



## NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (FEBRUARY 3, 2026) (WEEK 6 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 February 3, 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 will recognize the agenda item presenter before asking for public comments or board discussion.
3. Members of the public will approach the microphone one at a time and give their name and city of residence before their statement.
4. Members of the public who comment will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

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## **AGENDA**

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

1. Approval of the agenda	Action
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### **Consent Agenda**

**Items 2 through 4 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 27, 2026	
3. Approval of claims	
4. Human Resources – Melissa Thomas Approval of Memorandum of Personnel Transactions	

**End Consent Agenda**

5. Human Resources – Melissa Thomas		
a. Approval of requested exceptions to the Mobile Device Management Policy		Action
b. Approval of the Woodbury County Timekeeping and Compensation Policy		Action
6. Planning/Zoning – Daniel Priestley		
a. Receive the final report and the Zoning Commission's recommendation from their 1/26/26 meeting to approve the final plat of Riordan Addition, a minor subdivision to Woodbury County, Iowa, to establish a 7.92-acre lot from a portion from Parcel #894208100002 for David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust		Action
b. Accept and approve Riordan Addition, a minor subdivision to Woodbury County, Iowa		Action
7. Board Administration – Ryan Ericson		
a. Approve the resolution setting February 24, 2026 @ 4:40 p.m. for a consultation and a public hearing on a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan in Woodbury County		Action
b. Approval of Bond Counsel Engagement Agreement for proposed issuance of not to exceed \$1,200,000 General Obligation Capital Loan Notes Series 2026A		Action
c. Approval of resolution to fix February 24, 2026, at 4:45 p.m. for a meeting to authorize a loan agreement and the issuance of not to exceed \$640,000 General Obligation Capital Loan Notes		Action
d. Approval of resolution to fix February 24, 2026, at 4:50 p.m. for a meeting to authorize a loan agreement and the issuance of not to exceed \$319,300 General Obligation Capital Loan Notes		Action
e. Approval of resolution to fix February 24, 2026, at 4:55 p.m. for a meeting to authorize a loan agreement and the issuance of not to exceed \$240,700 General Obligation Capital Loan Notes		Action
8. County Auditor – Michelle Skaff		
Approval of funds up to \$20,000 from FY 26 Gaming for Ballot on Demand hardware and accessories		Action
9. Budget Review Discussion for FY 27		
a. Siouxland District Health		
10. Reports on Committee Meetings		Information
11. Citizen Concerns		Information
12. Board Concerns		Information

## ADJOURNMENT

## CALENDAR OF EVENTS

<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>11:00 a.m.</b>	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	<b>12:00 p.m.</b>	Sioux City Conference Board Meeting, City Hall 5 <sup>th</sup> Floor Council Chambers
	<b>1:00 p.m.</b>	Loess Hills Alliance Executive Meeting, Pisgah, Iowa
	<b>4:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WED., FEB 11</b>	<b>7:30 a.m.</b>	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>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.
<b>WED., FEB 18</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	<b>1:30 p.m.</b>	SIMPCO Local Emergency Planning Committee Meeting, 6401 Gordon Drive
<b>THU., FEB 19</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., FEB 20</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 607- 4 <sup>th</sup> St.
<b>MON., FEB 23</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>FRI., FEB 27</b>	<b>9:00 a.m.</b>	Hungry Canyons Alliance, Audubon Rec Center
<b>MON., MAR 2</b>	<b>5:00 p.m.</b>	Board of Adjustment meeting, Courthouse Basement Boardroom
<b>WED., MAR 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>THU., MAR 5</b>	<b>12:00 p.m.</b>	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.

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

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

**JANUARY 27, 2026, FIFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, January 27, 2026, at 3:30 p.m. Board members present were Carper, Dietrich, Nelson, and Ung; Bittinger II was absent. 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.

An exempt session was held at 3:30pm per Iowa Code Section 20.17(3).

The regular meeting was called to order at 4:30pm with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Nelson second by Dietrich to approve the January 27, 2026 agenda. Carried 4-0. Copy filed.  
Motion by Nelson second by Dietrich to approve the following items by consent
2. To approve minutes of the January 20, 2026 meeting. Copy filed.
3. To approve the claims totaling \$1,553,495.78. Copy filed.
4. To receive the County Recorder's report of fees collected for the period of 10/01/25 through 12/31/25. Copy filed.
- 5a. To approve the reclassification of Michael Jarabek, Engineering Technician II, Secondary Roads Dept., effective 01-19-2026, \$33.17/hour, 1%=\$0.31/hr. PER CWA Roads-Move from Step 4 to Step 5. Anniversary Date: 2/1/26.; the appointment of Jeffrey Wenger, Equipment Operator, Secondary Roads Dept., effective 02-02-2026, \$27.86/hour. Job Vacancy Posted on 12/23/2025. Entry Level Salary: \$27.86/hr.; and the appointment of Cynthia Alavez, Deputy, County Sheriff Dept., effective 02-02-2026, \$35.55/hour. Authorization to Hire Included on the 01/27/2026 Agenda. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Deputy, County Sheriff Dept. CWA Deputies: \$35.55/hour. Copy filed.
6. To approve the permit to work in the right of way for filming by Lindsey Washburn. Copy filed.

Carried 4-0.

8. Information was presented by Lloyd Trout, Civil Service Commission, on Civil Service annual statistics. Copy filed.  
Motion by Nelson second by Dietrich to receive a report from Mr. Trout. Carried 4-0. Copy filed.
7. A public hearing was held at 4:35 p.m. for the sale of parcel #894730413004, 312 S. Judd St. The Chairperson called on anyone wishing to be heard.  
Motion by Dietrich second by Nelson to close the public hearing. Carried 4-0.  
Motion by Dietrich second by Nelson to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894730413004, 312 S. Judd St., to Alexander & Michelle Zimmerman, 1519 Isabella St., for \$716.00 plus recording fees. Carried 4-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,989**

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

**By Alexander G. Zimmerman II & Michelle R. Zimmerman Trust in the sum of Seven Hundred Sixteen  
Dollars & 00/100 (\$716.00)-----dollars.**

For the following described real estate, To Wit:

**Parcel #894730413004**

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

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

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

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

**SO DATED** this 27<sup>th</sup> Day of January, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

9. Information was presented by Melissa Thomas, Human Resources, on the Mobile Device Management Policy.  
Copy filed.

Conservation Director Dan Heissel and County Engineer Laura Sievers addressed the board regarding the Mobile Device Management Policy.

10a. Motion by Nelson second by Dietrich to receive the Farmers and Garretson Drainage Districts Elections held on Saturday, January 17<sup>th</sup>, 2026. Carried 4-0. Copy filed.

10b. Motion by Nelson second by Dietrich to receive for signatures the McCandless, Sandhill-Lakeport, and Little Sioux Drainage Districts Elections held on Tuesday, January 20<sup>th</sup>, 2026. Carried 4-0. Copy filed.

11a. Motion by Dietrich second by Nelson to table the County Library budget until a future meeting. Carried 4-0. Copy filed.

11b. Motion by Nelson second by Dietrich to receive the Civil Service budget as submitted. Carried 4-0. Copy filed.

11c1. Motion by Nelson second by Ung to receive the Secondary Roads improvement request. Carried 4-0. Copy filed.

11c2. Motion by Nelson second by Ung to receive the Secondary Roads Roadside Management budget as submitted. Carried 4-0. Copy filed.

11c3. Motion by Nelson second by Dietrich to receive the Secondary Roads budget as submitted. Carried 4-0. Copy filed.

Motion by Nelson second by Dietrich to receive budget documents from County Engineer Sievers. Carried 4-0.  
Copy filed.

11c4. Motion by Nelson second by Ung to receive the Secondary Roads Gravel Project budget as submitted. Carried 4-0.  
Copy filed.

12. Reports on committee meetings were heard.
13. Lewis Byers, Pierson, addressed the boards regarding the cancer health concerns in Woodbury County.
14. Board concerns were heard.

The Board adjourned the regular meeting until February 3, 2026.

Meeting sign in sheet. Copy filed.

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

**\* PERSONNEL ACTION CODE:**

**DATE: February 3, 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
Salberg, Suzanne	Treasurer	02-02-2026	Clerk II	\$21.77/hour	5%=\$1.03/hr	R	Per AFSCME Courthouse – Move from Step 2 to Step 3. Anniversary Date: 2/9/25
Brown, Cory	Secondary Roads	02-02-2026	Equipment Operator	\$29.34/hour	1%=\$0.31/hr	R	Per CWA Roads – Move from Step 2 to Step 3. Anniversary Date: 2/14/26
Konidas, Froso	Treasurer	02-04-2026	Clerk II - MV	\$19.82/hour		A	Job Vacancy Posted on 12/17/25. Entry Level Salary: \$19.82/hr
Nelson, Robert	EMS	04-09-2026	Operations Officer			S	Retired

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

MELISSA THOMAS, HR DIRECTOR:

*Melissa Thomas, HR Director*

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

Date: 01/29/2026 Weekly Agenda Date: 02/03/2026

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

**WORDING FOR AGENDA ITEM:**

Approval of requested exceptions to the Mobile Device Management Policy

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The BOS approved the Mobile Device Management policy which prohibits non exempt employees from access to Woodbury County data on their personal mobile devices.

**BACKGROUND:**

This policy was created along with WCICC for network security. Non exempt employees addressing their emails when not on shift is compensable under the FLSA. If an hourly employee reads their emails after hours, they are required to be paid for that time. There is an exception clause in the policy regarding this, and attached are the requests from the department heads for approvals.

**FINANCIAL IMPACT:**

The possibility of paying staff outside of their scheduled working hours.

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

Yes  No

**RECOMMENDATION:**

Approve the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the requested exceptions to the Mobile Device Management Policy

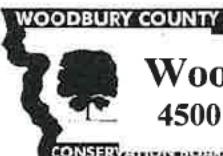
## Secondary Roads

The secretary serves on several statewide committees and regularly attends meetings as part of her role, which helps keep both her and our office informed of new state and national requirements. When she is away from her desk, some of this communication can be time-sensitive especially during payroll weeks. Is there an office that will take over her role of payroll when she is on work hours but away from her desk as I don't have staff that can do that.

Also, the tech II's are out in the field probably more than 50% of their work hours. They are required to answer emails from me throughout this time as they are time and construction requirements that require email communication like shop drawings. They will need this access on their work phones.

## Sheriff's Office

Captain Harlow has requested the civilian jailer Sergeants be allowed access to their emails for safety concerns when preparing for their upcoming shifts.



## Woodbury County Conservation Board

4500 Sioux River Road, Sioux City, IA 51109-1657

Phone: 712/258-0838  
Fax: 712/258-1261

Board Members:

Cindy Bennett  
Aaron Gehling  
Tom Limoges  
Neil Stockfleth  
Christine Zellmer-Zant

Daniel J. Heissel, Director  
Brian Stehr, Deputy Director  
Theresa Kruid, Education Director

01-21-26

Dear Melissa,

Staff listed below are non-exempt and have been determined to need access to emails on their phones for work at the Conservation Board. All of these employees are subject to working non standard work weeks, with nights and weekends involved and are not always in the office in front of their computers to check emails or most importantly the calendar we utilize for work in Outlook. I could get into reservations and confirmations through email, but I think you can get the picture.

[REDACTED] Office Manager  
[REDACTED] Naturalist  
[REDACTED] Naturalist  
[REDACTED] GIS/Resource Tech  
[REDACTED] Asst. Resource Manager, Southwood  
[REDACTED] Technician, Southwood  
[REDACTED] Asst. Resource Manager, Snyder Bend  
[REDACTED] Technician, Snyder Bend  
[REDACTED] Asst Resource Manager, Little Sioux  
[REDACTED], Technician, Little Sioux

The two open positions are in the process of being filled and names can be supplied when those employees are hired.

Yours In Conservation!

Sincerely,

Dan Heissel, Director  
Woodbury County Conservation Board

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

Date: 01/29/2026 Weekly Agenda Date: 02/03/2026

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

**WORDING FOR AGENDA ITEM:**

**Approval of the Woodbury County Timekeeping and Compensation Policy**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This policy applies to all non exempt employees of Woodbury County.

**BACKGROUND:**

This policy clarifies expectations regarding hours worked by non-exempt employees and prohibits "off the clock" work which includes responding to emails or communications outside scheduled work hours unless authorized.

