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankersterie has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. These proposals have been noticed in the Sioux City Journal legal section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that the plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy. The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

## AERIAL MAP

## PLAT EXCEPRT





**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

**Subject:** Recommendation – Rezone from AP to AE on Portion of Parcel #874732400009  
for Robert B. Ankerstjerne

Dear Board of Supervisors:

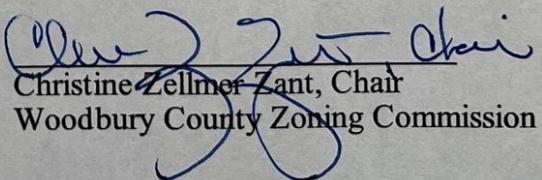
On December 22, 2025, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Robert B. Ankerstjerne to rezone a 7.99-acre portion of Parcel #874732400009 from Agricultural Preservation (AP) to Agricultural Estates (AE), concurrent with the four-lot Snyder's Bend Addition minor subdivision.

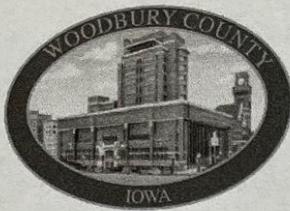
Staff referenced the same notifications and comments as the subdivision item. The rezone is required for multi-lot residential development per the Zoning Ordinance Section 3.01.1 B, aligns with the Comprehensive Plan (Rural Residential), and provides larger lots better suited for well/septic systems in the Browns Lake area.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment.

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

Dated this 29 day of December, 2025.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission



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

**Subject:** Recommendation – Snyder's Bend Addition Minor Subdivision (Four Lots) on  
Parcel #874732400009 for Robert Ankerstjerne

Dear Board of Supervisors:

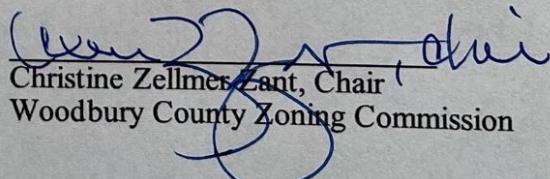
On December 22, 2025, the Zoning Commission held a public hearing on the proposed Snyder's Bend Addition, a four-lot minor subdivision submitted by Robert B. Ankerstjerne. The application divides a 7.99-acre portion into four approximately two-acre lots in Tax Lot B of the Auditor's Plat (parts of Sections 32-33, T87N R47W and Sections 4-5, T86N R47W), zoned AP and outside the floodplain. A concurrent rezone to AE was also considered.

Staff reported proper notice and notifications, minimal public feedback, and plat closure compliance per Iowa Code §355.8. The County Engineer noted no driveway entrances shown; coordination (including possible shared drives) will be required. The City of Salix waived extraterritorial review. Utility and health district comments indicated no issues. The proposal aligns with the Comprehensive Plan (Rural Residential).

The Zoning Commission recommends that the Board of Supervisors approve the final plat for the *Snyder's Bend Addition*.

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

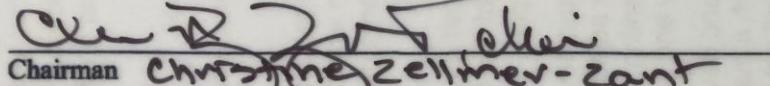
Dated this 29 day of December, 2025.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:**

I, the under signed, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofor taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to, Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 22 day of December, 2025 approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 22 day of December, 2025

  
Chairman Christine Zellmer-Zant  
Woodbury County Zoning Commission of  
Woodbury County, Iowa

## Woodbury County Zoning Commission Meeting Minutes

**Date:** December 22, 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=feAiiwoPeos>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson
- **Commissioner(s) Absent:** Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Jeff Snoozy, Patrick Picket, Taylor Clark

### Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:04 PM on December 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

### Roll Call

Chair Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, and Steve Corey were present. Commissioner Corey Meister was absent.

### Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

### Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (November 24, 2025). No corrections, additions, or deletions were noted. Steve Corey a motion to approve the minutes as presented, which was seconded by Tom Bride. The motion passed unanimously with all Commissioners present voting "aye" (4-0).

### **PUBLIC HEARING: CONSIDERATION OF PROPOSED WINGERT & CLARK ADDITION MINOR SUBDIVISION (ONE LOT) APPLICATION ON PARCEL #884607400004 FROM TAYLOR WINGERT / WINGERT FAMILY TRUST. (ACTION ITEM)**

Chair Chris Zellmer Zant opened the public hearing on a proposed minor subdivision application: to be known as Wingert & Clark Addition.

Zoning Coordinator Dan Priestley presented the staff report. Taylor Clark has submitted an application for the Wingert Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #884607400004, located in the SW ¼ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. Applicant/Owner(s): Taylor Clark, 1821 180th St., Lawton, IA 51030-9720 / Wingert Family Trust, 1855 180th Street, Lawton, IA 51030-9720.

Applicant representative Taylor Clark approached the microphone and stated the application was "pretty cut and dried," with nothing additional to add. No public comments were received in support or opposition.

Commissioners asked questions: Steve Corey inquired about a pipeline easement; Taylor Clark clarified it was nowhere near the area, the company (Navigator Heartland Greenway LLC) did not exercise rights, and the deadline passed—

nothing relevant. Tom Bride asked about the 60-foot right-of-way; Surveyor Patrick Bicket explained it was existing recorded county-acquired right-of-way, likely for a box culvert project east of the site. No further questions.

**Close Public Hearing:**

Jeff Hanson moved to close the public hearing, seconded by Steve Corey. The motion passed unanimously with all present voting "aye" (4-0).

**Approval:**

Out of the hearing, with no further comments, Jeff Hanson moved to recommend approval to the Board of Supervisors of the proposed Wingert & Clark Addition one-lot minor subdivision as presented. The motion was seconded by Tom Bride. Discussion confirmed staff would instruct the applicant on coordinating with Secondary Roads/Engineer's office for driveway access, to be resolved before building permits. No further discussion. Jeff Hanson motioned to approve. Tom Bride seconded. The motion passed unanimously with all present voting "aye" (4-0). Dan Priestley noted next steps: Contact applicant about Board of Supervisors review, likely in January; finalize schedule and logistics via phone.

**Public Hearing: Consideration of Proposed Snyder's Bend Addition Minor Subdivision (Four Lots) Application on Parcel #874732400009 from Robert B. Ankerstjerne**

Chair Chris Zellmer Zant opened the public hearing on the proposed Snyder's Bend Addition, a four-lot minor subdivision application from Robert B. Ankerstjerne.

Zoning Coordinator Dan Priestley presented the staff report. Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) two (2) acre lots from a portion of Parcel #874732400009, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

Surveyor Jeff Snoozy, representing the applicant, had nothing to add. No public comments were received.

Commissioners asked questions: Commissioner Jeff Hanson inquired about nearby Cameron Subdivision (three northern lots approved without frontage); Dan Priestley was unsure of history (pre-dating his tenure), speculated administrative split under common ownership, possibly with easement (to avoid landlocking per Iowa Code); without easement, could lead to conflicts. Further discussion: Proposed Lot 4 would block future southern access to Cameron lots; Dan noted access also from north (Bigelow Park Road); Priestley discussed rezoning entire area vs. specific (chose specific for these lots); emphasized coordinating with Engineer Laura Sievers for driveways (possible shared); terrain relatively flat; transitioning from previous Engineer's approach; new plat certificate language per Engineer's Association. Commissioner Hanson asked about Cameron Subdivision date; using Beacon site, Dan determined it was platted as three lots in 1978, likely administratively split later; now legal non-conforming if split contrary to zoning; Recorder flags potential violations; assumes easements for access as landlocking prohibited. No further questions.

**Close Public Hearing:**

Steve Corey moved to close the public hearing, seconded by Tom Bride. The motion passed unanimously with all present voting "aye" (4-0).

**Approval:**

Out of the hearing, with no further comments, Jeff Hanson moved to recommend approval to the Board of Supervisors of the proposed Snyder's Bend Addition four-lot minor subdivision as presented. The motion was seconded by Steve Corey. No further discussion. The motion passed unanimously with all present voting "aye" (4-0).

**Public Hearing: Consideration of Proposed Zoning Ordinance Map Amendment (Rezone) Application from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a Portion of Parcel #874732400009 from Robert B. Ankerstjerne**

Chair Chris Zellmer Zant opened the public hearing on the concurrent rezone application for the same 7.99-acre portion from AP to AE.

Zoning Coordinator Dan Priestley presented the staff report. Same as previous agenda item. Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) two (2) acre lots from a portion of Parcel #874732400009, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

No applicant presentation (surveyor present but nothing added). No public comments.

Commissioner comments: Steve Corey noted alignment with South Woodbury housing needs/availability. No questions.

#### **Close of Public Hearing:**

Tom Bride moved to close the public hearing, seconded by Jeff Hanson. The motion passed unanimously with all present voting "aye" (4-0).

#### **Approval:**

Out of the hearing, with no further comments, Steve Corey moved to recommend to the Board of Supervisors the rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) on the four two-acre parcels as discussed. The motion was seconded by Tom Bride. No further discussion. The motion passed unanimously with all present voting "aye" (4-0). Dan Priestley noted next steps: Contact applicant; three public hearings at Board of Supervisors (likely last three weeks of January) before final plat approval.

#### **Public Comment on Matters Not on the Agenda**

No public comments were received on matters not listed on the agenda, either in person or via phone.

#### **Staff Update**

Zoning Coordinator Dan Priestley provided an update: The next night (December 23, 2025), the Board of Supervisors would hold the third reading on items from the prior Zoning Commission meeting (252nd Overlook Minor Subdivision and AP to AE rezone). Supervisors' meetings have featured public input; readings passed so far. Discussions focused on intended land use, limiting houses (per Commission's recommendation), rezoning necessity vs. subdividing without (density concerns in Loess Hills, soils like Hamburg/Ida silt). Parcel spans quarter-quarters, potentially allowing multiple splits without rezone per Ordinance 3.01.1; tradition is concurrent processes for efficiency (same notifications/fees). Without rezone, future building permits could trigger it if density exceeded. Applicant explored options; Supervisors questioned multi-lot vs. simpler (e.g., two-lot flag); fluid intentions (houses maybe later, lot combinations). Possible outcomes: Approve plat without rezone. Loess Hills scrutiny warranted.

Additionally, this was the last 2025 meeting; one seat open per board. Applications open since October; one applicant each: Chris Zellmer Zant for Zoning Commission (2026-2030 term), Pam Clark for Board of Adjustment. On Board agenda early 2026. High likelihood of January 2026 meeting due to activity.

#### **Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

#### **Adjournment**

Steve Corey moved to adjourn the meeting, seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0) The meeting adjourned at approximately 5:40 PM.

#### **Appendix**

None


**Rezoning Application &  
Zoning Ordinance Map Amendment**

<b>Owner Information:</b>		<b>Applicant Information:</b>	
Owner	<i>Robert Ankerstjerne</i>		
Address	1401 275th		
	Salix IA 51052		
Phone	<i>[Redacted]</i>		
Engineer/Surveyor	<i>JEFF SNOOZY</i>		
	Phone <i>712-281-3822</i>		
<b>Property Information:</b>			
Property Address or Address Range	1345 to 1359 280th Street		
Quarter/Quarter	54	52	Sec 32 Twnshp/Range 87N, 47W
Parcel ID #	87 47 324 00009		
Parcel ID #	87 47 324 00009		
Current Use	A-9 Proposed Use Residential		
Current Zoning	A-F Proposed Zoning AE		
Average Crop Suitability Rating (submit NRCS Statement) <i>CR52 53.25</i>			
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).			
A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <i>8/18/25</i> - <i>Robert &amp; Jeff SNOOZY</i> Staff present <i>D.P. Shley</i>			
The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.			
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.			
Owner	<i>Robert Ankerstjerne</i>		
Date	<i>11-10-2025</i>		
Fee: \$400	Case #: 7134	Date Received <b>RECEIVED</b>	
Check #: <i>\$400 CK#5455</i>		DEC - 1 2025	
Receipt #:			

 WOODBURY COUNTY  
 PLANNING & ZONING

LOCATION: SECTION 32-T87N-R47W  
 REQUESTED BY: ROBERT B. ANKERSTJERNE  
 PROPRIETOR: ROBERT B. ANKERSTJERNE  
 SURVEYOR: JEFF SNOOZY, LS 17734  
 RETURN TO: SNOOZY SURVEYING  
 19 ALCOMA DRIVE  
 NORTH SIOUX CITY, SD 57049

FINAL PLAT

SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION TO  
 WOODBURY COUNTY, IOWA

LEGAL DESCRIPTION

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 4<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southern corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West 145.00 feet and all subsequent bearings referenced thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 112.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 135.00 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 90.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains .99 Acres more or less  
 Subject to any and all easements of record



ZONING  
 Front: 75 feet  
 Interior Side: 20 feet  
 Rear: 50 feet

Accessory Buildings  
 Front: 75 feet  
 Interior Side: 10 feet  
 Rear: 10 feet

TAX LOT C  
 AUDITOR'S PLAT  
 OF SECTIONS 32-33  
 T 87 N - R 47

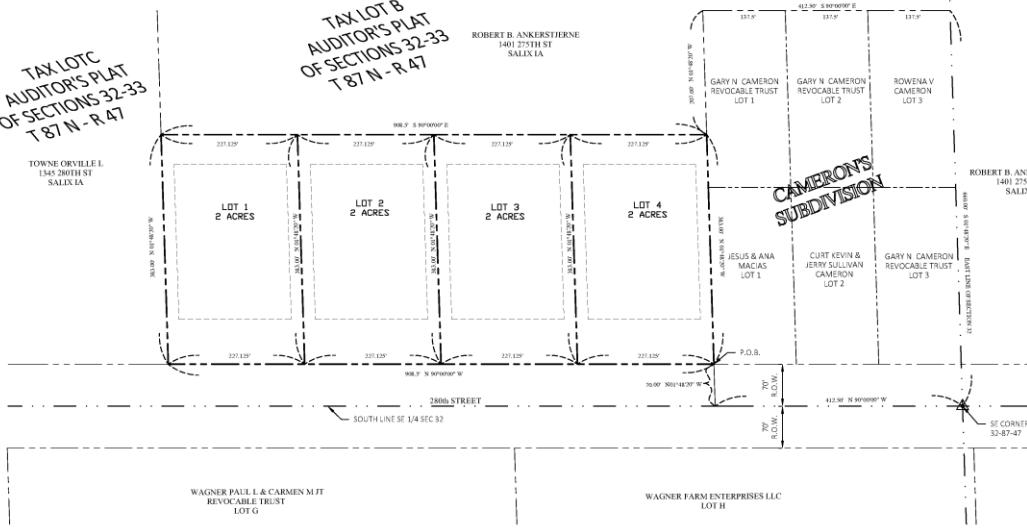
TOWNE ORVILLE L  
 1345 280TH ST  
 SALIX IA

TAX LOT B  
 AUDITOR'S PLAT  
 OF SECTIONS 32-33  
 T 87 N - R 47

ROBERT B. ANKERSTJERNE  
 1401 275TH ST  
 SALIX IA

CAMERON'S  
 SUBDIVISION

ROBERT B. ANKERSTJERNE  
 1401 275TH ST  
 SALIX IA



LEGEND

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- △ SECTION CORNER AS NOTED

CERTIFICATION:

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.

JEFF S SNOOZY, PLS #17734

DATE

LICENSE RENEWAL DATE: DEC. 31, SHEETS COVERED BY THIS SEAL

OWNER-SUBDIVIDER

ROBERT B. ANKERSTJERNE  
 1401 275TH STREET  
 SALIX, IA 51052  
 PHONE: 712-203-1632

LAND SURVEYOR

JEFF SNOOZY  
 19 ALCOMA DRIVE  
 NORTH SIOUX CITY, SOUTH DAKOTA 57049  
 PHONE: 712-281-3922

SNOOZY SURVEYING

BACON CREEK DESIGN INC.

SURVEYED BY JSS  
 DRAWN BY ANG  
 PAGE 1 OF 2

DATED 10/22/25  
 DRAWN 10/22/25  
 PAGE 1 OF 2

Dec 02, 2025 - 1:45pm

<p><b>FINAL PLAT</b> SNOOZY'S BEND ADDITION, A MINOR SUB-DIVISION TO WOODBURY COUNTY, IOWA</p> <p><b>SURVEYORS' CERTIFICATE</b> I, Jeff Snoozy, a duly licensed land surveyor under the provisions of the laws of the State of Iowa, holding certificate no. 17734, do hereby certify that the subdivision plat of Snylder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, is a true copy of a plat as surveyed by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.</p> <p>I do hereby certify that there are contained in said description the lots described in the addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes were set at each corner of every lot and tract except as noted on said plat.</p> <p>Dated at Sioux City, Iowa on this _____ day of _____, 20____.</p> <p>Jeff Snoozy, LS Iowa No. 17734 License renewal date:</p>		<p><b>LOCATION:</b> SECTION 32-T87N-R47W <b>REQUESTED BY:</b> ROBERT B. ANKERSTJERNE <b>PROPRIETOR:</b> ROBERT B. ANKERSTJERNE <b>SURVEYOR:</b> JEFF SNOOZY, LS 17734 <b>RETURN TO:</b> SNOOZY SURVEYING 19 ALGOMA DRIVE NORTH SIOUX CITY, SD 57049</p>			
<p><b>AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING</b> State of Iowa : _____ County of Woodbury : _____ Docket Number: _____  Filed for record, this _____ day of _____, 20____, at _____ O'clock _____ M. recorded in plat envelope _____, indexed and delivered to the county auditor of Woodbury County, Iowa.</p>					
<p><b>AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE</b> The County Auditor hereby accepts and approves the name of Snylder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, for use in Woodbury County, Iowa, as required by Iowa code section 354.6(2).</p> <p>Date _____, 20____.</p> <p>Michelle K. Skaff Woodbury County Auditor and Recorder By: Diane Swoboda Peterson, Deputy</p>					
<p><b>DEDICATION BY PROPRIETOR</b> Know all men by these presents: That Robert B. Ankerstjerne, the owner of the real estate described in the attached surveyor's certificate and plat, as is particularly shown and set forth in the attached plat and said certificate of Jeff S. Snoozy, a licensed surveyor who surveyed and platted the real estate to be shown as Snylder's Bend Addition, a Minor Sub-Division, and that the same is prepared with the free consent and accordance with the desire as owner and proprietor thereof.</p> <p>Executed at _____ on the _____ day of _____, 20____.</p> <p>By: Robert B. Ankerstjerne, Owner</p> <p>State of Iowa : _____ Woodbury County : _____ On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared Robert B. Ankerstjerne, to me known to be an person named in and who executed the foregoing instrument, and acknowledged to have executed the same as a voluntary act and deed.</p> <p>Notary Public</p>					
<p><b>TEASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS:</b> I, Tina M. Bortmund, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing surveyor's certificate is free from certified taxes and certified special assessments.</p> <p>Dated _____</p> <p>Tina M. Bortmund Treasurer Woodbury County, Iowa</p>					
<p><b>CERTIFICATE OF COUNTY ASSESSOR:</b> I, Tyler Mogenstern, hereby certify that on this _____ day of _____, 20____, a copy of this plat was filed in the Woodbury County Assessor's office.</p> <p>Dated _____</p> <p>Tyler Mogenstern Woodbury County Assessor</p>					
<p><b>BOARD OF SUPERVISOR'S RESOLUTION</b> RESOLUTION NO. _____ Resolution accepting and approving the subdivision plat of Snylder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa. Whereas, the owners and proprietors did on this _____ day of _____, 20____, file with the Woodbury County Zoning Commission a certain plat designated as Snylder's Bend Addition, Woodbury County, Iowa; and Whereas, it appears that said plat conforms with all of the provisions of the code of the state of Iowa and ordinances of Woodbury County, Iowa with reference to the filing of same; and Whereas, the Zoning commission of Woodbury County, Iowa, has recommended the acceptance and approval of said plat; and Whereas, the county engineer of Woodbury County, Iowa, has recommended the acceptance and approval of said plat. Now, therefore, and it is resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, that said plat of Snylder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa, as hereto attached and forming part of the resolution be, and the same hereby is, accepted and approved and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners and proprietors a certified copy of the resolution as required by law.</p> <p>Passed and Approved this _____ day of _____, 20____.</p> <p>Chairman Board of Supervisors Woodbury County, Iowa</p> <p>Attest Secretary</p> <table border="1"> <tr> <td>SAVAGE SURVEYING 19 ALGOMA DRIVE NORTH SIOUX CITY, SD 57049 TEL: 605-222-2822 FAX: 605-222-2822</td> <td>BACON CREEK DESIGN INC. SIOUX CITY, IOWA 51106</td> <td>SURVEYED BY: JSS DRAWN BY: AND DATE: 10/22/25 PAGE 2 OF 2 Dec 02, 2025 - 1:45pm</td> </tr> </table>			SAVAGE SURVEYING 19 ALGOMA DRIVE NORTH SIOUX CITY, SD 57049 TEL: 605-222-2822 FAX: 605-222-2822	BACON CREEK DESIGN INC. SIOUX CITY, IOWA 51106	SURVEYED BY: JSS DRAWN BY: AND DATE: 10/22/25 PAGE 2 OF 2 Dec 02, 2025 - 1:45pm
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## FINAL PLAT DISCLAIMER

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

## ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY

- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- RESOLUTION FROM THE NEAREST CITY
- AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE, IF APPLICABLE
- MORTGAGE RESOLUTION, IF APPLICABLE
- Etc.

**RESOLUTION NO. 2025-15**

**A RESOLUTION WAIVING THE SALIX CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A MINOR SUBDIVISION TO BE KNOWN AS SNYDER'S BEND ADDITION, A MINOR SUBDIVISION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA**

WHEREAS, the owner of property legally described as:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

in the County of Woodbury and State of Iowa has advised the City of Salix of plans for a Minor Subdivision of the property to be named Snyder's Bend Addition; and

WHEREAS, the property is located in Woodbury County, Iowa within the two-mile radius of the City of Salix, Iowa's incorporated limits; and

WHEREAS, Salix has established by ordinance pursuant to Iowa Code Section 354.9 jurisdiction to govern the division of land within a two-mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, Iowa Code Section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two-mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which had adopted an ordinance governing the division of land; and

WHEREAS, the City Council of the City of Salix, Iowa has considered the proposed minor subdivision for the legally described area above and is satisfied that a minor subdivision review and approval by the City of Salix is not needed for the proposed development.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Salix, Iowa, pursuant to authority granted in Iowa Code Section 354.9, hereby waives the City's review and approval the Final Plat of the SNYDER'S BEND ADDITION, a Minor Sub-division as would otherwise be required by the City's Code of Ordinances.

2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Salix, Iowa in connection with the SNYDER'S BEND ADDITION, a Minor Sub-division for recording with the Woodbury County Recorder.

Council Member VanAuken introduced the resolution and moved that said resolution be adopted; seconded by Council Member Burkhart, and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following name Council Members voted:

	Aye	Nay	Absent	Abstain
Denise Burkhart		X		
Karen Allen		X		
Cindy Van Auken		X		
Emily Clayton		X		
Nick Black	X			

PASSED AND APPROVED this 10th day of December 2025.