**FINANCIAL IMPACT:**

**\$0**

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

Yes  No

**RECOMMENDATION:**

Approve the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the Woodbury County Timekeeping and Compensation Policy

*(Non-Exempt Employees)*

## ***Woodbury County Timekeeping and Compensation Policy***

### **Policy**

Woodbury County is committed to compliance with the Fair Labor Standards Act (FLSA) and Iowa wage laws. This policy clarifies expectations regarding hours worked by non-exempt employees and prohibits “off-the-clock” work, including responding to emails or other communications outside scheduled work hours unless expressly authorized.

### **Scope**

This policy applies to all non-exempt employees of Woodbury County regardless of department or work location.

### **Definitions**

Non-exempt employees --- A non-exempt hourly employee is one who is covered by the overtime provisions of the Fair Labor Standards Act and is eligible to receive overtime compensation in the form of time off (compensatory time) or cash.

Work ---- All activities an employee performs for the benefit of the County, including but not limited to:

- Job duties performed before or after scheduled hours
- Checking, reading, or responding to work-related emails or other communications
- Responding to work-related calls or messages outside scheduled hours

### **Email and Electronic Communications**

Non-exempt employees may not check, read, or respond to work-related emails or electronic messages outside scheduled work hours unless a supervisor has pre-authorized those duties.

If a non-exempt employee inadvertently performs work outside of scheduled hours (for example, by responding to an email), that time must be reported to the employee’s supervisor.

### **Authorization for Work Outside Scheduled Hours**

Any work outside an employee’s scheduled hours — including phone calls, remote work, email review, or electronic tasks — must be approved in advance by the employee’s supervisor. This includes work performed during unpaid breaks or meal periods.

## Timekeeping Requirements

- Non-exempt employees must accurately record all hours worked in the County's timekeeping system.
- Employees may not alter, underreport, or fail to record time worked.
- Supervisors may not request or permit employees to perform work off the clock.

## Responsibilities

Supervisors are responsible for:

- Ensuring employees understand and comply with this policy
- Monitoring workloads to minimize the need for unauthorized hours
- Not encouraging or permitting off-the-clock work
- Approving timekeeping records that accurately reflect hours worked

## Enforcement

Violations of this policy may result in disciplinary action up to and including suspension or termination of employment, consistent with county disciplinary policy.

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

Date: 1/28/26

Weekly Agenda Date: 2/3/26

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

**WORDING FOR AGENDA ITEM:**

a. Motion to receive the final report and the Zoning Commission's recommendation from their 1/26/26 meeting to approve the final plat of Riordan Addition, a minor subdivision to Woodbury County, Iowa, to establish a 7.92 acre lot from a portion from Parcel #894208100002 for David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust.

b. Motion to accept and approve Riordan Addition, a minor subdivision to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

David and Kim Riordan (Donald D. and Beverly L. Riordan Trust) have applied to create the 7.92-acre Riordan Addition minor subdivision (Parcel #894208100002) from the NE ¼ of the NW ¼, Section 8, T89N R42W in Union Township; the property is in the Agricultural Preservation (AP) Zoning District, not in the floodplain, and is located on the south side of 110th Street between Minnesota and Michigan Avenues, about 1.3 miles east of Pierson and five miles northwest of Correctionville. Notices were published in the Sioux City Journal (January 15, 2026), neighbors within 1,000 ft were mailed (January 9, 2026), and stakeholders and agencies were notified and asked to comment; the City of Pierson waived extraterritorial review on December 10, 2025. The Woodbury County Engineer found plat closure complies with Iowa Code and advised the owners to coordinate with the engineer's office for future access or entrance permits. Based on submitted information and Zoning and Subdivision Ordinance requirements, the proposal meets approval criteria; the Woodbury County Zoning Commission voted 3–0 on January 26, 2026 to recommend approval to the Board of Supervisors.

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board 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.

**BACKGROUND:**

David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust have submitted an application for a one-lot minor subdivision to be named the Riordan Addition. The applicants seek to divide 7.92 total acres from Parcel #894208100002, located in the NE ¼ of the NW ¼, Section 8, T89N R42W (Union 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 south side of 110th Street and is east of Minnesota Avenue and west of Michigan Avenue and approximately 1.3 miles east of the Pierson and approximately five miles northwest of Correctionville. The City of Pierson waived their extraterritorial review on December 10, 2025. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on January 15, 2026. The neighbors within 1000 FT have been duly notified via a January 9, 2026 letter about the January 26, 2026 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and indicated that the property owners should coordinate with the engineer's office for future access or modifications to existing access which require permitting. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval. The Woodbury County Zoning Commission voted 3-0 to recommend approval to the Board of Supervisors following their public hearing held on January 26, 2026.

**PROPERTY DETAILS**

Parcel(s): 894208100002

Township/Range: T89N R42W (Union)

Section: 8

Quarter: NE ¼ of the NW ¼

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X (Not in floodplain)

Property Address: 3942 110th Street, Pierson, IA 51048

**APPLICATION DETAILS**

Applicant(s)/Owner(s): David and Kim Riordan

Application Type(s): Minor Subdivision

Name of Subdivision: Riordan Addition

Application Date: December 30, 2025

Number of Lots: 1

Total Acres: 7.92

Extraterritorial Review: City of Pierson (12/10/25)

Legal Notice Date: January 15, 2026

Neighbor(s) Notice Date: January 9, 2026

Stakeholder(s) Notice Date: December 31, 2025

Zoning Commission Public Hearing Date: January 26, 2026

Board of Supervisors Agenda Date: February 3, 2026

Attorney: Chad Thompson, 712-378-3611

Surveyor: James C. Sailer, 712-546-8118

**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 the final report and P&Z Commission's recommendation from their 1/26/26 meeting.

Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 1/26/26 meeting to approve the final plat of Riordan Addition, a minor subdivision to Woodbury County, Iowa, to establish a 7.92 acre lot from a portion from Parcel #894208100002 for David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust.
- b. Motion to accept and approve Riordan Addition, a minor subdivision to Woodbury County, Iowa.

## INDEX LEGEND

PREPARED BY AND  
RETURN TO: SCHLÖTELFELDT ENGINEERING INC.  
P.O. BOX 806  
LE MARS, IOWA 51031  
712-546-8118

SURVEYOR: JAMES C. SAILER P.L.S.  
REGISTRATION # 12090

OWNERS/SUBDIVIDERS DONALD D & BEVERLY L  
RIORDAN TRUST  
3942 110TH ST PIERSON, IA 51048

LOCATION: RIORDAN ADDITION  
NW1/4 NW1/4, 8-89-42  
WOODBURY COUNTY, IOWA



OWNERS  
DONALD D & BEVERLY L RIORDAN TRUST

SURVEYOR  
JAMES C. SAILER

SETBACKS

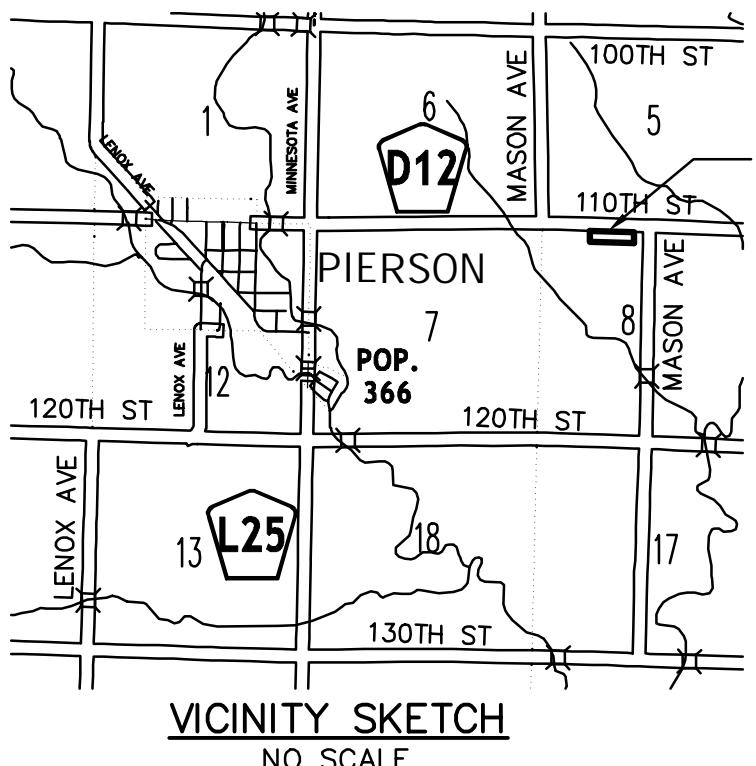
FRONT YARD - 100'

SIDE YARD - 20'

ACCESSORY STRUCTURES - 10'

REAR YARD - 50'

ACCESSORY STRUCTURES - 10'



### CITY COUNCIL RESOLUTION

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

COUNCIL MEMBER \_\_\_\_\_ INTRODUCED THE FOLLOWING RESOLUTION ENTITLED "RESOLUTION WAIVING THE RIGHT TO FURTHER REVIEW THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA" AND MOVED THAT IT

BE ADOPTED, COUNCIL MEMBER \_\_\_\_\_ SECNDONED THE MOTION TO ADOPT, AND THE ROLL BEING CALLED THEREON, THE VOTE WAS AS FOLLOWS:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

WHEREUPON, THE MAYOR DECLARED SAID RESOLUTION DULY ADOPTED AS FOLLOWS:

RESOLUTION WAIVING THE RIGHT TO FURTHER REVIEW THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA WHEREAS, THE DEVELOPER HAS REQUESTED THE CITY WAIVE THE RIGHT TO FURTHER REVIEW THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA; AND

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PIERSON, STATE OF IOWA, THAT THE CITY COUNCIL WAIVES THE RIGHT TO FURTHER REVIEW THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

PASSED AND APPROVED THIS 10TH DAY OF DECEMBER, 2025.

DALLAS GROEN - MAYOR

JEANETTE BEEKMAN, CITY CLERK

### CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MORGENSEN, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED: \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

TYLER MORGENSEN  
COUNTY ASSESSOR

### AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS  
WOODBURY COUNTY :

DOCUMENT NO: \_\_\_\_\_

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.

DATED \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

MICHELLE K. SKAFF, COUNTY AUDITOR, WOODBURY COUNTY, IOWA  
BY: DIANE SWODOBA PETERSON, DEPUTY

0' 200' 400'

OCR = ORANGE CAP REBAR  
( ) = RECORD  
SURVEY DATE: 10/31/2025  
SCALE: 1" = 200'  
CORNERS FOUND:  
▲ GOVT CORNER  
CORNERS SET:  
O 5/8" x 24" REBAR,  
YELLOW CAP #12090  
△ GOVT CORNER

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID RIORDAN, TRUSTEE OF DONALD & BEVERLY L RIORDAN TRUST, AS OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JIM SAILER, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE PLAT OF RIORDAN ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_\_ DAY OF

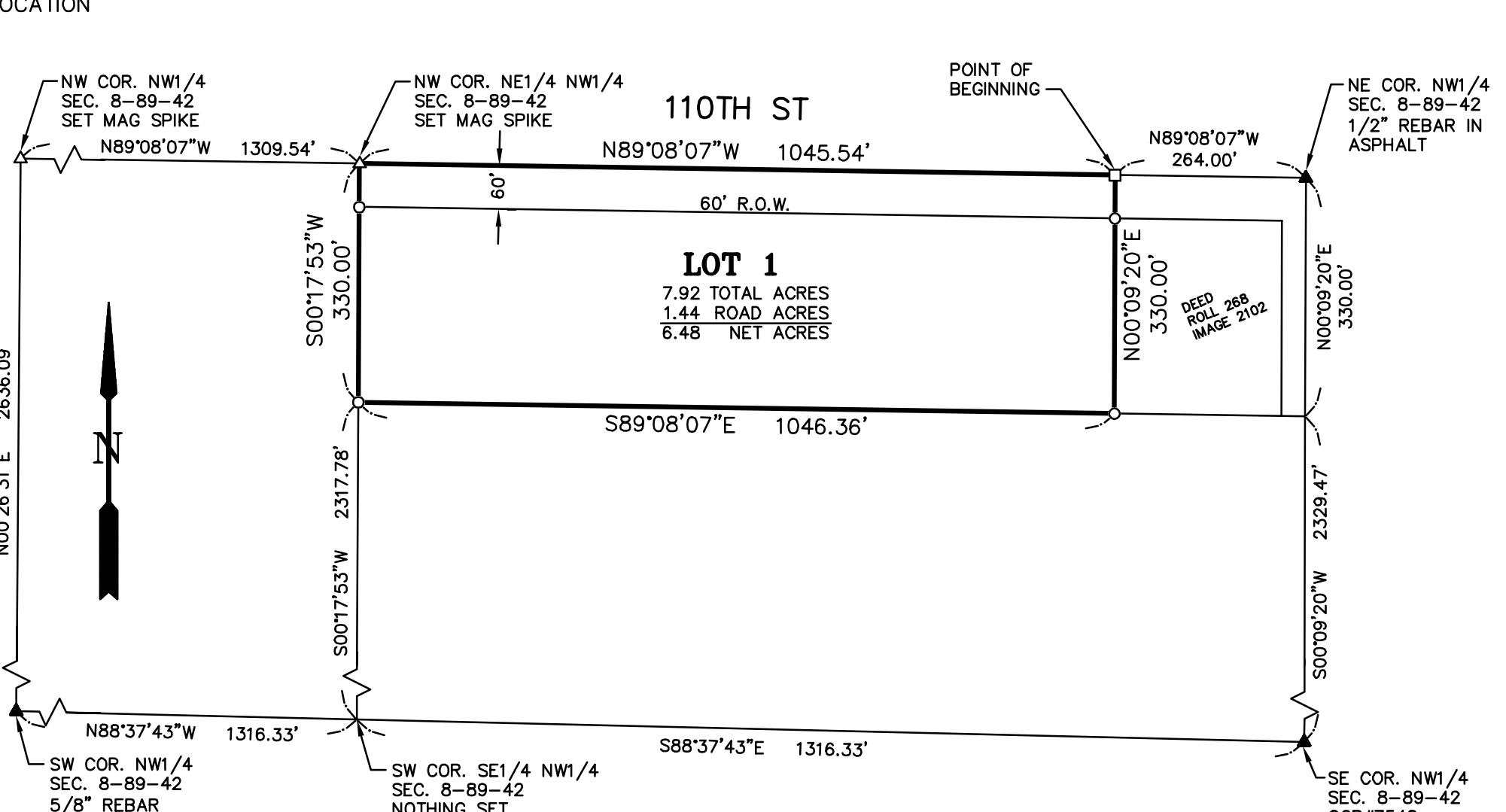
\_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