  
\_\_\_\_\_  
Kevin Nelson, Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

I, Ashley Mareau, City Clerk, do hereby certify that the foregoing Resolution 2025-15 was duly and properly adopted by the City Council of the City of Salix, Iowa at its regular meeting the 10th day of December, 2025.

  
\_\_\_\_\_  
City Clerk

## PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

	<b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
	Staff have received the review memo from the County Engineer and it has been included within this report.
	<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
	The subdivision plat confirms with the Zoning and Subdivision ordinance continent that the property owner makes arrangements with the County Engineer's office for driveway access to each lot as per the Engineer's review memo.
	<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
	The Woodbury County Comprehensive Plan 2040 ("Comp Plan") includes this property as Rural Residential on the Future Land Use Map which is compliant with both the establishment of new residential lots and a rezone from AP to AE.

## ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	Staff finds that the subdivision plat and written proposal has the opportunity to meet the applicable standards on paper. However, no application is considered complete until it has gone through the public hearing process. The public hearing is a critical step for gathering information about the project and for ensuring compatibility with existing and future neighboring properties. If deemed necessary, the Zoning Commission and Board of Supervisors may impose conditions to maximize compatibility.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

**LEGAL DESCRIPTION:**

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

**APPLICATION - REZONE****RECEIVED**WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION**DEC - 1 2025**Applicant: Robert B. Aker st. george WOODBURY COUNTY  
PLANNING & ZONING  
Name of OwnerMailing Address: 1401 275th Salix IA 51052  
Street City or Town State and Zip + 4Property Address: Salix IA 51052  
Street City or Town State and Zip + 4Ph/Cell #: ██████████ Email Address: ██████████To subdivide land located in the SE Quarter of Section 32 - 87 - 47Civil Township West Liberty GIS Parcel # 874732400009Name of Subdivision: Snyder's BendSubdivision Area in Acres 8.0 Acres Number of Lots 4**Attachments:**

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: JEFF Spoozy Ph/Cell: 712-281-3922Attorney: Bob Rehm Ph/Cell: 712-255-1085

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Bob AkerZoning Director: Dan De**For Office Use Only:**Zoning District AP Flood District \_\_\_\_\_ Date 12/1/25 No. 7133Application Fee \$300 4 Lots or less (\$300\*+ Additional Fees) \$300 CK # 5455

5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

=====

\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE  
PUBLIC HEARINGS AND READINGS PROCESS**

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

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

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

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

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

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

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

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

Attest:

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

\_\_\_\_\_  
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): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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 **December 22, 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 Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE  
PUBLIC HEARINGS AND READINGS PROCESS**

## 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:

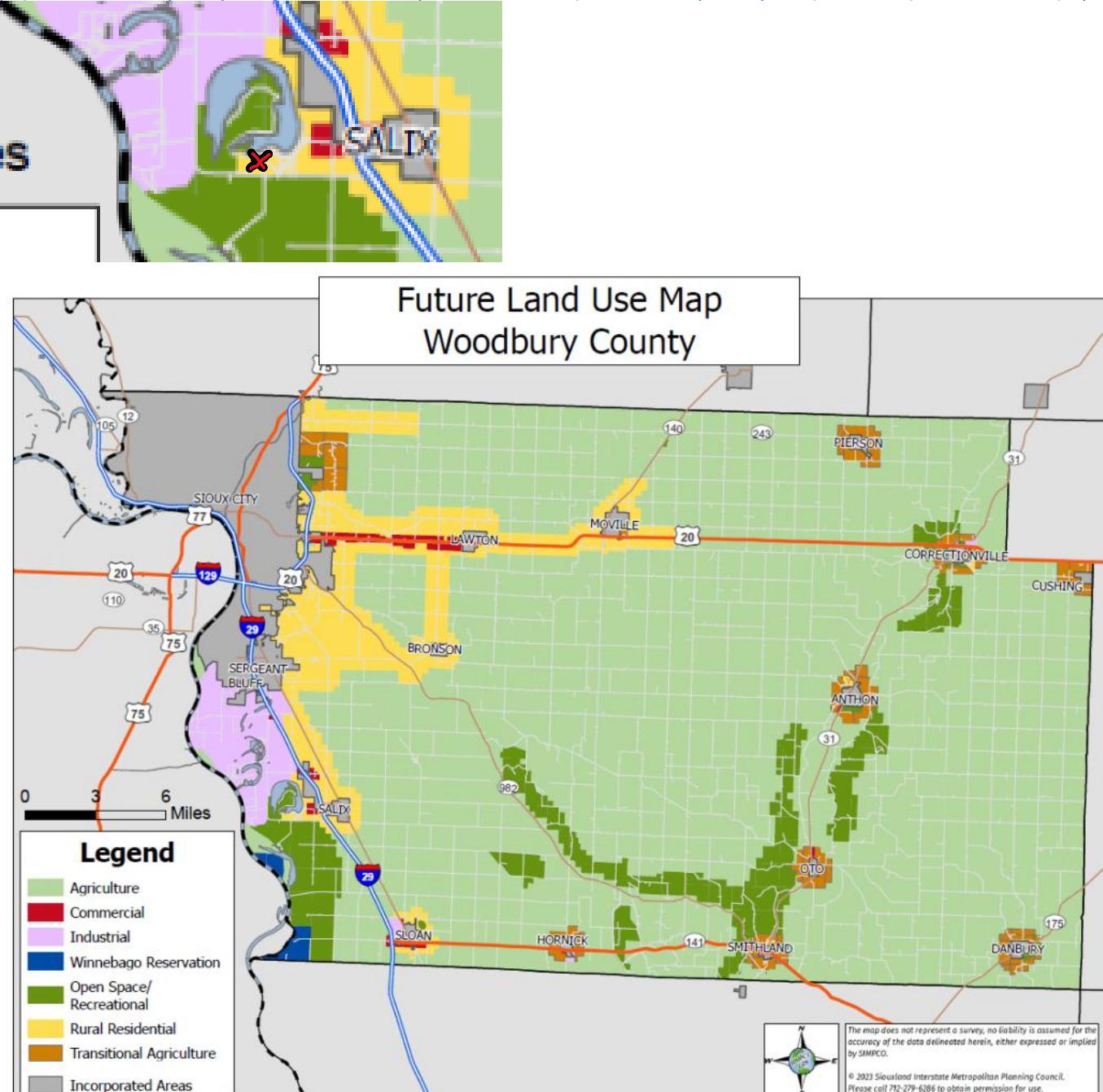
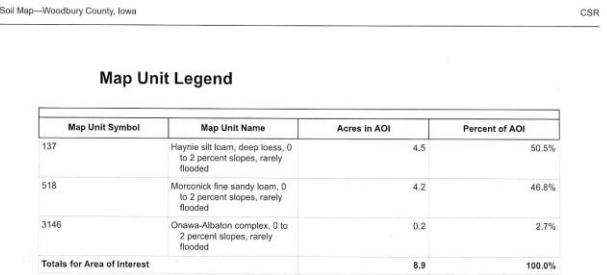
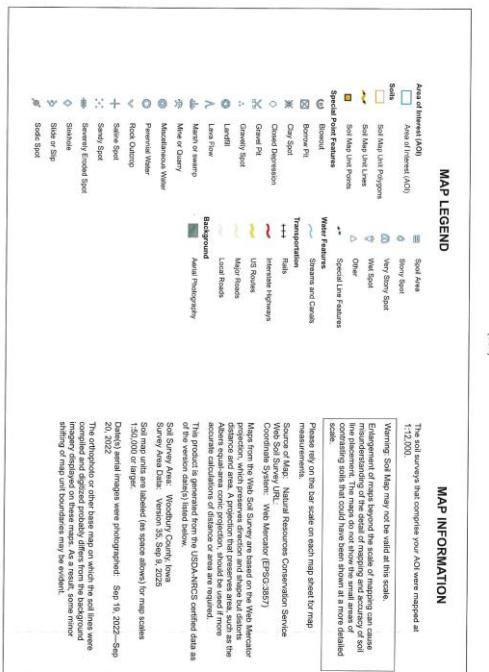
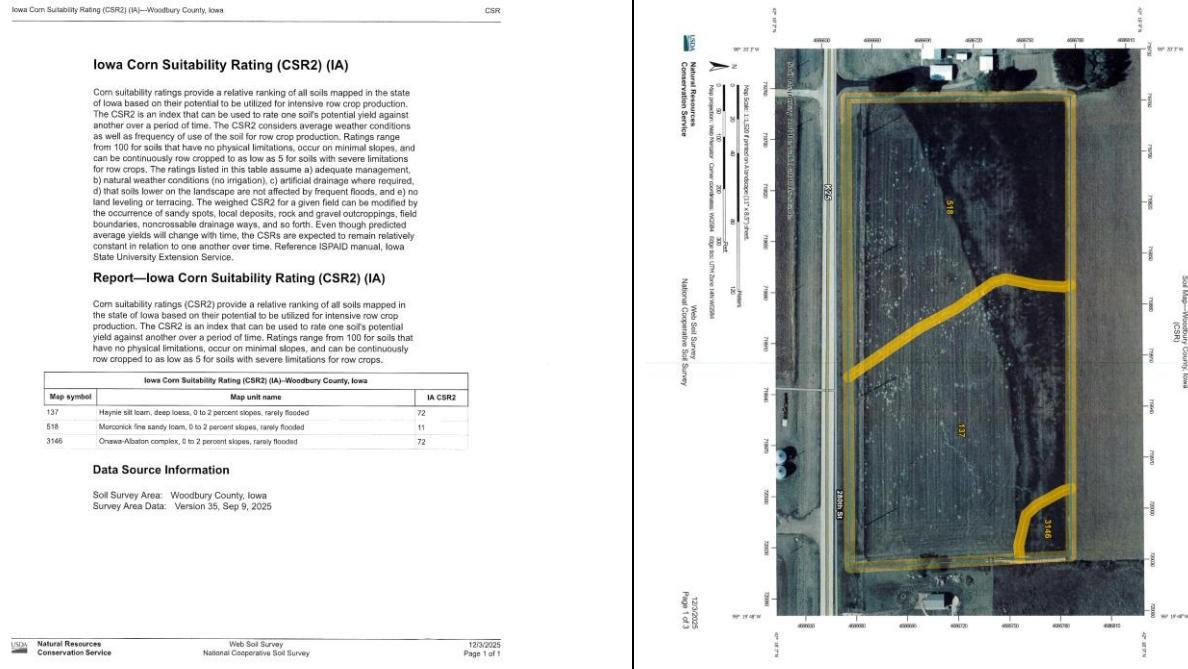
<p><b>Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.</b></p>
<p>To be determined through the review process including the public hearing process.  <a href="https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf">https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf</a>.</p>
 <p><b>Future Land Use Map Woodbury County</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Commercial</li> <li>Industrial</li> <li>Winnebago Reservation</li> <li>Open Space/Recreational</li> <li>Rural Residential</li> <li>Transitional Agriculture</li> <li>Incorporated Areas</li> </ul> <p>0 3 6 Miles</p> <p><small>The map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by SIMPCO.</small></p> <p><small>© 2023 Siouxland Interstate Metropolitan Planning Council. Please call 712-279-6286 to obtain permission for use.</small></p>

Figure 7.4 Future land use map

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

To be determined through the review process including the public hearing process.

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



<b>Compatibility with adjacent land uses.</b>	
	
<b>Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.</b>	
	To be determined through the review process including the public hearing process.
<b>Any other relevant factors.</b>	
	This Zoning Ordinance Map Amendment (Rezone) proposal for AP the AE is being completed concurrently with the minor subdivision process to establish four lots.