DAVID RIORDAN

STATE OF IOWA :  
WOODBURY COUNTY :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_\_. BY DAVID RIORDAN.

NOTARY PUBLIC IN AND FOR  
THE STATE OF IOWA



### RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY IOWA,

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF RIORDAN ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF

WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF  
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 \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION  
WOODBURY COUNTY, IOWA

### BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NUMBER: \_\_\_\_\_

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_\_. FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE PLAT OF RIORDAN 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 IT HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF RIORDAN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST:  
MICHELLE K. SKAFF, SECRETARY

## FINAL PLAT RIORDAN ADDITION

A MINOR SUBDIVISION  
TO WOODBURY COUNTY, IOWA

### TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Folks:

We have examined an abstract of title to the following described real estate, to-wit:

A parcel of land located in the Northwest Quarter (NW 1/4) of Section Eight (8), Township Eighty-nine (89) North, Range Forty-two (42) West of the 5th Principal Meridian, Woodbury County, Iowa described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section Eight (8); thence North Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") West Two Hundred Sixty-four feet (264.00') along the North line of said Northwest Quarter (NW 1/4) to the point of beginning; thence North Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") West for One Thousand Forty-five and Fifty-four Hundreths feet (1,045.54') to the Northwest corner of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4); thence South Zero Degrees Seventeen Minutes Fifty-three Seconds (S 0017°53") West Three Hundred Thirty feet (330.00') along the West line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4); thence South Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") East One Thousand Forty-six and Thirty-six Hundreths feet (1,046.36') to the point of beginning. Containing 7.92 acres.

This abstract begins appropriately on the 3rd day of November, 1874, and concludes with Entry 24, Volume 1, last certified the 25th day of November, 2025 at 5:00 P.M. by Engleson Abstract Co., Inc.

As of the date of the last certification and subject to the objections set out below, we find that the abstract shows marketable title, in fee simple and free from material objections, to be vested in The Donald D. and Beverly L. Riordan Trust.

### OBJECTIONS

1. Entry 5 discloses an Easement in favor of the Woodbury County Rural Electric Co-operative Association, granting it the right to place, construct, operate, repair, and maintain an electric transmission or distribution line system across said property. Said Easement was filed December 19, 1939 in Book 146, Page 71.

2. Entry 7 discloses an Easement in favor of Woodbury County, Iowa for road purposes and for use as a public highway. Said Easement was filed February 2, 1954 in Book 734, Page 568.

3. Entry 8 discloses an Easement in favor of Woodbury County, Iowa for road purposes and for use as a public highway. Said Easement was filed March 25, 1970 in Book 1233, Page 441.

4. Entry 19 shows the property is subject to the Woodbury County Zoning Regulations. The Regulations were filed March 5, 1971 in Book 1263, Pages 9 to 78.

5. Entry 18 discloses Resolution No. 6332 and Resolution No. 6333 enacted by the Woodbury County Board of Supervisors containing numerous provisions and regulations governing said property. Said Resolutions were filed May 12, 1977 in Roll 62, Images 2118-2121.

6. Entry 19 discloses Resolution #10,456 enacted by the Woodbury County Board of Supervisors adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions within the unincorporated area of Woodbury County, Iowa. Said Resolution was filed August 29, 2008 in Roll 699, Image 7313.

7. Entry 20 discloses Ordinance No. 61 enacted by the Woodbury County Board of Supervisors repealing and replacing Sub-section 2.01.14 entitled ?Planning and Zoning Commission? and Sub-section 2.01.05 entitled ?Board of Adjustment? with revised language pertaining to the establishment, appointment and membership, rules of procedure, and powers of duties of both the planning and zoning commission. Said Ordinance was filed February 28, 2022 in Instrument #2022-02525.

8. Entry 21 discloses Ordinance No. 74 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance pertaining to the table of contents, land use summary table, and portions of the definitions section. Said Ordinance as filed August 18, 2023 in Instrument #2023-07899.

9. Entry 22 discloses Ordinance No. 83 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance to include uses of Nuclear Energy Facilities and Nuclear Waste Storage as energy and Nuclear Waste Storage options to the unincorporated area of Woodbury County, Iowa. Said Ordinance was filed August 25, 2025 in Instrument #2025-08723.

10. Entry 23 discloses Ordinance No. 84 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance to bring the zoning ordinance into compliance with the Code of Iowa as it relates to accessory second dwellings in the unincorporated area of Woodbury County, Iowa. Said Ordinance was filed August 25, 2025 in Instrument #2125-08722.

11. Entry 24 shows the second half of the 2024/2025 real estate taxes remains unpaid. EXAMINER'S NOTES

A. The Abstract of Title contained in One Volume is being retained by our office pending further instruction.

We also caution you that title defects can exist which cannot be disclosed by an abstract examination. These include any facts which would be disclosed by a survey or other physical examination of the premises; certain mechanic's liens; the rights of parties in possession; restrictions on building, occupancy or usage contained in applicable zoning regulations or ordinances; and limitations or access rights to and from public highways, streets or ways.

You are also advised that the abstract does not, and cannot, furnish direct information concerning environmental hazards, which may exist on real estate. Since present laws make the owners of land financially responsible for cleaning up toxic material on the premises despite the fact that the present owner had nothing to do with placing the objectionable waste upon the land, you should satisfy yourself that no toxic material is located on the property.

There is (i) no environmental protection lien recorded in those records established under State statutes for the purpose of imparting constructive notice of matter relating to real property to purchasers for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, or (ii) any environmental protection lien provided for by any State statute in effect on the date of this opinion, which could achieve priority over the Mortgage except those listed below.

We agree to indemnify you and your successors in interest in the mortgage opined hereto, to the full extent of any loss attributable to a breach of our duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

We further caution you that if the property being examined is homestead property, a homestead waiver, prepared in accordance with Iowa law, needs to be signed by the mortgagor(s) in order for the mortgage to be a lien against the property being examined. If you have any questions about the foregoing, we suggest an office conference prior to final settlement. We make no extra charge for such a conference.

DATED: \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

CHAD THOMPSON  
ATTORNEY AT LAW  
THOMPSON LAW OFFICE, LLP  
KINGSLEY, IOWA

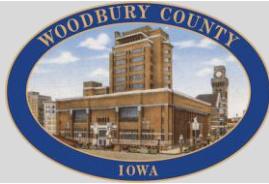
### TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, 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.

DATED \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_

TINA M. BERTRAND  
TREASURER  
WOODBURY COUNTY, IOWA

LAURA SIEVERS, P.E.  
COUNTY ENGINEER  
WOODBURY COUNTY, IOWA



# 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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## FINAL REPORT – JANUARY 27, 2026

### RIORDAN ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	David and Kim Riordan
Application Type(s):	Minor Subdivision
Name of Subdivision:	Riordan Addition
Application Date:	December 30, 2025
Number of Lots:	1
Total Acres:	7.92
Extraterritorial Review:	City of Pierson (12/10/25)
Legal Notice Date:	January 15, 2026
Neighbor(s) Notice Date:	January 9, 2026
Stakeholder(s) Notice Date:	December 31, 2025
Zoning Commission Public Hearing Date:	January 26, 2026
Board of Supervisors Agenda Date:	February 3, 2026
Attorney:	Chad Thompson, 712-378-3611
Surveyor:	James C. Sailer, 712-546-8118

PROPERTY DETAILS	
Parcel(s):	894208100002
Township/Range:	T89N R42W (Union)
Section:	8
Quarter:	NE ¼ of the NW ¼
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	3942 110th Street, Pierson, IA 51048

CONTENTS	
SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATION	
FINAL PLAT	
REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

#### SURVEYORS DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 8, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW ¼ OF SAID SECTION 8; THENCE NORTH 89°08'07" WEST 264.00 FEET ALONG THE NORTH LINE OF SAID NW ¼ TO THE POINT OF BEGINNING; THENCE NORTH 89°08'07" WEST 1045.54 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF SAID NW ¼; THENCE SOUTH 00°17'53" WEST 330.00 FEET ALONG THE WEST LINE OF THE NE ¼ OF SAID NW ¼; THENCE SOUTH 89°08'07" EAST 1046.36 FEET; THENCE NORTH 00°09'20" EAST 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.92 ACRES.

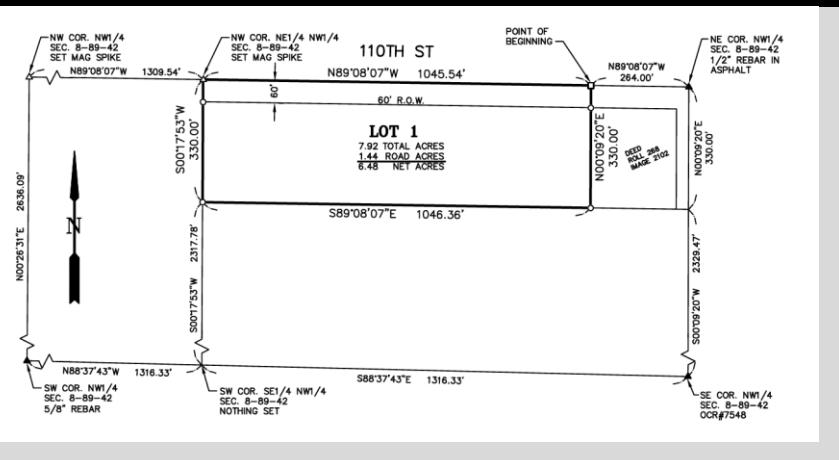
## SUMMARY

David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust have submitted an application for a one-lot minor subdivision to be named the Riordan Addition. The applicants seek to divide 7.92 total acres from Parcel #894208100002, located in the NE ¼ of the NW ¼, Section 8, T89N R42W (Union 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 south side of 110th Street and is east of Minnesota Avenue and west of Michigan Avenue and approximately 1.3 miles east of the Pierson and approximately five miles northwest of Correctionville. The City of Pierson waived their extraterritorial review on December 10, 2025. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on January 15, 2026. The neighbors within 1000 FT have been duly notified via a January 9, 2026 letter about the January 26, 2026 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and indicated that the property owners should coordinate with the engineer's office for future access or modifications to existing access which require permitting. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval. The Woodbury County Zoning Commission voted 3-0 to recommend approval to the Board of Supervisors following their public hearing held on January 26, 2026.

## AERIAL MAP



## PLAT EXCERPT





**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 on the Proposed Riordan Addition Minor Subdivision  
Application on Parcel #894208100002 (3942 110<sup>th</sup> St., Pierson, IA 51048)

Dear Board of Supervisors:

The Woodbury County Zoning Commission held a public hearing on January 26, 2026, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed Riordan Addition minor subdivision application submitted by David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust. This application seeks to create a one-lot minor subdivision to be known as the Riordan Addition. The applicants seek to divide 7.92 total acres from Parcel #894208100002, located in the NE ¼ of the NW ¼, Section 8, T89N R42W (Union Township), for the purpose of land division in compliance with county regulations.

The property is located within the Agricultural Preservation (AP) Zoning District, on the south side of 110th Street at 3942 110th Street, Pierson, IA 51048. It is east of Minnesota Avenue and west of Michigan Avenue, approximately 1.3 miles east of Pierson and approximately five miles northwest of Correctionville.

The Zoning Commission recommends with a 3-0 vote that the Board of Supervisors approve the proposed Riordan Addition minor subdivision.

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

Dated this 26 day of January 2026.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY  
ZONING COMMISSION OF WOODBURY COUNTY IOWA,

I, Christine Zellmer-Zant DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF RIORDAN ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF

WOODBURY COUNTY, IOWA DID ON THE 26 DAY OF January, 2026 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 January 26, 2026

Christine Zellmer-Zant  
PRINTED NAME  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION  
WOODBURY COUNTY, IOWA

Christine Zellmer-Zant  
SIGNATURE

## Woodbury County Zoning Commission Meeting Minutes

**Date:** January 26, 2026

**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=ZYst2CNDs2g>

### Attendees

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

### Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on January 26, 2026. 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 Tom Bride and Steve Corey were absent.

### Election of Chair of the Zoning Commission for 2026 (Action Item)

- **Nomination:** Commissioner Corey Meister nominated Chris Zellmer Zant for Chair.
- **Second:** The motion was seconded by Jeff Hanson
- **Vote:** The motion passed unanimously (3-0). Chris Zellmer Zant accepted the position.

### Election of Vice-Chair of the Zoning Commission for 2026 (Action Item)

- **Nomination:** Commissioner Corey Meister nominated Tom Bride for Vice-Chair.
- **Second:** The motion was seconded by Commissioner Jeff Hanson.
- **Vote:** The motion passed unanimously (3-0).

### 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 previous meeting meetings from December 22, 2026 were not voted on and deferred to the next month for consideration.

**Public Hearing: Consideration of Proposed Riordan Addition Minor Subdivision (One Lot)  
Application on Parcel #894208100002**

**The Chair opened the public hearing on the item.**

- **Agenda Item:** Consideration of a one-lot minor subdivision application for the "Riordan Addition" on parcel #894208100002 from David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust.
- **Staff Report:** Dan Priestley presented the report, stating the applicants seek to divide 7.92 acres from a parcel in Union Township, located in the Agricultural Preservation (AP) district. The proposal was properly noticed, and stakeholders were notified. The County Engineer found the proposal in compliance, with a note regarding future access coordination.
- **Applicant Comments:** Representative Pat Bicket addressed the Commission, confirming that the owners had contacted the County Engineer's office regarding a field entrance for the remaining farm ground and that a location had been determined.
- **Public Comments:** No public comments were received at the meeting.
- **Motion and Vote to Close Public Hearing:** Commissioner Jeff Hanson moved to close the public hearing, seconded by Commissioner Corey Meister. The motion passed unanimously (3-0).
- **Motion and Vote:** Commissioner Jeff Hanson moved to recommend approval of the one-lot minor subdivision to the Board of Supervisors. Commissioner Corey Meister seconded the motion.
- **Action Taken:** The motion passed unanimously (3-0).

**Review of the Zoning Commission's Rules of Procedures for Any Potential Changes (Action Item)**  
The Commission reviewed the current rules of procedure.

- **Discussion:** Dan Priestley noted this was a routine annual review with no requested changes from the Board of Supervisors. The Commission members agreed the current rules have worked effectively for years.
- **Action Taken:** No changes were proposed or made.

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

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

**Staff Update**

Dan Priestley provided several updates:

- **Open Meetings Law Training:** The legislature passed new training requirements for board members. While existing members are "grandfathered in," Priestley developed an internal training course that Linn County previously used. However, recent administrative changes may require third-party training (e.g., Iowa State). He emphasized the seriousness of the law and potential financial consequences for non-compliance.
- **252nd Overlook Edition Update:** The Board of Supervisors denied the rezone for this addition but approved the plat with a three-house condition and specific restrictions.

**Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

**Adjournment**

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (3-0) The meeting adjourned at approximately 5:15 PM.





## 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 written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	<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>
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	<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>
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

## 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 does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	<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 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:

Anjana Bhadouriya, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
Jan. 15, 2026

**NOTICE ID:** Fm2FHAW2A0p0piCJhWY6

**PUBLISHER ID:** COL-IA-502712

**NOTICE NAME:** ZC\_1-26-26\_RAMs

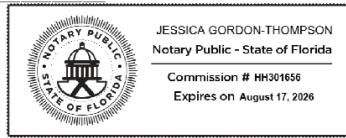
**Publication Fee:** \$38.40

*Anjana Bhadouriya*

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

#### VERIFICATION

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 01/15/2026

A handwritten signature in blue ink, appearing to read 'J. Gordon-Thompson'.

Notary Public  
Notarized remotely online using communication technology via Proof.

#### NOTICE OF PUBLIC HEARING BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold a public hearing on the following item hereafter described in detail on **Monday, January 26, 2026 at 5:00 PM** or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, January 21, 2026.

Item One (1)

#### MINOR SUBDIVISION

**PROPOSED MINOR SUBDIVISION:** To be known as Riordan Addition. David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust have submitted an application for a one-lot minor subdivision to be known as the Riordan Addition. The applicants seek to divide 7.92 total acres from Parcel #894208100002, located in the NE 1/4 of the NW 1/4, Section 8, T89N R42W (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on the south side of 110th Street at 3942 110th Street, Pierson, IA 51048 and is east of Minnesota Avenue and west of Michigan Avenue and approximately 1.3 miles east of Pierson and approximately five miles northwest of Correctionville. Applicant(s)/Owner(s): David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust, Mailing Address: 3944 110th Street, Pierson, IA 51048. Property Address: 3942 110th Street, Pierson, IA 51048. Zoning: COL-IA-502712

RESOLUTION NO. 2025-9

Council Member Bubke introduced the following Resolution entitled "RESOLUTION WAIVING THE RIGHT TO FURTHER REVIEW THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA" and moved that it be adopted. Council Member Sistrunk seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: Bubke, Sistrunk, Salmon, Schreuer, Kner

NAYS: None

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION WAIVING THE RIGHT TO FURTHER  
REVIEW THE PLAT OF RIORDAN ADDITION, A  
MINOR SUBDIVISION TO WOODBURY COUNTY,  
IOWA

WHEREAS, the Developer has requested the City waive the right to further review the Plat of Riordan Addition, A minor subdivision to Woodbury County, Iowa; and

Now, therefore, be it resolved by the City Council of the City of Pierson, State of Iowa, that the City Council waives the right to further review the Plat of Riordan Addition, A minor subdivision to Woodbury County, Iowa.

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	7	
Notification Letter Date:	January 9, 2026	
Public Hearing Board:	Zoning Commission	
Public Hearing Date:	January 26, 2026	
Phone Inquiries:	1 (Karen A. Lund)	
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			
The Donald D. and Beverly L. Riordan Trust	3942 110th Street	Pierson	IA	51048	No comments.
David Riordan and Kimberly Riordan	3944 110th Street	Pierson	IA	51048	No comments.
Daniel L. Murray, Trustee of the Daniel L. Murray Revocable Trust	3508 140th Street	Correctionville	IA	51016-8006	No comments.
Karen A. Lund, Trustee of the Karen A. Lund Revocable Trust dated May 1, 2025	3996 110th Street	Pierson	IA	51048	Called on 1/13/26. No issue with the subdivision.
Donna Hanslip	136 North Drive	Fremont	NE	68025	No comments.
Jess Warren Herbold and Jaclyn Patricia Herbold	1439 Lenox Avenue	Correctionville	IA	51016-8145	No comments.
1/2 interest in the Daryl F. Fixel Living Trust under agreement dated September 26, 1997 and 1/2 interest in the Sandra K. Fixel Living Trust under Agreement dated September 26, 1997	1743 Lee Avenue	Correctionville	IA	51016	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF LAWTON:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have no comment, it's out of our service territory. – Casey Meinen, 12/31/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY AUDITOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.

WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	The remaining farmland may require a field entrance off of Mason Ave as it will be cut off from the existing entrance off of 110th St. – Kyle Gates, 1/6/26  <b>OFFICIAL REVIEW MEMO INCLUDED BELOW, Laura Sievers, 1/20/26.</b>
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	No comments.
WOODBURY COUNTY TREASURER:	March 2026 property tax payment will need to be paid prior to receiving Treasurer's certification. – Tina Bertrand, 12/31/25



## 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: January 20, 2026  
Subject: Riordan Addition

The Secondary Roads Department has completed its review of the Riordan 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.

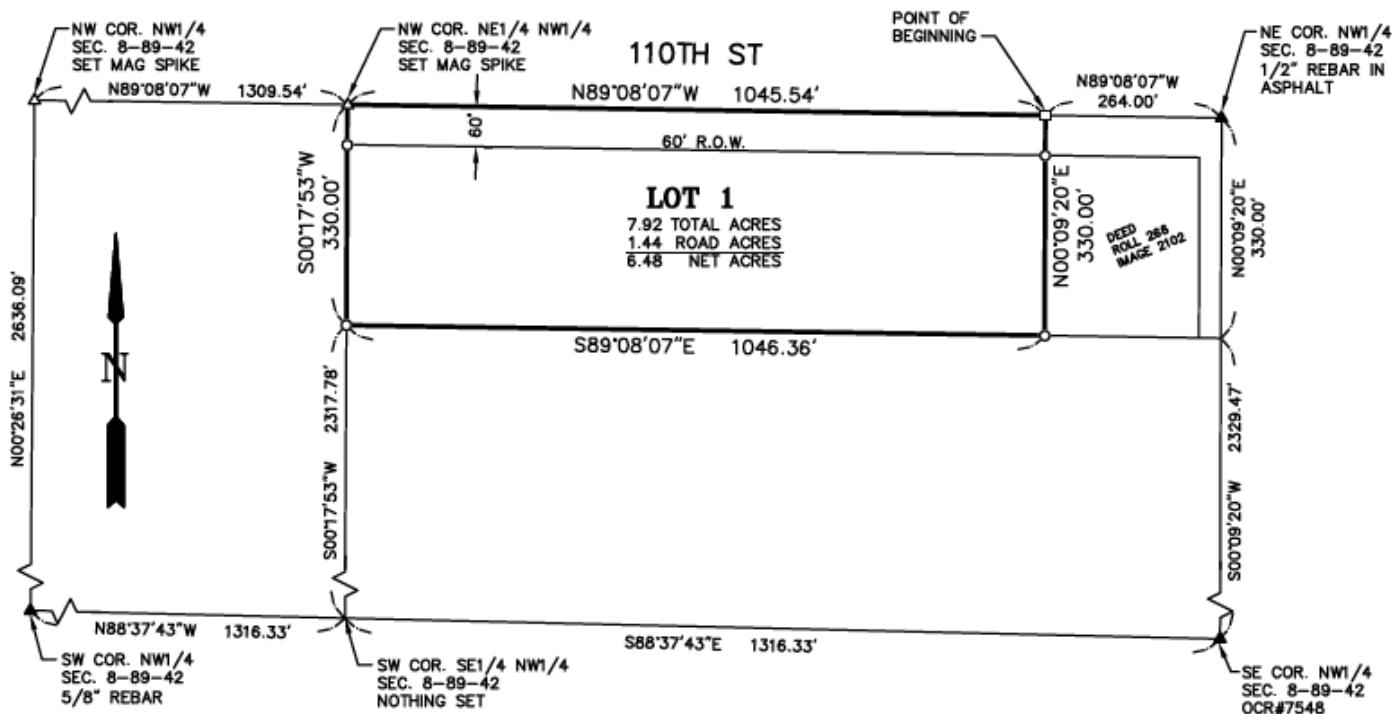
The plat does not identify any proposed new entrances or access points to the County Road system.

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

## PICTOMETRY



## PLAT MAP EXCERPT



# TITLE OPINION

## TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Folks:

We have examined an abstract of title to the following described real estate, to-wit:

A parcel of land located in the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-nine (89) North, Range Forty-two (42) West of the 5th Principal Meridian, Woodbury County, Iowa described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW ¼) of said Section Eight (8); thence North Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") West Two Hundred Sixty-four feet (264.00') along the North line of said Northwest Quarter (NW ¼) to the point of beginning; thence North Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") West for One Thousand Forty-five and Fifty-four Hundredths feet (1,045.54') to the Northwest corner of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼); thence South Zero Degrees Seventeen Minutes Fifty-three Seconds (S 00°17'53") West Three Hundred Thirty feet (330.00') along the West line of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼); thence South Eighty-nine Degrees Eight Minutes Seven Seconds (N 89°08'07") East One Thousand Forty-six and Thirty-six Hundredths feet (1,046.36'); thence North Zero Degrees Nine Minutes Twenty Seconds (N 00°09'20") East Three Hundred Thirty Feet (330.00') to the point of beginning. Containing 7.92 acres.