**LEGAL NOTIFICATION – ZONING COMMISSION MEETING PUBLISHED IN THE SIOUX 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 Orange, ss:

Edmar Corachia, 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:**

Dec. 11, 2025

**NOTICE ID:** hB5hv5dGu23sLZBkuyte

PUBLISHER ID: COL-IA-502626

NOTICE NAME: ZC\_2025\_12\_22\_PHS

**Publication Fee: \$96.65**

Edmar Corachia

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

## VERIFICATION

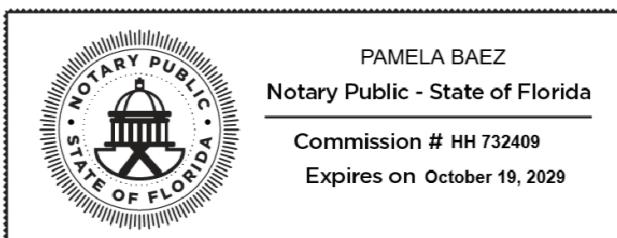
State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 12/12/2025

---

Notary Public

Notarized remotely online using communication technology via Proof.



The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33, Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the South-east Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record  
COL-1A-50262

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	12		
Notification Letter Date:	December 5, 2025		
Public Hearing Board:	Zoning Commission (Minor Subdivision; Rezone); Board of Supervisors (Rezone; Minor Subdivision is agenda item).		
Public Hearing Date:	December 22, 2025 (Zoning Commission)		
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			
Robert B. Ankerstjerne	1401 275th St.	Salix	IA	51052-8025	No comments.
Calvin L. Towne and Beverly E. Towne	1345 280th St.	Salix	IA	51052	No comments.
Kimberly A. Choquette	1329 280th St.	Salix	IA	51052	No comments.
State of Iowa, Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.
The Joint Revocable Trust of Paul L. Wagner and Carmen M. Wagner dated February 19, 2018	2715 Benton Ave.	Salix	IA	51052	No comments.
Wagner Farm Enterprises, LLC	1358 280th St.	Salix	IA	51052	No comments.
MidAmerican Energy Co.	PO Box 657	Des Moines	IA	50303-0657	No comments.
Lane M. Jorgensen and Lucinda L. Jorgensen	2354 Port Neal Road	Sgt. Bluff	IA	51054	No comments.
Trustee of the Gary N. Cameron Revocable Trust dated June 24, 2020	120 Lakeview Lane	Salix	IA	51052	No comments.
Jesus Macias and Ana C. Macias	308 E. 33rd St.	South Sioux City	NE	68776	No comments.
Curt Kevin Cameron and Jerry Sullivan Cameron	220 Anderson	Vermillion	SD	57069	No comments.
Estate of Rowena V. Cameron	PO Box 140	Salix	IA	51052	No comments.

### STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	
CITY OF LAWTON:	
FIBERCOMM:	
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	
LOESS HILLS NATIONAL SCENIC BYWAY:	
LOESS HILLS PROGRAM:	
LONGLINES:	
LUMEN:	
MAGELLAN PIPELINE:	
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric distribution and we have; no conflicts. This area of the county is not in our service territory. Josh you may want to review and comment Neal-Monona 161kv line runs past this parcel and may be in easement. Have a safe weekend, Gentleman! – Casey Meinen, 12/5/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	
NORTHERN NATURAL GAS:	
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed Snyder's Bend Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
NUSTAR PIPELINE:	
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	I have reviewed this parcel and proposed site; it appears since each lot is 2 acres they should have adequate room for a well and septic system. – Ivy Bremer, 12/4/25.
WIATEL:	
WINNEBAGO TRIBE:	
WOODBURY COUNTY ASSESSOR:	

WOODBURY COUNTY AUDITOR:	
WOODBURY COUNTY CONSERVATION:	
WOODBURY COUNTY EMERGENCY MANAGEMENT:	
WOODBURY COUNTY EMERGENCY SERVICES:	
WOODBURY COUNTY ENGINEER:	
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Petson, 12/4/25.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	
WOODBURY COUNTY SHERIFF:	
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 12/9/25.
WOODBURY COUNTY TREASURER:	2024 taxes are paid in full. – Tina Bertrand, 12/4/25.



## Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

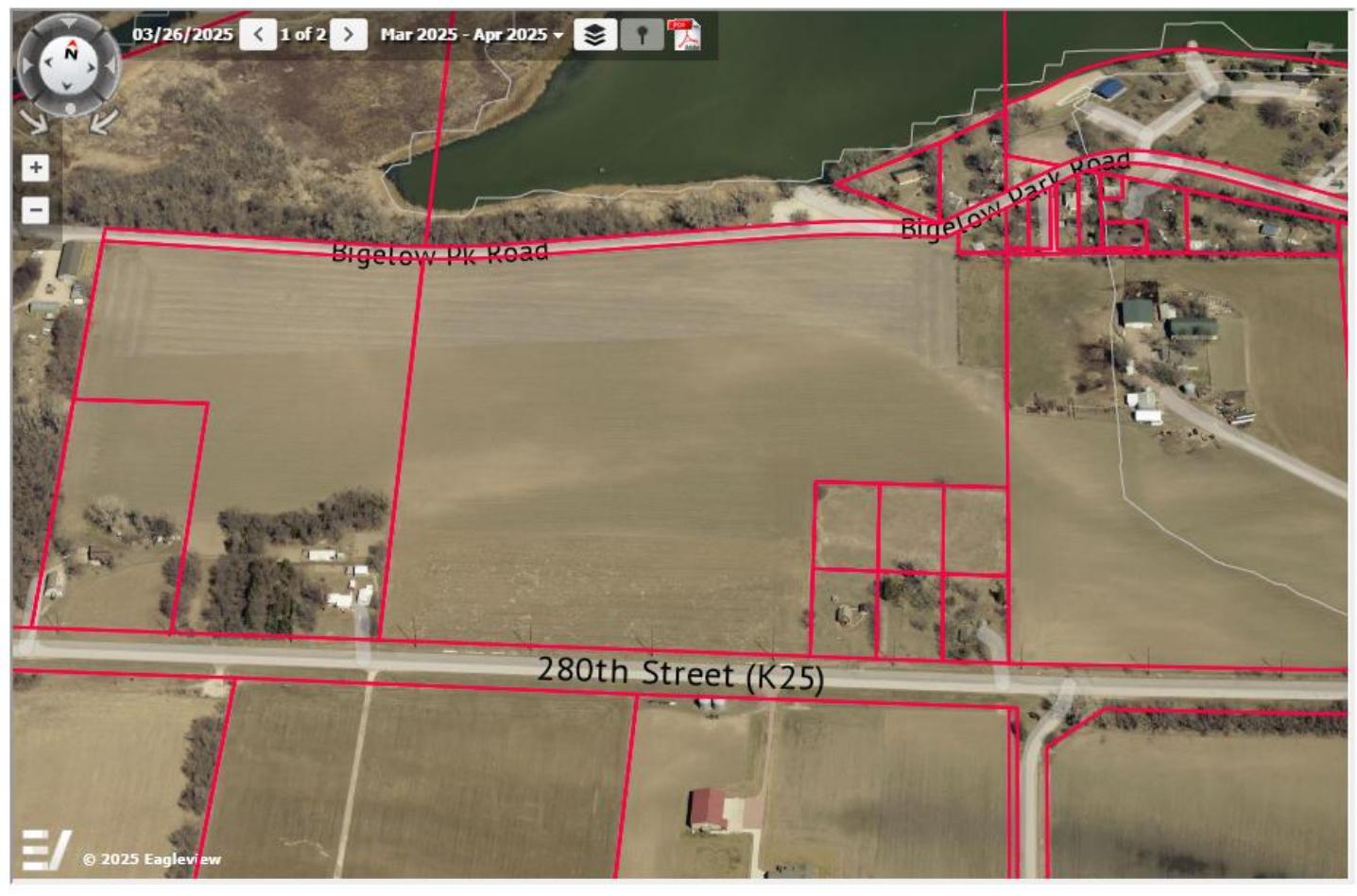
To: Dan Priestley, Woodbury County Zoning Coordinator  
From: Laura Sievers, PE, Woodbury County Engineer  
Date: December 12, 2025  
Subject: Synder's Bend Addition

The Secondary Roads Department has completed its review of the Synder's Bend Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy.

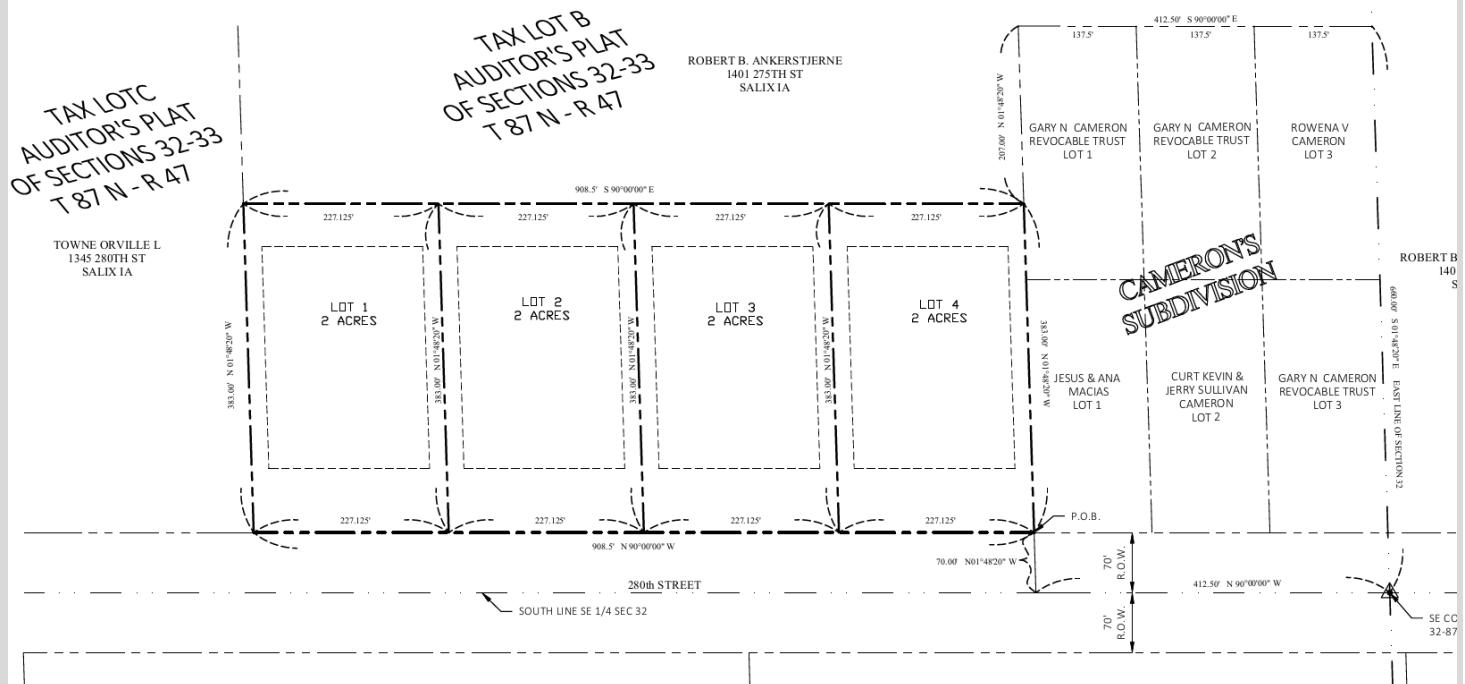
The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance.

Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

# PICTOMETRY



## PLAT MAP EXCERPT



**TITLE OPINION**

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir/Madam:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa, described more particularly as:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections Thirty-two (32) and Thirty-three (33) in Township Eighty-seven (87) North, Range Forty-seven (47) West and part of Sections Four (4) and Five (5) in Township Eighty-six (86) North, Range Forty-seven (47) West lying in the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87), Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ) for a distance of Four Hundred Twelve and Fifty Hundredths feet (412.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Seventy feet (70.00') to the point of beginning; thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Three Hundred Eighty-three Hundredths feet (383.00'); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") East for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence South One Degree Forty-eight Minutes Twenty Seconds (S 01°48'20") East for a distance of Three Hundred Eighty-three feet (383.00') to the point of beginning.