This abstract begins appropriately on the 3rd day of November, 1874, and concludes with Entry 24, Volume 1, last certified the 25th day of November, 2025 at 5:00 P.M. by Engleson Abstract Co., Inc.

As of the date of the last certification and subject to the objections set out below, we find that the abstract shows marketable title, in fee simple and free from material objections, to be vested in The Donald D. and Beverly L. Riordan Trust.

### OBJECTIONS.

1. Entry 5 discloses an Easement in favor of the Woodbury County Rural Electric Co-operative Association, granting it the right to place, construct, operate, repair, and maintain an electric transmission or distribution line system across said property. Said Easement was filed December 19, 1939 in Book 146, Page 71.
2. Entry 7 discloses an Easement in favor of Woodbury County, Iowa for road purposes and for use as a public highway. Said Easement was filed February 2, 1954 in Book 734, Page 568.
3. Entry 8 discloses an Easement in favor of Woodbury County, Iowa for road purposes and for use as a public highway. Said Easement was filed March 25, 1970 in Book 1233, Page 441.
4. Entry 17 shows the property is subject to the Woodbury County Zoning Regulations. The Regulations were filed March 5, 1971 in Book 1283, Pages 9 to 78.
5. Entry 18 discloses Resolution No. 6332 and Resolution No. 6333 enacted by the Woodbury County Board of Supervisors containing numerous provisions and regulations governing said property. Said Resolutions were filed May 12, 1977 in Roll 62, Images 218-212.
6. Entry 19 discloses Resolution #10,456 enacted by the Woodbury County Board of Supervisors adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions within the unincorporated area of Woodbury County, Iowa. Said Resolution was filed August 29, 2008 in Roll 699, Image 7313.
7. Entry 20 discloses Ordinance No. 61 enacted by the Woodbury County Board of Supervisors repealing and replacing Sub-section 2.01.14 entitled "Planning and Zoning Commission" and Sub-section 2.01.5 entitled "Board of Adjustment" with revised language pertaining to the establishment, appointment and membership, rules of procedure, and powers of duties of both the planning and zoning commission. Said Ordinance was filed February 28, 2022 in Instrument #2022-02525.
8. Entry 21 discloses Ordinance No. 74 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance pertaining to the table of contents, land use summary table, and portions of the definitions section. Said Ordinance was filed August 18, 2023 in Instrument #2023-07899.
9. Entry 22 discloses Ordinance No. 83 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance to include uses of Nuclear Energy Facilities and Nuclear Waste Storage as energy and Nuclear Waste Storage options to the unincorporated area of Woodbury County, Iowa. Said Ordinance was filed August 25, 2025 in Instrument #2025-08723.
10. Entry 23 discloses Ordinance No. 84 enacted by the Woodbury County Board of Supervisors amending the text of the Woodbury County Zoning Ordinance to bring the zoning ordinance into compliance with the Code of Iowa as it relates to accessory second dwellings in the unincorporated area of Woodbury County, Iowa. Said Ordinance was filed August 25, 2025 in Instrument #2125-08722.
11. Entry 24 shows the second half of the 2024/2025 real estate taxes remains unpaid.

### EXAMINER'S NOTES

A. The Abstract of Title contained in One Volume is being retained by our office pending further instruction.

We also caution you that title defects can exist which cannot be disclosed by an abstract examination. These include any facts which would be disclosed by a survey or other physical examination of the premises; certain mechanic's liens; the rights of parties in possession; restrictions on building, occupancy or usage contained in applicable zoning regulations or ordinances; and limitations or access rights to and from public highways, streets or ways.

You are also advised that the abstract does not, and cannot, furnish direct information concerning environmental hazards, which may exist on real estate. Since present laws make the owners of land financially responsible for cleaning up toxic material on the premises despite the fact that the present owner had nothing to do with placing the objectionable waste upon the land, you should satisfy yourself that no toxic material is located on the property.

There is (i) no environmental protection lien recorded in those records established under State statutes for the purpose of imparting constructive notice of matter relating to real property to purchasers for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, or (ii) any environmental protection lien provided for by any State statute in effect on the date of this opinion, which could achieve priority over the Mortgage except those listed below.

We agree to indemnify you and your successors in interest in the mortgage opined hereto, to the full extent of any loss attributable to a breach of our duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

We further caution you that if the property being examined is homestead property, a homestead waiver, prepared in accordance with Iowa law, needs to be signed by the mortgagor(s) in order for the mortgage to be a lien against the property being examined. If you have any questions about the foregoing, we suggest an office conference prior to final settlement. We make no extra charge for such a conference.

DATED: \_\_\_\_\_ 20\_\_\_\_

CHAD THOMPSON  
ATTORNEY AT LAW  
THOMPSON LAW OFFICE, LLP  
KINGSLEY, IOWA

## PARCEL REPORT(S)

### Woodbury County, IA / Sioux City

#### Summary

Parcel ID 894208100002  
 Alternate ID 844215  
 Property Address 3942 110TH ST  
                   PIERSON IA 51048  
 Sec/Twp/Rng 8-89-42  
 Brief Tax Description NENW EX E264' OF N330'  
 (Note: Not to be used on legal documents)  
 Deed Book/Page [656-1591 \(8/25/2004\)](#)  
 Gross Acres 35.81  
 Net Acres 35.81  
 Adjusted CSR Pts 3023.95  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0023 UNION/KINGSLEY PIERSON  
 School District KINGSLEY PIERSON  
 Neighborhood N/A



#### Owner

Deed Holder  
[RIORDAN DONALD D & BEVERLY L](#)  
[RIORDAN TRUST](#)  
                   3942 110TH ST  
                   PIERSON IA 51048  
 Contract Holder  
 Mailing Address  
                   RIORDAN DONALD D & BEVERLY L  
                   RIORDAN TRUST  
                   3942 110TH ST  
                   PIERSON IA 51048

#### Land

Lot Area 35.81 Acres; 1,559,884 SF

#### Residential Dwellings

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 1/2 Story Frame  
 Architectural Style N/A  
 Year Built 1900  
 Condition Above Normal  
 Roof Mtl / Gable  
 Flooring Plas  
 Foundation C Blk  
 Exterior Material Vinyl  
 Interior Material Plas  
 Brick or Stone Veneer  
 Total Gross Living Area 1,602 SF  
 Main Area Square Feet 792  
 Attic Type None;  
 Number of Rooms 9 above; 1 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type Full  
 Basement Area 792  
 Basement/Finished Area  
 Plumbing 1 Standard Bath - 3 Ft; 1 Sink;  
 Appliances  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 15 Frame Enclosed (108 SF);  
 Decks Wood Deck (120 SF);  
 Additions 1 Story Frame (256 SF);  
 Garages

#### Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Crib	GRANARY	12	14	1959	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	24	40	1949	1
0	Steel Utility Building		24	40	2002	1

## Valuation

Classification	2025	2024	2023	2022	2021
	Ag Dwelling / Agriculture				
+ Assessed Land Value	\$116,200	\$98,510	\$98,510	\$76,530	\$76,530
+ Assessed Building Value	\$3,490	\$3,770	\$5,300	\$4,010	\$4,010
+ Assessed Dwelling Value	\$130,720	\$92,910	\$92,910	\$76,450	\$76,450
= Gross Assessed Value	<b>\$250,410</b>	<b>\$195,190</b>	<b>\$196,720</b>	<b>\$156,990</b>	<b>\$156,990</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	<b>\$250,410</b>	<b>\$195,190</b>	<b>\$196,720</b>	<b>\$156,990</b>	<b>\$156,990</b>

## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

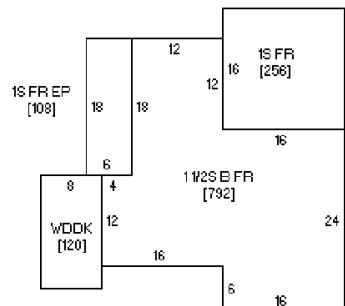
## Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

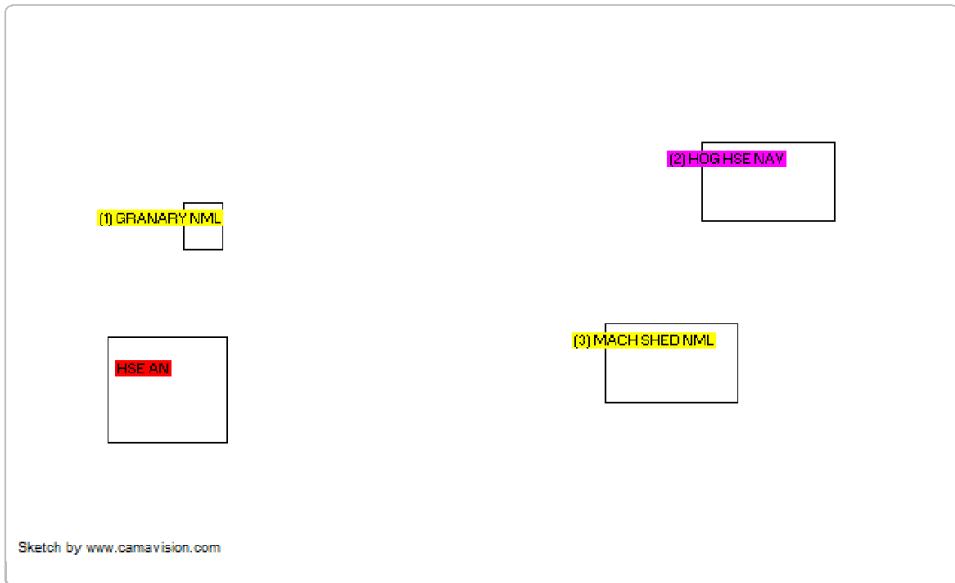
## Photos



## Sketches



Sketch by [www.camavision.com](#)



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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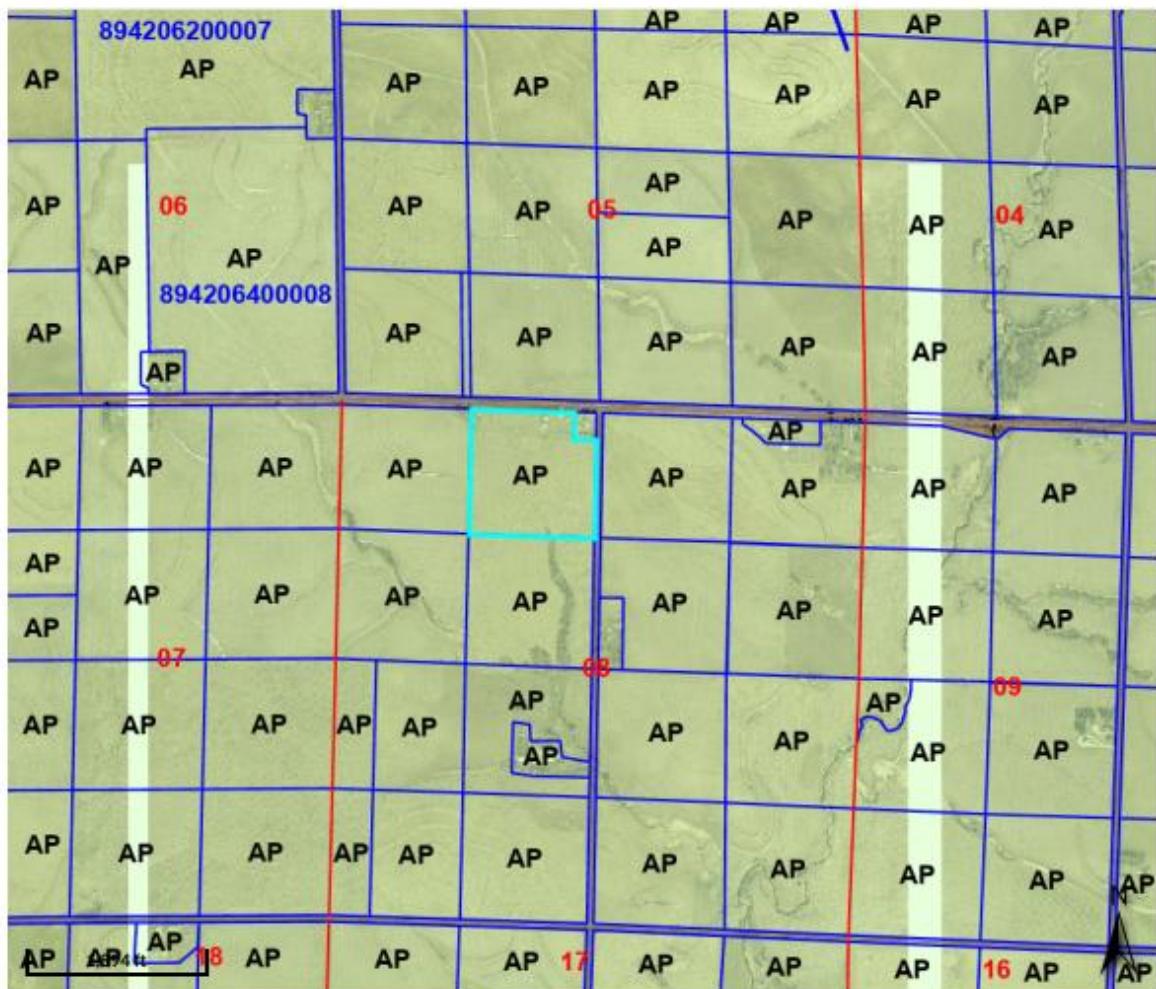
Last Data Upload: 12/29/2025, 9:03:34 PM

[Contact Us](#)

Developed by



## ZONING MAP



### Overview



### Legend

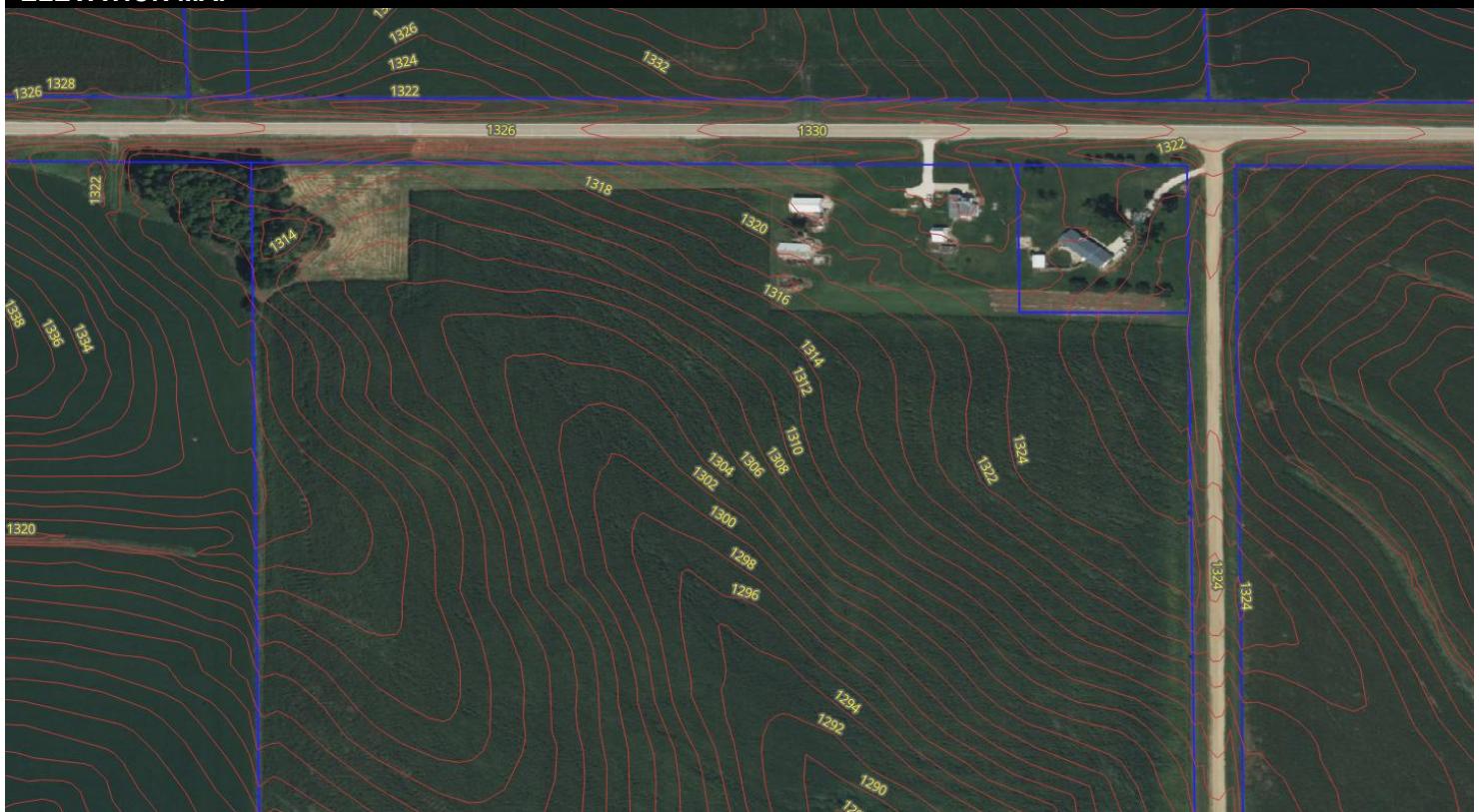
— Roads
Corp Boundaries
Townships
Sections
Parcels
County Zoning
AE
AP
GC
GC-PD
GI
LI
LI-PD
SR
WR

Parcel ID 894208100002      Alternate ID 844215      Owner Address RIORDAN DONALD D & BEVERLY L  
 Sec/Twp/Rng 8-89-42      Class A      RIORDAN TRUST  
 Property Address 3942 110TH ST      Acreage 35.81      3942 110TH ST  
 PIERSON      PIERSON, IA 51048  
 District 0023  
 Brief Tax Description NENW EX E264' OF N330'  
 (Note: Not to be used on legal documents)

## SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

## EL ELEVATION MAP



## SOIL REPORT



### Overview



### Legend

— Roads
Soils
0.000000 - 5.000000
5.000001 - 20.000000
20.000001 - 30.000000
30.000001 - 40.000000
40.000001 - 50.000000
50.000001 - 60.000000
60.000001 - 70.000000
70.000001 - 80.000000
80.000001 - 90.000000
90.000001 - 100.000000
Corp Boundaries
Townships
Parcels

Parcel ID 894208100002  
 Sec/Twp/Rng 8-89-42  
 Property Address 3942 110TH ST  
                   PIERSON  
 District 0023  
 Brief Tax Description NENW EX E264' OF N330'  
 (Note: Not to be used on legal documents)

## Summary

Parcel ID	894208100002
Gross Acres	35.81
ROW Acres	0.00
Gross Taxable Acres	35.81
Exempt Acres	0.00
Net Taxable Acres	35.81
Average Unadjusted CSR2	88.26
	(Gross Taxable Acres - Exempt Land)
	(3160.45 CSR2 Points / 35.81 Gross Taxable Acres)
Agland Active Config	2025
Processed Date and Time	2025-01-22 08:18:28

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted	Adjusted
			CSR2 Points	CSR2 Points
100% Value	32.76	87.94	2,880.98	2,880.98
Non-Crop	3.05	91.63	279.47	148.18
<b>Total</b>	<b>35.81</b>		<b>3,160.45</b>	<b>3,029.16</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted	Unadjusted	Adjusted
				Acres	CSR2 Points	CSR2 Points
100% Value	310B	Galva silty clay loam, 2 to 5 percent slopes	95.00	10.18	967.10	967.10
100% Value	666B	Smithland-Danbury-Judson complex, 0 to 5 percent slopes	88.00	4.29	377.52	377.52
100% Value	310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	84.00	18.29	1,536.36	1,536.36
Non-Crop	310B	Galva silty clay loam, 2 to 5 percent slopes	95.00	1.69	160.55	83.76
Non-Crop	666B	Smithland-Danbury-Judson complex, 0 to 5 percent slopes	88.00	1.17	102.96	55.61
Non-Crop	310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	84.00	0.19	15.96	8.81
<b>Total</b>				<b>35.81</b>	<b>3,160.45</b>	<b>3,029.16</b>

## **ITEM TO INCLUDE ON AGENDA**

### **WOODBURY COUNTY, IOWA**

February 3, 2026

4:30 P.M.

#### Grow Woodbury County Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan in Woodbury County, State of Iowa.

#### IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

February 3, 2026

The Board of Supervisors of Woodbury County, State of Iowa, met in \_\_\_\_\_ session, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:30 P.M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

---

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN IN WOODBURY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

---

NAYS: \_\_\_\_\_

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

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

RESOLUTION SETTING DATES OF A CONSULTATION AND  
A PUBLIC HEARING ON A PROPOSED 2026 AMENDMENT  
TO THE GROW WOODBURY COUNTY URBAN RENEWAL  
PLAN IN WOODBURY COUNTY, STATE OF IOWA

WHEREAS, this Board has found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grow Woodbury County Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Grow Woodbury County Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein; and

WHEREAS, the Plan has subsequently been amended several times; and

WHEREAS, the County now proposes to amend the Plan pursuant to a proposed 2026 Amendment to the Plan ("2026 Amendment" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and to add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed 2026 Amendment adds the following land to the Urban Renewal Area:

Including 235<sup>th</sup> St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest ¼ of the Southwest ¼ of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed 2026 Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed 2026 Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal projects under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed 2026 Amendment required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 9:00 A.M., and the Finance/Budget Director, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed 2026 Amendment, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
WOODBURY COUNTY, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY  
COUNTY URBAN RENEWAL PLAN FOR WOODBURY  
COUNTY, STATE OF IOWA

Woodbury County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa concerning a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Finance/Budget Director, or his delegate, as the designated representative of Woodbury County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

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

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed 2026 Amendment before the Board of Supervisors at its meeting which commences at 4:30 P.M. on February 24, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Sioux City Journal, the Sergeant Bluff Advocate, and the Moville Record, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL  
OF A PROPOSED 2026 AMENDMENT TO THE GROW  
WOODBURY COUNTY URBAN RENEWAL PLAN FOR AN  
URBAN RENEWAL AREA IN WOODBURY COUNTY, STATE  
OF IOWA

The Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 4:30 P.M. on February 24, 2026 in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, to consider adoption of a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Woodbury County, State of Iowa. The Amendment proposes to add the following land to the Urban Renewal Area:

Including 235<sup>th</sup> St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest ¼ of the Southwest ¼ of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Sioux City, Iowa.

Woodbury County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that the County may utilize special financing tools in connection with urban renewal projects. The County may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment proposes specific public infrastructure or site improvements to be undertaken by the County.

The proposed 2026 Amendment would add land to the Urban Renewal Area and add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa.

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

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

4924-0705-9338-1\18799-051

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa.

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

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

Section 5. That the proposed 2026 Amendment, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed 2026 Amendment referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2026.

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Chairperson, Board of Supervisors

ATTEST:

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County Auditor

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

**2026 AMENDMENT**

**to the**

**GROW WOODBURY COUNTY  
URBAN RENEWAL PLAN**

**for the**

**GROW WOODBURY COUNTY  
URBAN RENEWAL AREA**

**WOODBURY COUNTY, IOWA**

**2026 Amendment  
to the  
Grow Woodbury County Urban Renewal Plan  
for the  
Grow Woodbury County Urban Renewal Area**

**Woodbury County, Iowa**

**INTRODUCTION**

The Grow Woodbury County Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Grow Woodbury County Urban Renewal Area ("Area" or "Urban Renewal Area"), as previously amended, is being further amended by this 2026 Amendment to the Urban Renewal Plan ("Amendment") to add land to the Urban Renewal Area and to add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

**DESCRIPTION OF THE URBAN RENEWAL AREA**

The land being added to the Urban Renewal Area by this Amendment may be referred to as the 2026 Subarea. The legal description of the 2026 Subarea is attached hereto as Exhibit A. A map of the 2026 Subarea is attached as Exhibit B.

**AREA DESIGNATION**

The Area was originally designated as an economic development area. This Amendment makes no change to the Area's designation.

**DEVELOPMENT PLAN**

The County has a general plan for the physical development of the County, as a whole, outlined in the Woodbury County Envision 2050 plan, which was adopted in March 2015. The goals, objectives, and projects set forth in the Plan, as amended, are in conformity with the goals and land use policy of the Woodbury County Envision 2050 plan. The Plan, as amended, does not in any way replace the County's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan, as amended. As the area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

## **UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous urban renewal projects were authorized prior to the date of this Amendment and are incorporated by reference herein. Such projects consist of a variety of urban renewal projects that are not altered by this Amendment.