Said tract contains 7.99 acres more or less.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2026 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Robert B. Ankerstjerne, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Robert B. Ankerstjerne, a single person to United Bank of Iowa dated and filed April 1, 2011 on Roll 715, Image 6574.

The above mortgage secures a line of credit. Although the secured debt may be reduced to a zero balance, the mortgage will remain in effect until it is released.

b) Easement filed June 19, 1969 in Book 1213, Page 303 conveyed to Woodbury County in connection with a public highway.

c) Easement filed June 19, 1969 in Book 1213, Page 310 conveyed to Woodbury County in connection with a public highway.

d) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 985 conveyed to Iowa Public Service Company.

e) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 987 conveyed to Iowa Public Service Company.

f) Resolution No. 6332 filed May 12, 1977 on Roll 62, Image 2118 adopted by the Woodbury County Board of Supervisors designating flood hazard areas.

g) Resolution No. 6333 filed May 12, 1977 on Roll 62, Image 2120 adopted by the Woodbury County Board of Supervisors pertaining to the issuance of building permits located in designated flood hazard areas.

h) Notice of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

i) Property is subject to applicable zoning ordinances adopted by Woodbury County.

j) Matters reflected on the final plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa.

k) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 2026.

---

ROBERT J. REHAN, Attorney at Law

## PARCEL REPORT(S)

### Woodbury County, IA / Sioux City

#### Summary

Parcel ID	874732400009
Alternate ID	764085
Property Address	N/A
Sec/Twp/Rng	32-87-47
Brief	AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WA LTION TCT ALL N LOT B
Tax Description	(Note: Not to be used on legal documents)
Deed Book/Page	536-1718 (6/14/2001)
Gross Acres	37.69
Net Acres	37.69
Adjusted CSR Pts	2002.22
Zoning	AP - AGRICULTURAL PRESERVATION
District	0043 LIBERTY/WESTWOOD
School District	WESTWOOD COMM
Neighborhood	N/A

#### Owner

Deed Holder  
[ANKERSTJERNE ROBERT B](#)  
[1401275TH ST](#)

SALIX IA 51052-8025

Contract Holder  
Mailing Address  
ANKERSTJERNE ROBERT B  
1401275TH ST  
SALIX IA 51052-8025

#### Land

Lot Area 37.69 Acres; 1,641,776 SF

#### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/14/2001	ANKERSTJERNE MARY	ANKERSTJERNE ROBERT	536/1718	NO CONSIDERATION	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

#### Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800

#### 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.

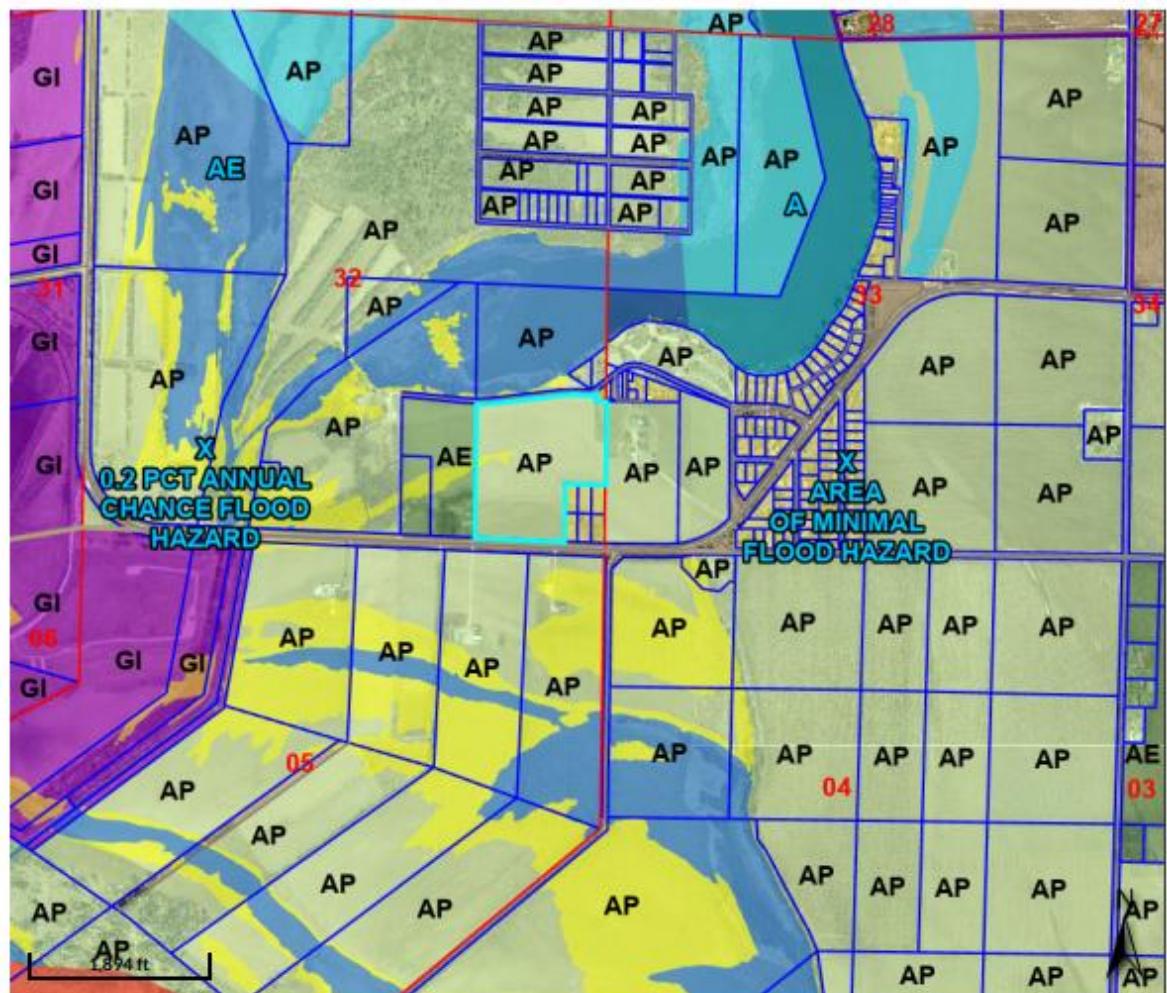
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

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Last Data Upload: 12/3/2025, 9:03:12 PM