### **ELIGIBLE URBAN RENEWAL PROJECTS** **(2026 Amendment)**

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this 2026 Amendment include:

- 1. Southbridge Interchange Project:** The County has identified a need for roadway improvements on I-29 near Mile Marker 138 to improve access to the Southbridge area, which in turn is expected to promote economic development, which creates jobs and wealth. Specifically, the construction of a new interchange and related site improvements are proposed and are expected to be completed in collaboration of the Iowa Department of Transportation. The construction work is anticipated to begin in 2026 and be completed in 2027. The County has applied for, and has been approved for, a Revitalize Iowa's Sound Economy (RISE) Grant and a Surface Transportation Block Grant (STBG) for the project. In order to fully fund the project, the County anticipates using Tax Increment Financing to finance the costs of debt service for the project, in an amount not to exceed \$19,500,000.
- 2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:** The County anticipates using Tax Increment Financing to reimburse various costs and fees related to the preparation and adoption of this Amendment and in connection with general costs and fees related to the Urban Renewal Plan and supporting urban renewal projects and planning work. The amount of these costs to be reimbursed using Tax Increment Financing is expected not to exceed \$25,000.

### **FINANCIAL DATA**

1.	Current constitutional debt limit:	\$623,277,928
2.	Current outstanding general obligation debt:	\$11,939,880
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (2026 Amendment) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated	\$19,525,000  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

	that the County's costs for the Eligible Urban Renewal Projects (2026 Amendment) as described above will be approximately as stated in the next column.	
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## **JOINT AGREEMENT**

The land being added to the Urban Renewal Area by this Amendment (the 2026 Subarea) is located within two miles of the corporate limits of the City of Sioux City and of the City of Sergeant Bluff. Accordingly, the boundaries of the Urban Renewal Area will fall within the “area of operation” (as defined in Iowa Code Section 403.17(4)) of these cities. Therefore, pursuant to Iowa Code Section 403.17(4), the County has entered into a joint agreement with these cities, in the form of an Intergovernmental Agreement dated May 22, 2023, pursuant to which the City of Sioux City and of the City of Sergeant Bluff have authorized the County to carry out urban renewal project activities within their “area of operation.” A copy of the Intergovernmental Agreement is on file with the County Auditor’s office.

## **URBAN RENEWAL FINANCING**

In accordance with the Intergovernmental Agreement, the County will not seek to implement the division of tax revenues under Iowa Code Section 403.19 on the property within the 2026 Subarea. Accordingly, no “base value” is expected to be established for the property within the 2026 Subarea.

However, the County intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

**A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

**B. General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within

the County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

### **EFFECTIVE PERIOD**

This Amendment will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the Board of Supervisors.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as amended.

### **REPEALER AND SEVERABILITY CLAUSE**

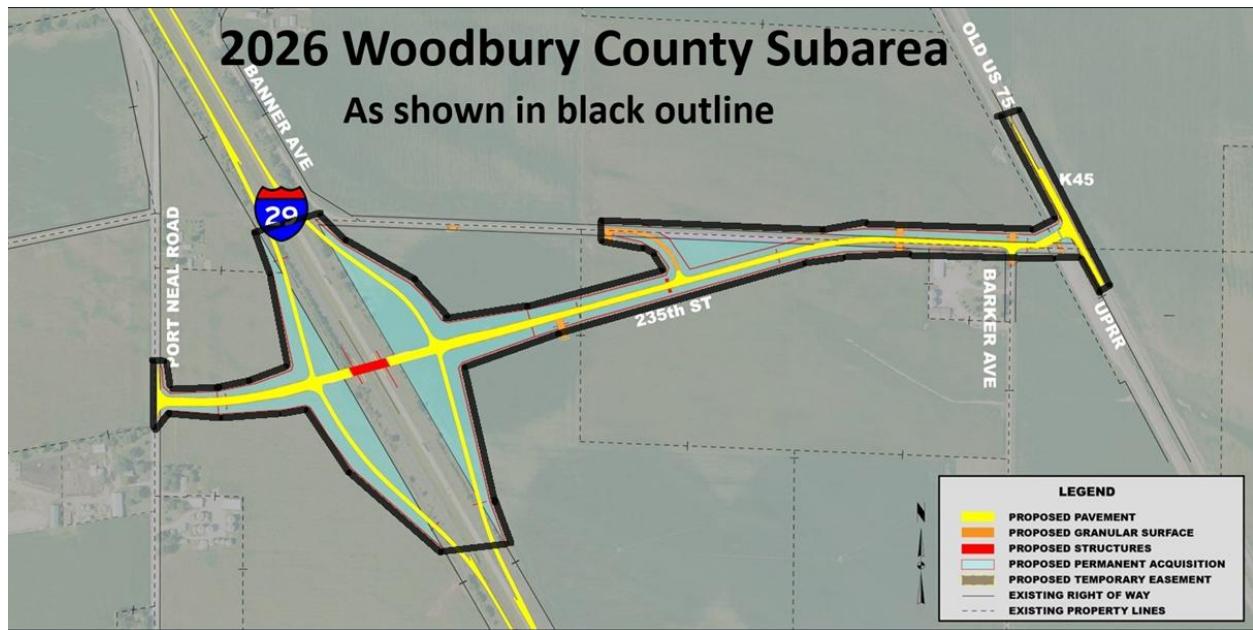
Any parts of the Plan or prior amendments to the Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan, as previously amended, as a whole, or any part of the Amendment or the Plan, as previously amended, not determined to be invalid or unconstitutional.

**EXHIBIT A**  
LAND TO BE ADDED TO THE  
GROW WOODBURY COUNTY URBAN RENEWAL AREA  
BY 2026 AMENDMENT  
(“2026 SUBAREA”)

Including 235<sup>th</sup> St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest ¼ of the Southwest ¼ of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

EXHIBIT B  
MAP OF THE 2026 SUBAREA



4933-3966-0937-1\18799-051

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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County Auditor, Woodbury County, State of Iowa

(SEAL)  
4925-2004-3402-1\18799-051

January 29, 2026

***Sent via Email***

Ryan Ericson, Finance Director  
Woodbury County Courthouse  
620 Douglas Street, Room 104  
Sioux City, Iowa 51101

RE: Woodbury County, Iowa – Bond Counsel Engagement Agreement  
Proposed Issuance of not to exceed \$1,200,000 General Obligation Capital Loan Notes,  
Series 2026A

Dear Board of Supervisors:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel to Woodbury County, Iowa (the "County" or "Issuer") in connection with the above-referenced issuance (the "Bonds"). While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel services described herein (the "Services").

A. *SCOPE OF SERVICES -- Bond Counsel*

As Bond Counsel, we will represent the County and cooperate with the following persons and firms: the underwriters or other bond purchasers who purchase the Bonds from the County (all of whom are referred to as the ("Bond Purchasers"), counsel for the Bond Purchasers, the Municipal Advisor, trustee, paying agent and bond registrar and their designated counsel (you and all of the foregoing persons or firms collectively, the "Participants"). We intend to undertake each of the following as are necessary:

1. Review relevant Iowa law, including pending legislation and other recent developments, relating to the legal status and powers of the County or otherwise relating to the issuance of the Bonds.
2. Obtain information about the Bond transaction and the nature of use of the facilities or purposes to be financed (the "Project").
3. Review the proposed timetable and consult with the Participants as to the issuance of the Bonds in accordance with the timetable.
4. Consider issues arising under the Internal Revenue Code of 1986, as amended, and applicable tax regulations and other sources of law relating to the issuance of the Bonds on a tax-exempt basis; these issues include, without limitation, ownership and use of the project, use and investment of Bond proceeds prior to expenditure and security provisions or credit enhancement relating to the Bonds.

5. Prepare or review major Bond documents, including tax compliance certificates, review the bond purchase agreement, if applicable, and, at your request, draft descriptions of the documents which we have drafted. As Bond Counsel, we assist you in reviewing only those portions of an official statement or any other disclosure document to be disseminated in connection with the sale of the Bonds involving the description of the Bonds, the security for the Bonds (excluding forecasts, projections, estimates or any other financial or economic information in connection therewith), the description of the federal tax exemption of interest on the Bonds and the "bank-qualified" status of the Bonds.
6. Prepare or review all pertinent proceedings to be considered by the governing body of the County; confirm that the necessary quorum, meeting and notice requirements are contained in the proceedings and draft pertinent excerpts of minutes of the meetings relating to the financing.
7. Attend or host such drafting sessions and other conferences as may be necessary, including a preclosing, if needed, and closing; and prepare and coordinate the distribution and execution of closing documents and certificates, opinions and document transcripts.
8. Render our legal opinion regarding the validity of the Bonds, the sources of payment for the Bonds and the federal income tax treatment of interest on the Bonds, which opinion (the "Bond Opinion") will be delivered in written form on the date the Bonds are exchanged for their purchase price (the "Closing"). The Bond Opinion will be based on facts and law existing as of its date. Please note that our opinion represents our legal judgment based upon our review of the law and the facts so supplied to us that we deem relevant and is not a guarantee of a result.
9. Subsequent to the Closing, we will prepare and provide the Participants a bond transcript pertaining to the Bonds and make certain the appropriate Federal Information Reporting Form 8038 is filed for each series.

#### B. LIMITATIONS

The duties covered by this Agreement are limited to those expressly set forth above. Our fee **does not** include the following services, or any other matter not required to render our Bond Opinion:

1. Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.
2. Drafting state constitutional or legislative amendments.
3. Pursuing test cases or other litigation, such as contested validation proceedings.
4. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
5. After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).
6. Opining on a continuing disclosure undertaking pertaining to the Bonds and, after the execution and delivery of the Bonds, providing advice concerning any actions necessary to assure compliance with any continuing disclosure requirements.

7. After Closing, providing continuing advice to the Issuer or any other party concerning disclosure issues or questions that relate to the Bonds, (e.g., questions regarding actions necessary to assure fulfillment of continuing disclosure responsibilities).
8. Undertake responsibility as disclosure counsel engaged as recognized counsel specially experienced in Iowa law and federal law relating to disclosure requirements that pertain to governmental debt obligations, whose primary responsibility will be to render objective written advice with respect to the Issuer's issuance of Bonds and its compliance with applicable rules promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

We will provide one or more of the services listed in subsections (1)–(8) of this Section B upon your request, however, a separate, written engagement or request for services will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subsections (9)–(14) of this Section B below, are not included in this Agreement, nor will they be provided by us at any time.

9. Providing any advice, opinion or representation as to the financial feasibility or the fiscal prudence of issuing the Bonds, the financial condition of the Issuer, or to any other aspect of the financing, such as the proposed financing structure, use of a financial advisor, or the investment of proceeds of the Bonds.
10. Independently establishing the veracity of certifications and representations of the County or the other Participants.
11. Acting as an underwriter, or otherwise marketing the Bonds.
12. Acting in a financial advisory role.
13. Preparing blue sky or investment surveys with respect to the Bonds.
14. Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

#### C. ATTORNEY-CLIENT RELATIONSHIP; OTHER REPRESENTATIONS

Upon execution of this Agreement and upon notification by the Issuer that our Bond Counsel services are requested with regard to a specific issue of Bonds, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services are limited to those contracted for in this Agreement; the Issuer's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this Agreement with respect to a series of Bonds will be concluded upon issuance of such Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and prepare and distribute to the Participants a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It

is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

**D. OTHER TERMS OF THE ENGAGEMENT; CERTAIN OF YOUR UNDERTAKINGS**

Please note our understanding with respect to this Agreement and your role in connection with the issuance of the Bonds:

1. In rendering the Bond Opinion and in performing any other Services hereunder, we will rely upon the certified proceedings and other certifications you and other persons furnish us. Other than as we may determine as appropriate to rendering the Bond Opinion, we are not engaged and will not provide services intended to verify the truth or accuracy of these proceedings or certifications. Except by request, we do not ordinarily attend meetings of the governing body of the County at which proceedings related to the Bonds are discussed or passed unless special circumstances require our attendance.
2. The factual representations contained in those documents which are prepared by us, and the factual representations which may also be contained in any other documents that are furnished to us by you are essential for and provide the basis for our conclusions that there is compliance with State law requirements for the issue and sale of valid bonds and with the Federal tax law for the tax exemption of interest paid on the Bonds. Accordingly, it is important for you to read and understand the documents we provide to you because you will be confirming the truth, accuracy and completeness of matters contained in those documents at the issuance of the Bonds.
3. If the documents contain incorrect or incomplete factual statements, you must call those to our attention. We are always happy to discuss the content or meaning of the transaction documents with you. Any untruth, inaccuracy or incompleteness may have adverse consequences affecting either the tax exemption of interest paid on the Bonds or the adequacy of disclosures made in the Official Statement under the State and Federal securities laws, with resulting potential liability for you. During the course of this engagement, we will further assume and rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will cooperate with us in this regard.
4. You should carefully review all of the representations you are making in the transaction documents. We are available and encourage you to consult with us for explanations as to what is intended in these documents. To the extent the facts and representations stated in the documents we provide to you appear reasonable to us, and are not corrected by you, we are then relying upon your signed certifications for their truth, accuracy and completeness.
5. Issuing the Bonds as "securities" under State and Federal securities laws and on a tax-exempt basis is a serious undertaking. As the issuer of the Bonds, the County is obligated under the State and Federal securities laws and the Federal tax laws to disclose all material facts. The County's lawyers, financial advisors and bankers can assist the County in fulfilling these duties, but the

County in its corporate capacity, including your knowledge, has the collective knowledge of the facts pertinent to the transaction and the ultimate responsibility for the presentation and disclosure of the relevant information. Further, there are complicated Federal tax rules applicable to the Bonds. The IRS has an active program to audit such transactions. The documents we prepare are designed so that the Bonds will comply with the applicable rules, but this means you must fully understand the documents, including the representations and the covenants relating to the continuing compliance with the federal tax requirements. Accordingly, we want you to ask questions about anything in the documents that is unclear.