Contact Us

Developed by  
 SCHNEIDER  
GEOSPATIAL

## ZONING MAP



## Overview



### Legend

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

Parcel ID 874732400009

Sec/Twp/Rng 32-87-47

### Property Address

**District** 0043

### **Brief Tax Description**

Alternate ID 764085

### Class A

Acreage 37.69

Owner Address ANKERSTJERNE ROBERT B

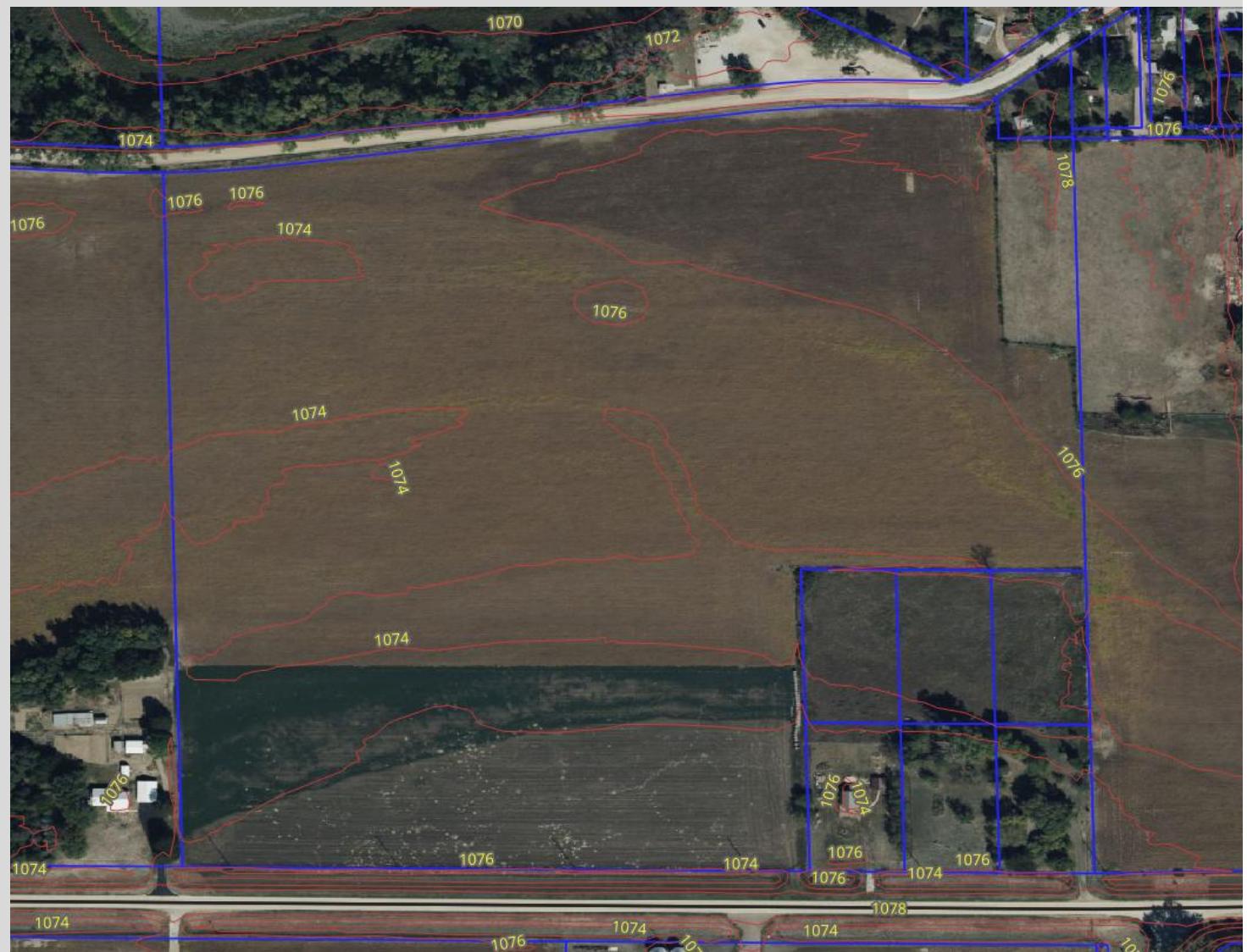
1401 275TH ST

SALIX, IA 51052-8025

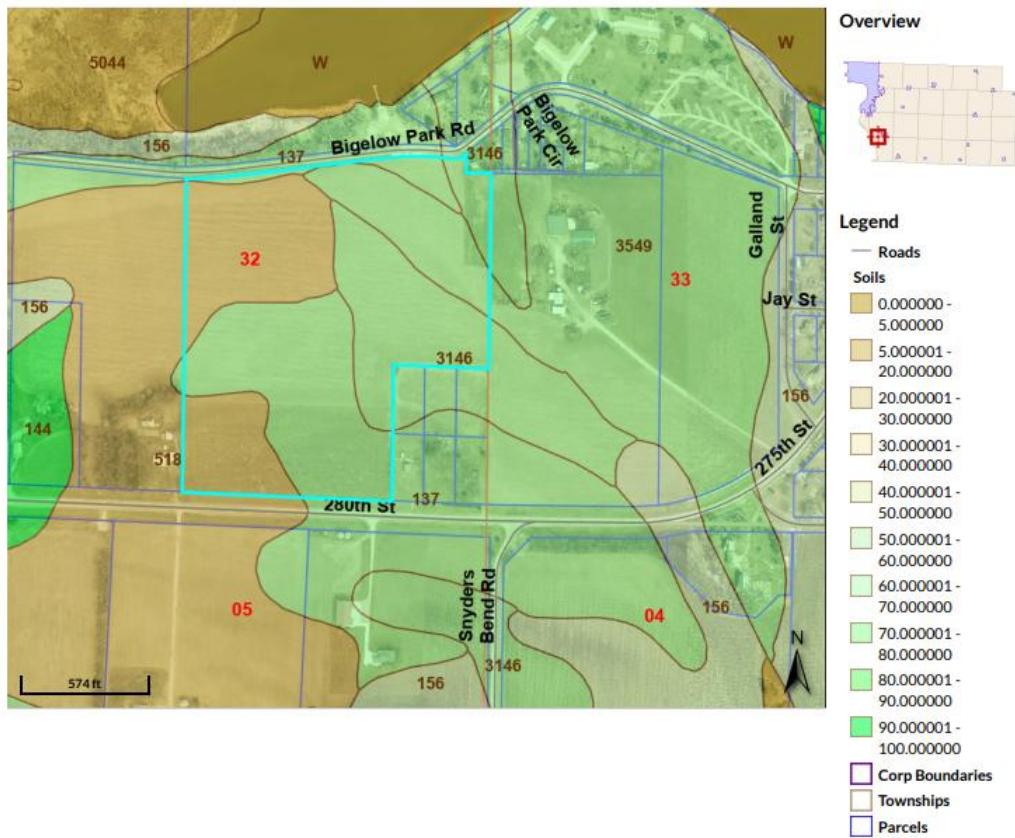
## SPECIAL FLOOD HAZARD AREA (SFHA) MAP

### Property not within the floodplain.

## ELEVATION MAP



## SOIL REPORT



Parcel ID 874732400009 Alternate ID 764085 Owner Address ANKERSTJERNE ROBERT B  
 Sec/Twp/Rng 32-87-47 Class A 1401 275TH ST  
 Property Address Acreage 37.69 SALIX, IA 51052-8025  
 District 0043  
 Brief Tax Description AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX  
 IREG 1.30 A TCT N OF RD & E OF IZAAC WA LTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)

## Summary

Parcel ID	874732400009	
Gross Acres	37.69	
ROW Acres	0.00	
Gross Taxable Acres	37.69	
Exempt Acres	0.00	
Net Taxable Acres	37.69	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	53.25	(2007.05 CSR2 Points / 37.69 Gross Taxable Acres)

Agland Active Config  
Processed Date and Time

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.69	53.25	2,007.05	2,007.05
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>37.69</b>		<b>2,007.05</b>	<b>2,007.05</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	4.83	371.91	371.91
100% Value	137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely	72.00	12.36	889.92	889.92
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	8.52	613.44	613.44
100% Value	518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flo	11.00	11.98	131.78	131.78
<b>Total</b>				<b>37.69</b>	<b>2,007.05</b>	<b>2,007.05</b>

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

Date: 1/8/2026 Weekly Agenda Date: 1/13/2026

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

**WORDING FOR AGENDA ITEM:**

Consider a Resolution for Snowmobile Trail for County Road K-64 and 140th Street

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The County Engineer has prepared a Resolution for the Powder Players Inc. Snowmobile Club.

**BACKGROUND:**

The Secondary Road Department is supportive of the snowmobile trail use in the Woodbury County right-of-way as designated by Chapter 321G.9, Code of Iowa. The Powder Players Inc. Snowmobile Club is a family oriented, non-profit, Snowmobile Club located in Northwest Iowa.

**FINANCIAL IMPACT:**

There is not a financial impact to Woodbury County.

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

Yes  No

**RECOMMENDATION:**

Recommend the Board sign the Resolution approving the snowmobile trail in Woodbury County right-of-way as requested by the Powder Players Inc. Snowmobile Club.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the Resolution approving the County Road K-64 and 140th Street Snowmobile Trail.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE SNOWMOBILE TRAIL ON  
WOODBURY COUNTY ROAD K-64 AND 140<sup>TH</sup> STREET

WHEREAS, Chapter 321G.9(4)-(7) of the Code of Iowa governs the operation of snowmobiles and all-terrain vehicles on or near public highways and

WHEREAS, Woodbury County has received a request to allow the designation of a portion of its roadways to be used as a snowmobile trail and

WHEREAS, the Board of Supervisors of Woodbury County has evaluated the traffic patterns on these roadways and has determined that a designated snowmobile trail on portions of said roads will not unduly interfere with traffic or constitute a traffic hazard,

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

1. The following roadways may be used for snowmobile operation from January 14, 2026, to December 31, 2026, and are herewith designated as a snowmobile trail: K-64 and 140<sup>th</sup> Street from IA 140 west 0.75 miles to the south field entrance
2. All designations and signs to be erected along said trail for use of club members shall be provided by the POWDER PLAYERS INC. SNOWMOBILE CLUB.
3. Any signs necessary to warn traffic of the operation of snowmobiles along said roadway shall be placed and maintained by POWDER PLAYERS INC. SNOWMOBILE CLUB.
4. All members of the POWDER PLAYERS INC. SNOWMOBILE CLUB and any guest or associates using said designated trail shall comply with the provisions of Chapter 321G.9, Code of Iowa. Any violations of said code section shall be considered grounds for terminating the designation of said snowmobile trail.
5. The POWDER PLAYERS INC. SNOWMOBILE CLUB shall submit proof of insurance coverage, covering all persons participating in any club activities on or along the designated Woodbury County roadways, to the Woodbury County Auditor within 15 days of the passage of this Resolution. Failure to do so shall constitute grounds for the Board of Supervisors revoking this Resolution. Further, the POWDER PLAYERS INC. SNOWMOBILE CLUB shall hold and save Woodbury County harmless from all liability resulting from injuries, loss or damages of any kind to club members, guests or other persons riding said snowmobile trail, including damages to equipment.
6. Woodbury County does not warrant the condition of the county road right-of-way which will be designated as a snowmobile trail to be fit for any particular purpose

nor, does it warrant against any hazards that may exist because of snow plowing or other necessary road work on the public road alongside said trail.

DATED this 13<sup>th</sup> day of January 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED: BY: \_\_\_\_\_  
Chair

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Michelle K. Skaff, County Auditor

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

Date: 1/8/2026 Weekly Agenda Date: 1/13/2026

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

**WORDING FOR AGENDA ITEM:**

Consider a resolution authorizing the County Engineer to close county roads for construction, maintenance, and emergencies during 2026

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The County Engineer requests authorization to close roads as necessary for construction, maintenance, and emergencies during calendar year 2026.

**BACKGROUND:**

The Board of Supervisors has jurisdiction over the county road system. Long term and permanent closure of roads requires Board approval. Temporary closure of county roads due to emergencies, maintenance work, and construction is sometimes necessary and may be required between Board meetings. The Board can authorize the County Engineer to close roads under these conditions, annually.

**FINANCIAL IMPACT:**

There is no financial impact.

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

Yes  No

**RECOMMENDATION:**

Approve the Resolution officially authorizing the County Engineer to close roads for emergencies, maintenance operations, and construction on behalf of the County Board of Supervisors in 2026.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the Resolution officially authorizing the County Engineer to close roads for emergencies, maintenance operations, and construction on behalf of the County Board of Supervisors in 2026.

RESOLUTION NO.

RESOLUTION AUTHORIZING THE COUNTY ENGINEER TO CLOSE ANY  
SECONDARY ROAD FOR THE PURPOSE OF CONSTRUCTION, ROUTINE  
MAINTENANCE, OR EMERGENCIES DURING 2026

WHEREAS, the Woodbury County Board of Supervisors is concerned about traffic safety involved during construction and maintenance work or during natural or traffic emergencies on the secondary road system, and

WHEREAS, they are further interested in making appropriate traffic accommodations for the traveling public, adjacent landowners and related users during construction and maintenance operations, and

WHEREAS, the Board of Supervisors under section 306.41 of the Code of Iowa can delegate the authority to temporarily closure of roads to the County Engineer,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors, Laura Sievers, Woodbury County Engineer, the authority to temporarily close sections of highway in Woodbury County's Road system, when necessary, because of construction, maintenance, emergencies, or natural disaster.

DATED this 13<sup>th</sup> day of January 2026.

# WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

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## Chair

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## Michelle K. Skaff, County Auditor

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

Date: 1/8/2026 Weekly Agenda Date: 1/13/2026

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

**WORDING FOR AGENDA ITEM:**

Consider a Resolution authorizing the County Engineer to execute certification of completion of work on Federal Aid, State Aid and Farm to Market Construction during 2026

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The County Engineer requests authorization to accept work and certify its completion in compliance with approved plans and specifications on behalf of Woodbury County.

**BACKGROUND:**

Section 309.21 Code of Iowa: Supervision of construction and maintenance work. All construction and maintenance work shall be performed under the direct and immediate supervision of the county engineer who shall be deemed responsible for the efficient, economical and good-faith performance of said work. This resolution is approved annually.

**FINANCIAL IMPACT:**

There is no financial impact.

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

Yes  No

**RECOMMENDATION:**

Approve the Resolution officially authorizing the County Engineer to certify completion of work on Federal aid, State aid and Farm to Market construction work on behalf of the county during 2026.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the Resolution officially authorizing the County Engineer to certify completion of work on Federal aid, State aid and Farm to Market construction work on behalf of the county during 2026.

## RESOLUTION NO.

RESOLUTION AUTHORIZING THE COUNTY ENGINEER TO EXECUTE  
CERTIFICATION OF COMPLETION OF WORK ON FEDERAL AID, STATE AID,  
AND FARM TO MARKET CONSTRUCTION DURING 2026

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that Laura Sievers, the County Engineer of Woodbury County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the certification of completion of work and final acceptance thereof in accordance with plans and specifications in connection with all Farm-to-Market and federal or state aid construction projects in this county.

DATED this 13<sup>th</sup> day of January 2026.

## WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED: BY: \_\_\_\_\_  
Chair

## Michelle K. Skaff, County Auditor

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

Date: 1/8/2026 Weekly Agenda Date: 1/13/2026

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

**WORDING FOR AGENDA ITEM:**

Consider approval of Secondary Roads FY 2027 Tandem Truck Quotes

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Fiscal Year 2027 tandem truck chassis quotes received from I-State Truck Centers, Transwest Trucks of Sioux Falls, and Truck Center Companies

**BACKGROUND:**

The tandem truck quotes are for 2026 Western Star 47X chassis. The trucks will be purchased for the Hornick Maintenance Shop, Moville Maintenance Shop, Oto Maintenance Shop, Pierson Maintenance Shop, Luton Maintenance Shop, and Lawton Maintenance Shop.

**FINANCIAL IMPACT:**

The lowest quote received was from Truck Center at \$166,285 per 2026 Western Star 47X.

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

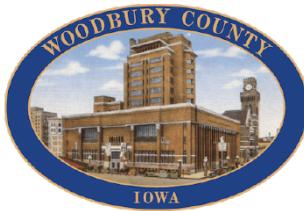
Yes  No

**RECOMMENDATION:**

Recommend that the Board approve the lowest quote received from Truck Center at \$166,285 per 2026 Western Star 47X.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the lowest quote received from Truck Center at \$166,285 per 2026 Western Star 47X.



## Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

### **The requested quote requirements:**

Woodbury County Secondary Roads – **XX** Maintenance Shop is requesting a price quotation for one (1) 2026 Western Star 47X tandem truck chassis. In accordance with the Woodbury County Procurement Policy, small purchases are procured through price or rate quotations obtained from an adequate number of qualified sources. Woodbury County Secondary Roads appreciates your work product, communication, and post-sale service and has determined that your business meets the requirements of a qualified supplier.

Please submit a quotation by January 8, 2026, at 10:00 a.m. for the specified chassis. The truck chassis shall be delivered to the location listed below to be fitted with a dump box and snowplow equipment:

Steffen Truck Equipment  
4535 Harbor Drive  
Sioux City, Iowa 51111

The Western Star 47X must be delivered between **XX**.

The chassis must meet the specifications of the recently purchased 2026 Woodbury County Western Star 47X truck. Please contact the Woodbury County Engineer's Office in Moville, Iowa, to obtain the required specifications. Warranty coverage is to begin after completion of the upfitting work performed by Steffen Truck Equipment.

Please complete the information below and attach the chassis build specifications and warranty information for review.

Tandem Truck Quotation: \_\_\_\_\_

Remote Fault Code Assistance/Nationwide Support Fleet program fee: \_\_\_\_\_

### **All suppliers were able to offer the program fee for free. Here are the quotes received:**

	<b>Delivery Date</b>	<b>I-State Sioux City, Iowa</b>	<b>Transwest Sioux Falls, South Dakota</b>	<b>Truck Center Fairmont, Minnesota</b>
<b>Hornick</b>	7/31/26	\$166,361	\$173,317	\$166,285
<b>Moville</b>	8/31/26	\$166,361	\$173,317	\$166,285
<b>Oto</b>	9/30/26	\$166,361	\$173,317	\$166,285
<b>Pierson</b>	10/31/26	\$166,361	\$173,317	\$166,285
<b>Luton</b>	11/30/26	\$166,361	\$173,317	\$166,285
<b>Lawton</b>	12/31/26	\$166,361	\$173,317	\$166,285

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

Date: 01-07-2026 Weekly Agenda Date: 01-13-2026

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

**WORDING FOR AGENDA ITEM:**

Approve Engagement Letter with Ahlers Cooney for the 2026 Amendment to the Grow Woodbury County Urban Renewal Area

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

In order to include the Southbridge Interchange project area and utilize the available Grow Woodbury County TIF revenue, an amendment needs to be made and resolution proceedings are required.

**BACKGROUND:**

In May of 2023, an agreement was made with the cities of Sioux City and Sgt Bluff with the intent to amend the Grow Woodbury County Area and allow the County to exercise its urban renewal powers to fund the construction of a new interchange to improve access to the Southbridge area.

**FINANCIAL IMPACT:**

TIF revenue will be used to cover the construction and administrative costs of the project.

**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 and sign the engagement letter

**ACTION REQUIRED / PROPOSED MOTION:**

Approve and sign the engagement letter



**Ahlers & Cooney, P.C.**  
Attorneys at Law

100 Court Avenue, Suite 600  
Des Moines, Iowa 50309-2231  
**Phone:** 515-243-7611  
**Fax:** 515-243-2149  
[www.ahlerslaw.com](http://www.ahlerslaw.com)

Jenna H.B. Sabroske  
515.246.0328  
[jsabroske@ahlerslaw.com](mailto:jsabroske@ahlerslaw.com)

January 7, 2026

Sent via email: [rericson@woodburycountyiowa.gov](mailto:rericson@woodburycountyiowa.gov)

Ryan Ericson, Finance/Budget Director  
Woodbury County, Iowa  
620 Douglas St.  
Sioux City, Iowa 51101

RE: Engagement Letter – 2026 Amendment to the Grow Woodbury County Urban Renewal Plan

Dear Ryan:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent Woodbury County, Iowa (the “County”) in connection with a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan (the “Amendment”) for the Grow Woodbury County Urban Renewal Area (the “Urban Renewal Area”), in accordance with Iowa Code Chapter 403. We understand that the Amendment will add land to the Urban Renewal Area and will identify one or more projects to be authorized as eligible urban renewal projects within the Urban Renewal Area.

### **SCOPE OF ENGAGEMENT**

We agree to perform the following services for the fees we charge under this Agreement:

1. Prepare the Amendment (“Amendment”) in accordance with Iowa Code Chapter 403; based on the information provided to us by the County;
2. Prepare letters of instructions, notices of meetings, and partial agendas for Board of Supervisors proceedings related to the adoption of the Amendment;
3. Prepare proceedings for a resolution setting the dates of a consultation and public hearing on the Amendment;
4. Prepare proceedings to be used on the date fixed for a public hearing and adoption of the Amendment;

5. Prepare an ordinance for the division of revenues within the Urban Renewal Area related to the Amendment under Iowa Code Section 403.19 (“tax increment financing” or “TIF”), and prepare proceedings for adoption (if necessary);
6. Answer questions and advise County staff and the Board throughout the adoption process for the Amendment; and
7. Complete a transcript file record related to the adoption of the Amendment.

Our duties under this Agreement are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, the services provided and the fees charged hereunder do not include:

1. Preparing the legal descriptions to be used in the Amendment;
2. Defending any legal challenges to or arising out of the Amendment, any TIF ordinance, or any urban renewal projects thereunder;
3. Confirming or calculating any potential tax increment anticipated within the Urban Renewal Area, or pursuant to a given project, or otherwise acting in a financial advisory role;
4. Administering the Urban Renewal Area or Urban Renewal Plan, any urban renewal projects, or the collection of tax increment after the adoption of the Amendment (and after completion of the transcript file on the Amendment); or
5. Any bond (finance) related services.

It is not anticipated that it will be necessary for us to personally attend Board meetings in order to accomplish our work. We will be coordinating our services with you and other County staff, as directed by the County. In the event that public hearings or litigation should occur in the course of this matter, we would expect the same to be handled by the County Attorney, unless special arrangements are made for our participation.

## **ATTORNEY-CLIENT RELATIONSHIP**

As confirmed by the execution of this Agreement, the County will be our client and an attorney-client relationship will exist between us for purposes of providing the services listed above. Our services are limited to those contracted for in this letter and the County’s execution of this Agreement will constitute an acknowledgement of those limitations. The Firm’s engagement under this Agreement will end when the Amendment is adopted/approved by the Board and our final invoice has been paid.

## **COOPERATION**

To enable us to provide effective representation, the City agrees to: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request; (2) keep us apprised on a timely basis of all developments relating to the representation that are or might be material; (3) attend meetings, conferences, and other proceedings when it is reasonable to do so; and (4) cooperate fully with us in all matters relating

to the engagement. During the course of this engagement, we will rely on the City's staff to provide us with complete and timely information on all developments pertaining to any aspect of the projects involved in the services described in this Agreement.

## **FEES**

The attorneys working in the economic development practice area of the firm, including Nathan Overberg and Jenna Sabroske, will be the attorneys chiefly responsible for providing you with these legal services. However, if efficient and appropriate, we may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Mr. Overberg's 2026 hourly rate is \$360 and Ms. Sabroske's rate is \$300. Work performed by other attorneys will be billed at their applicable 2026 hourly rate (generally ranging from \$200-\$500 per hour). Work by legal assistants will be billed at their applicable 2026 hourly rate, which is generally \$165 per hour. Our rates are generally adjusted on an annual basis, as of January 1st of each year.

It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the County terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the County for the services rendered as of the date of termination based on the hourly rates of those who provided services.

## **ELECTRONIC DOCUMENTS AND DATA**

In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this Agreement, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

## **RECORDS**

At the County's request, any documents furnished by the County will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. Following the completion of our services under this Agreement, we may store some or all client file materials in a digital format. After any paper documents created or received in connection with the services

under this Agreement are digitized, we may destroy the physical records and only maintain electronic records related to this matter, consistent with the Firm's records retention policy. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

## APPROVAL

Please carefully review the terms and conditions of this Agreement. If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the Board of Supervisors, and execute, date, and return to me the enclosed copy of this Agreement. Please retain the original for your file.

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. As always, we appreciate the opportunity to represent the County and we look forward to working with you on this project.

Ahlers & Cooney, P.C.

Sincerely,

By:



Jenna H.B. Sabroske

Accepted and approved on behalf of the Board of Supervisors of Woodbury County, Iowa\*

By: \_\_\_\_\_ Dated: \_\_\_\_\_

Title: \_\_\_\_\_

\*Authorized by action of the governing body, approved on \_\_\_\_\_, 2026.

# Board of Supervisors

## CF Rebates and Misc

### Refunds

Fund 0001

(estimated at 74.6655% of county share of taxes)

Fund 0011

(estimated at 25.3345% of county share of taxes)

-0030-

County refund to CF per agreement, County  
portion of CFs taxes are refunded for 20 years  
(ends FY37)



Woodbury County

## Budget Comparison Report Account Detail

### Account Number

Fund: 0001 - GENERAL BASIC

Function: 0030 - REFUNDS & MISCELLANEOUS

Expense

0001-01-0030-000-49602 TAX REBATES PER AGREEMENT 707,577.00 711,847.00 345,735.00 687,734.00 694,000.00 6,266.00 0.91%

Budget Detail

Budget Code

Budget Director

Description	Units	Price	Amount
CF Rebate paid back per agreement	0.00	0.00	694,000.00

Total Expense: 707,577.00 711,847.00 345,735.00 687,734.00 694,000.00 6,266.00 0.91%

Total Function: 0030 - REFUNDS & MISCELLANEOUS: 707,577.00 711,847.00 345,735.00 687,734.00 694,000.00 6,266.00 0.91%

Total Fund: 0001 - GENERAL BASIC: 707,577.00 711,847.00 345,735.00 687,734.00 694,000.00 6,266.00 0.91%

Budget Comparison Report

Account Number	Fund: 0011 - RURAL BASIC	Function: 0030 - REFUNDS & MISCELLANEOUS	Expense	Budget Detail	Budget Code	Budget Director	2023-2024	2024-2025	2025-2026	Comparison 1		Comparison 1	
							Total Activity	Total Activity	YTD Activity	Parent Budget	2025-2026	2026-2027	to Parent Budget
Through Jun													
<a href="#"><u>0011-01-0030-000-49502</u></a>	TAX REBATES PER AGREEMENT		243,604.00	241,537.00	117,311.00		233,355.00	236,000.00		2,645.00	2,645.00	1.13%	
Budget Detail	Description			Units	Price		Amount						
Budget Code	CF Rebate paid back per agreement			0.00	0.00		236,000.00						
Budget Director													
	Total Expense:		243,604.00	241,537.00	117,311.00		233,355.00	236,000.00		2,645.00	2,645.00	1.13%	
	Total Function: 0030 - REFUNDS & MISCELLANEOUS:		243,604.00	241,537.00	117,311.00		233,355.00	236,000.00		2,645.00	2,645.00	1.13%	
	Total Fund: 0011 - RURAL BASIC:		243,604.00	241,537.00	117,311.00		233,355.00	236,000.00		2,645.00	2,645.00	1.13%	

Budget Comparison Report

Account Number	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	%				
				2025-2026 Budget Director	2026-2027 Budget Director	Increase / (Decrease)						
<b>Fund: 0040 - TAX INCREMENT ACCOUNT</b>												
<b>Function: 0801 - TAX INCREMENT PROJECTS/PLATINUM GRAIN PROJECT</b>												
<b>Expense</b>												
<a href="#"><u>0040-01-0801-000-49602</u></a>	TAX REBATES PER AGREEMENT	70,872.00	0.00	0.00	0.00	0.00	0.00	0.00%				
	Total Expense:	70,872.00	0.00	0.00	0.00	0.00	0.00	0.00%				
<b>Total Function: 0801 - TAX INCREMENT PROJECTS/PLATINUM ...</b>												
<b>Total Fund: 0040 - TAX INCREMENT ACCOUNT:</b>												
	Report Total:	1,022,053.00	953,384.00	463,046.00	921,089.00	930,000.00	8,911.00	0.97%				

Budget Comparison Report

**Fund Summary**

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025-2026	2026-2027	Budget	Increase / (Decrease)	
				Budget Director	Budget Director			
0001 - GENERAL BASIC	707,577.00	711,847.00	345,735.00	687,734.00	694,000.00	6,266.00	0.91%	
0011 - RURAL BASIC	243,604.00	241,537.00	117,311.00	233,355.00	236,000.00	2,645.00	1.13%	
0040 - TAX INCREMENT ACCOUNT	70,872.00	0.00	0.00	0.00	0.00	0.00	0.00%	
<b>Report Total:</b>	<b>1,022,053.00</b>	<b>953,384.00</b>	<b>463,046.00</b>	<b>921,089.00</b>	<b>930,000.00</b>	<b>8,911.00</b>	<b>0.97%</b>	

Woodbury County  
CF Rebate Calculation  
Budget FY27

Taxable Value **97,614,931**

FY26 Levy Rate **22.19978**

Total Tax Estimate \$ 2,167,000

Gen Basic **3.817200**

Gen Supp **2.418260**

Rural Basic **2.365590**

Debt Service **0.875720**

Rural Supp **0.047280**

County Total **9.524050**

FY26 Total Levy **22.199780**

County % **42.9016%**

County Share \$ 930,000

G/L A/C

Fund 0001 (74.6655%) \$ 694,000 0001-01-0030-000-49602

Fund 0011 (25.3345%) \$ 236,000 0011-01-0030-000-49602

Board of Supervisors

District Court

Operations

Fund 0002

-1400-



Woodbury County

## Budget Comparison Report

### Account Detail

#### Account Number

Fund: 0002 - GENERAL SUPPLEMENTAL

Function: 1400 - PUBLIC SAFETY & LEGAL SER/DISTRICT COURT OPERATION

#### Revenue

Account Number	Description	2023-2024		2024-2025		2025-2026		2025-2026		2026-2027		Comparison 1 to Parent Budget	% (Increase / (Decrease))
		Total Activity	YTD Activity	Total Activity	YTD Activity	Budget Director	Through Jun	Budget Director	Through Jun	Budget Director	Through Jun		

<a href="#">0002-2-31-1400-25931</a>	TELEPHONE REIMB- OTHER EN'	4,560.06	1,136.19	569.25	660.00	1,250.00	590.00	89.39%
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Total Revenue:	4,560.06	1,136.19	569.25	660.00	1,250.00	590.00	89.39%
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#### Expense

<a href="#">0002-31-1400-000-41303</a>	PARKING	4,550.06	0.00	0.00	0.00	0.00	0.00	0.00%
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<a href="#">0002-31-1400-000-41400</a>	TELEPHONE EXPENSE	4,722.06	1,136.19	621.00	660.00	1,250.00	590.00	89.39%
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Total Expense:	9,272.12	1,136.19	621.00	660.00	1,250.00	590.00	89.39%
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Total Function: 1400 - PUBLIC SAFETY & LEGAL SER/DISTRICT ...	-4,712.06	0.00	-51.75	0.00	0.00	0.00	0.00%
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Total Fund: 0002 - GENERAL SUPPLEMENTAL:	-4,712.06	0.00	-51.75	0.00	0.00	0.00	0.00%
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Report Total:	-4,712.06	0.00	-51.75	0.00	0.00	0.00	0.00%
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**Budget Comparison Report****Fund Summary**

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget		Comparison 1 Budget to Parent Budget	Comparison 1 to Parent Budget %
				2025-2026	2026-2027		
				Budget Director	Budget Director		
0002 - GENERAL SUPPLEMENTAL	-4,712.06	0.00	-51.75	0.00	0.00	0.00	0.00%
Report Total:	<b>-4,712.06</b>	<b>0.00</b>	<b>-51.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

Board of Supervisors  
Court Appointed  
Juvenile Attorneys

Fund 0002

-1620-

(includes state base fee required under Iowa Code  
section 232.141(2)(a)



Woodbury County

## Budget Comparison Report

Account Detail

### Account Number

Fund: 0002 - GENERAL SUPPLEMENTAL

Function: 1620 - PUBLIC SAFETY & LEGAL SER/COURT APPOINTED JUV. ATT

#### Expense

Account Number		2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity	Comparison 1 Budget		Comparison 1 to Parent Budget	% Increase / (Decrease)
					Parent Budget	2025-2026 Budget Director		
<a href="#"><u>0002-30-1620-000-40000</u></a>	Publications, Notices & Adverti	0.00	113.02	0.00	0.00	0.00	0.00	0.00%
<a href="#"><u>0002-30-1620-000-42503</u></a>	ATTORNEY FEES	295,310.78	294,463.30	295,704.30	300,000.00	310,000.00	10,000.00	3.33%
<a href="#"><u>0002-30-1620-000-42508</u></a>	MHI ATTORNEY FEES	52,052.95	54,514.60	2,467.85	56,000.00	50,000.00	-6,000.00	-10.71%
<a href="#"><u>0002-30-1620-000-42509</u></a>	MHI INTERPRETING FEES	0.00	720.00	570.00	0.00	1,000.00	1,000.00	0.00%
	Total Expense:	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%
	Total Function: 1620 - PUBLIC SAFETY & LEGAL SER/COURT AP...	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%
	Total Fund: 0002 - GENERAL SUPPLEMENTAL:	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%
	Report Total:	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%

**Budget Comparison Report****Fund Summary**

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025-2026	2026-2027	Budget Director	Budget Director	
				Increase / (Decrease)				
0002 - GENERAL SUPPLEMENTAL	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%	
Report Total:	347,363.73	349,810.92	298,742.15	356,000.00	361,000.00	5,000.00	1.40%	



OFFICE OF THE  
STATE PUBLIC DEFENDER

KIM REYNOLDS, GOVERNOR  
ADAM GREGG, LT. GOVERNOR  
JEFF WRIGHT, STATE PUBLIC DEFENDER

October 27, 2025

Woodbury County Auditor  
620 Douglas Street, Room 103  
Sioux City, IA 51101

**Re: Juvenile County Base for Fiscal Year 2026**

Dear Mr. Gill:

As you may be aware, Iowa Code § 232.141, subsections (2) and (3) states that counties are responsible for paying a portion of the juvenile court expenses incurred by an attorney appointed to serve as counsel to any party or to serve as a guardian ad litem for any child. These costs may include reasonable compensation for the attorney or guardian ad litem as well as the expenses for foreign language interpreters, costs of depositions and transcripts, fees and mileage of witnesses, and the expenses of officers serving notices and subpoenas incurred by the court-appointed attorney.

Claims for all such expenses are to be submitted to the Office of the State Public Defender, which initially pays all such juvenile court expenses from the Indigent Defense Fund. The county is required to reimburse the Indigent Defense Fund for these costs incurred up to the county's base amount each fiscal year. The county base amount formula is found in Iowa Code section 232.141(3)(a) and is provided on our website at <http://spd.iowa.gov>.

Please make your check in the amount of \$293,442 payable to "Treasurer State of Iowa," indicate on the check "Indigent Defense Fund," and mail it by March 31, 2026 to the following address:

Office of the State Public Defender  
ATTN: Angel Banks-Adams  
6200 Park Ave  
Des Moines, IA 50321

If you have any questions, please contact Angel Banks-Adams at [abanks-adams@spd.state.ia.us](mailto:abanks-adams@spd.state.ia.us) or (515) 218-9071 with your questions. Thank you for your prompt attention to this matter.

Sincerely,

Jeff Wright  
State Public Defender

2025 OCT 30 AM 10:49  
MICHELLE M. SKAFF  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMM OF ELECTIONS  
E

Board of Supervisors

Risk Management

Services

Fund 0002

-9200-



Woodbury County

## Budget Comparison Report

### Account Detail

Account Number

Fund: 0002 - GENERAL SUPPLEMENTAL

Function: 9200 - RISK MANAGEMENT SERVICES/RESOURCE/PROT/REC - ADMIN

Expense

0002-01-9200-000-46000 SELF LIABILITY ALLOCATION 1,000,000.00 1,400,000.00 830,000.00 1,660,000.00 1,700,000.00 40,000.00 2.41%

Budget Detail

Budget Code	Description	Units	Price	Amount	
Budget Director	Cyber Policy	0.00	0.00	40,000.00	
Budget Director	Iowa Communities Assurance Pool	0.00	0.00	400,000.00	
Budget Director	LEC Property	0.00	0.00	180,000.00	
Budget Director	Liability	0.00	0.00	410,000.00	
Budget Director	Other Payments-Deductible, Atty Fees & Mi	0.00	0.00	170,000.00	
Budget Director	Work Comp	0.00	0.00	500,000.00	
Total Expense:		1,000,000.00	1,400,000.00	830,000.00 1,660,000.00 1,700,000.00 40,000.00 2.41%	
Total Function: 9200 - RISK MANAGEMENT SERVICES/RESOUR...					
Total Fund: 0002 - GENERAL SUPPLEMENTAL:					
Report Total:					

**Budget Comparison Report****Fund Summary**

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025-2026 Budget Director	2026-2027 Budget Director	Increase / (Decrease)	
0002 - GENERAL SUPPLEMENTAL	1,000,000.00	1,400,000.00	830,000.00	1,660,000.00	1,700,000.00	40,000.00	2.41%
Report Total:	1,000,000.00	1,400,000.00	830,000.00	1,660,000.00	1,700,000.00	40,000.00	2.41%

Board of Supervisors

Solid Waste Landfill

Fund 0011

-6020-



Woodbury County

## Budget Comparison Report Account Detail

### Account Number

Fund: 0011 - RURAL BASIC

Function: 6020 - ENVIRONMENTAL QUALITY/WDBRY CO AREA SOLID WASTE AGENCY

### Expense

[0011-01-6020-000-49604](#) CONTRIBUTIONS/GOVERNMENT 209,149.34 205,276.26 117,318.96 209,788.00 209,000.00 -788.00 -0.38%

### Budget Detail

Budget Code	Description	Units	Price	Amount
Budget Director	Gill Hauling Fees	0.00	0.00	190,000.00
Budget Director	Landfill Rent	0.00	0.00	19,000.00

Total Expense: 209,149.34 205,276.26 117,318.96 209,788.00 209,000.00 -788.00 -0.38%

Total Function: 6020 - ENVIRONMENTAL QUALITY/WDBRY CO 209,149.34 205,276.26 117,318.96 209,788.00 209,000.00 -788.00 -0.38%

Total Fund: 0011 - RURAL BASIC: 209,149.34 205,276.26 117,318.96 209,788.00 209,000.00 -788.00 -0.38%

Report Total: 209,149.34 205,276.26 117,318.96 209,788.00 209,000.00 -788.00 -0.38%

Budget Comparison Report

**Fund Summary**

Fund	0011 - RURAL BASIC	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2025-2026 Budget Director	2026-2027 Budget Director	Increase / (Decrease)	
		209,149.34	205,276.26	117,318.96	209,788.00	209,000.00	-788.00	-0.38%
	Report Total:	209,149.34	205,276.26	117,318.96	209,788.00	209,000.00	-788.00	-0.38%

# Board of Supervisors

## Tax Increment Funds

### Fund 0040

### -0300-

Tax apportionments for TIF that is used to pay debt  
service



## Woodbury County

## Budget Comparison Report

### Account Detail

**Budget Comparison Report****Fund Summary**

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Comparison 1		Comparison 1 to Parent Budget Increase / (Decrease)	% .....		
				Parent Budget					
				2025-2026 Budget Director	2026-2027 Budget Director				
0040 - TAX INCREMENT ACCOUNT	791,250.00	789,650.00	393,425.00	786,850.00	787,850.00	1,000.00	0.13%		
Report Total:	791,250.00	789,650.00	393,425.00	786,850.00	787,850.00	1,000.00	0.13%		

## COUNTY TIF FORM 2

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

County: Woobury County

Urban Renewal Area Name: Liberty Twp/Grow Woodbury

Urban Renewal Area Number: 97026 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the County named above, the County requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

---

Signature of Authorized Official

712-279-6525  
Telephone