6. As noted, the members of the governing body of the County also have duties under the State and Federal Securities and tax laws with respect to these matters and should be knowledgeable as to the underlying factual basis for the bond issue size, use of proceeds and related matters.

E. FEES

1. It is our practice to bill our fees as Bond Counsel on a transactional basis instead of hourly. Factors which affect our billing include: (a) the amount of the issuance; (b) an estimate of the time necessary to do the work; (c) the complexity of the issue (number of parties, timetable, type of financing, legal issues and so forth); (d) recognition of the partially contingent nature of our fee, since it is customary that in the case no financing is ever completed, we render a greatly reduced statement of charges; and (e) a recognition that we carry the time for services rendered on our books until a financing is completed, rather than billing monthly or quarterly.
2. We estimate that our fee for Bond Counsel services and expenses will not exceed \$16,600. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you of such requirement. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount anticipated at the time we initially estimated our fee(s); (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of obligations.
3. The delivery of written advice, or opinions beyond the Bond Opinion, to third parties at the request of the Issuer with respect to a series of Bonds shall be subject to a separate opinion charge in an amount established at the time of the request.

F. BILLING MATTERS:

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion, or our services are otherwise terminated, we will

expect to be compensated at our normal hourly rates<sup>1</sup>, plus incidental costs, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion).

**G. RISK OF AUDIT BY THE INTERNAL REVENUE SERVICE (IRS)**

The IRS has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the IRS, interest on such tax-exempt obligations is excludable from gross income of the owners for federal income tax purposes. We can give no assurances as to whether the IRS might commence an audit of the Bonds or whether, in the event of an audit, the IRS would agree with our opinions. If an audit were to be commenced, the IRS may treat the County as the taxpayer for purposes of the examination. As noted above, the scope of our representation does not include responding to such an audit. However, if we were separately engaged at the time, and subject to the applicable rules of professional conduct, we may be able to represent the County in the matter.

**H. RECORDS**

1. At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. 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. It is our practice to retain transcripts for each financing for at least the life of the Bonds. We may store some or all client file materials in a digital format. In the process of digitizing such documents, any original paper documents provided by you will be returned to you. Any copies of paper documents provided by you will not be returned to you unless you request such copies in writing. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.
2. 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 letter, 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.

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1. The firm reviews hourly rates on an annual basis, and reserves the right to implement rate adjustments. If implemented in any particular year, adjustments generally become effective on January 1. Accordingly, our work on this matter will be billed at the hourly rate in effect at the time services are performed. Our current (2026) hourly rates are as follows:
  - a. Attorneys: \$195-\$550/hour (for reference purposes, the undersigned's hourly rate as of 01/01/26 is \$395/hour).
  - b. Legal Assistants: \$165/hour.

I. OTHER ADVICE

1. If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (a) financing alternatives in connection with a particular project, (b) compliance with lending programs, (c) the impact of specified actions on tax-exempt status of outstanding Bonds, (d) interpretation and/or required actions with regard to other "financial obligations" under a continuing disclosure certificate, or (e) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney at the time of performing such separate services.

\*\*\*\*\*

Please carefully review the terms and conditions of this Agreement. *If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this Agreement, retaining an original for your file as well.*

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to contact me.

Very truly yours,



Jason L. Comisky  
FOR THE FIRM

JLC:qm

Accepted:  
Woodbury County, Iowa

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

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



**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)

Jason L. Comisky  
515.246.0337  
[jcomisky@ahlerslaw.com](mailto:jcomisky@ahlerslaw.com)

January 29, 2026

**Via E-Mail Only**

Ryan Ericson, Finance Director  
Woodbury County Courthouse  
620 Douglas Street, Room 104  
Sioux City, Iowa 51101

Re: Woodbury County, Iowa - Not to Exceed \$640,000 General Obligation Capital Loan Notes (ECP-1); Not to Exceed \$319,300 General Obligation Capital Loan Notes (ECP-2); Not to Exceed \$240,700 General Obligation Capital Loan Notes (GCP);

Dear Ryan:

We have now prepared suggested proceedings to be acted upon by the Board in fixing the date of a meeting on the proposition to enter into a loan agreement and issue the above-mentioned notes and ordering publication of the notices of hearing consistent with the provisions of Code Sections 331.402, 331.441, 331.442, and 331.443 (see publication requirements). A separate set is enclosed to fix the date for each hearing.

**As to the essential county purpose portions of this issue,** notice of this type of hearing must be published at least once in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The date of publication is to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the notes. In computing time, the date of publication should be excluded. If the last day falls on Sunday, the whole of the following Monday should be excluded.

At the time of each hearing the Board shall receive oral or written objections from any resident or property owner to the proposed action to enter into a loan agreement and issue the notes. After all objections have been received and considered, the Board is required, at that meeting or at any adjournment thereof, to take additional action for the authorization of a loan agreement and the issuance of the notes or to abandon the proposal.

**As to the general county purpose portion of this issue,** notice of this type of hearing must be published at least once in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The date of publication is to be not less than ten nor more than twenty clear days before the date of said public meeting on the issuance of said Notes. In computing time, the date of publication should

be excluded. If the last day falls on Sunday, the whole of the following Monday should be excluded.

If at any time before the date fixed for taking action for the issuance of the Notes, a petition is filed with the County Auditor, in the manner provided by Section 331.306 of the Code, asking that the question of issuing the Notes be submitted to the qualified electors of the County, the Board shall, by resolution, either declare the proposal to issue the Notes to have been abandoned or shall direct the County Commissioner of Elections to call a special election upon the question of issuing the Notes (notice of election and its conduct shall be in the same manner as provided in Section 331.442 for other General County Purpose Notes).

As to the petition, if one is filed, Section 331.306 provides that the Petition is valid if signed by eligible electors of the County equal in number to 10% of the persons who voted for the office of the President of the United States or the Governor at the preceding general election.

For convenience we suggest all three notices be published at the same time, between February 4, 2026 - February 14, 2026, thus in compliance with the GCP requirements. The forms of notice include the deadline at the top. Please notify us immediately if this publication schedule is problematic.

Please return a completed copy of the proceedings, via email followed up by a hard copy, filled in as the original and certified back to us. We are also enclosing an electronic copy of each notice of hearing to be delivered to the newspaper for publication. A certificate to attest the proceedings is attached as well.

We will prepare and forward to you in the near future, suggested procedure to be acted upon on the date of hearing. If you have any questions pertaining to the proceedings or the above instructions, please do not hesitate to either write or call.

Ahlers & Cooney, P.C.

Sincerely,



Jason L. Comisky  
FOR THE FIRM

JLC:qm  
Enclosures

cc: Tina Bertrand (via email)  
Michelle Skaff (via email)  
Karen James (via email)  
Nate Summers (via email)

**ITEMS TO INCLUDE ON AGENDA FOR FEBRURAY 3, 2026**

**WOODBURY COUNTY, IOWA**

Not to exceed \$640,000 General Obligation Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

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

February 3, 2026

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

---

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$640,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

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

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

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$640,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$640,000, as authorized by Sections 331.402, 331.441, and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

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

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_.M., on the 24<sup>th</sup> day of February, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$640,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance including demolition of the old law enforcement center and acquiring, developing, and improving the geographic computer data system including hardware, software and dashboard.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$640,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: February 4, 2026 and February 20, 2026)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$640,000 GENERAL OBLIGATION CAPITAL LOAN  
NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 24<sup>th</sup> day of February, 2026, at \_\_\_\_\_.M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$640,000 General Obligation Capital Loan

Notes, for essential county purposes, to provide funds to pay the costs of demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance including demolition of the old law enforcement center and acquiring, developing, and improving the geographic computer data system including hardware, software and dashboard. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated in aggregate not to exceed 1.84. This estimate considers the impact on property taxes of the finance authority established by all essential county purpose hearings and elections for the issuance as of the date hereof, which may be issued in one or more series over a number of years. Future additional finance authority may be established, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402, 331.441, and 331.443 of the Code of Iowa.

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

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2026.

---

Chairperson

ATTEST:

---

County Auditor

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of  
, 2026.

County Auditor, Woodbury County, State of  
Iowa

(SEAL)

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

**NOTICE OF PUBLIC HEARING**  
(Not To Exceed \$640,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the

\_\_\_\_\_, 2026.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR FEBRURAY 3, 2026**

**WOODBURY COUNTY, IOWA**

Not to exceed \$319,300 General Obligation Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

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

February 3, 2026

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

---

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$319,300 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

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

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

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$319,300 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$319,300, as authorized by Sections 331.402, 331.441, and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

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

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_.M., on the 24<sup>th</sup> day of February, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$319,300 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of the erection, equipment, remodeling or reconstruction various public building projects, including the site or grounds thereof, including replacement of an elevator at the Courthouse and replacing or repairing sidewalks at the emergency services building; and equipping various public buildings including software, hardware, fiber optics and other equipment.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$319,300, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: February 4, 2026 and February 20, 2026)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$319,300 GENERAL OBLIGATION CAPITAL LOAN  
NOTES OF THE COUNTY (FOR ESSENTIAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 24<sup>th</sup> day of February, 2026, at \_\_\_\_\_.M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$319,300 General Obligation Capital Loan

Notes, for essential county purposes, to provide funds to pay the costs of the erection, equipment, remodeling or reconstruction various public building projects, including the site or grounds thereof, including replacement of an elevator at the Courthouse and replacing or repairing sidewalks at the emergency services building; and equipping various public buildings including software, hardware, fiber optics and other equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated in aggregate not to exceed \$1.84. This estimate considers the impact on property taxes of the finance authority established by all essential county purpose hearings and elections for the issuance as of the date hereof, which may be issued in one or more series over a number of years. Future additional finance authority may be established, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402, 331.441, and 331.443 of the Code of Iowa.

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

---

County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2026.

---

Chairperson

ATTEST:

---

County Auditor

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of  
, 2026.

County Auditor, Woodbury County, State of Iowa

(SEAL)

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

**NOTICE OF PUBLIC HEARING**  
(Not To Exceed \$319,300 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the

\_\_\_\_\_ , 2026.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

County Auditor, Woodbury County, State of  
Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA FOR FEBRUARY 3, 2026**

**WOODBURY COUNTY, IOWA**

Not to exceed \$240,700 General Obligation Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the County thereunder.

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

February 3, 2026

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

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Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$240,700 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR GENERAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

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

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

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$240,700 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR GENERAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$240,700, as authorized by Sections 331.402, 331.441, and 331.442, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, the Issuer has a population in excess of 50,000, and the Notes for these purposes do not exceed \$415,350; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the

authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action; and

WHEREAS, before the Notes may be issued, it is necessary to comply with the provisions of Chapter 331 of the Code of Iowa, and to publish a notice of the proposal to issue such Notes and the right to petition for an election.

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

Section 1. That this Board meet in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at \_\_\_\_\_ M., on the 24th day of February, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$240,700 General Obligation Capital Loan Notes, for general county purposes, the proceeds of which notes will be used to provide funds to pay the costs of acquisition and development of land for a public park or other recreation or conservation purpose, including the Little Sioux Road project and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$240,700, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: February 4, 2026 and February 14, 2026)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$240,700 GENERAL OBLIGATION CAPITAL LOAN  
NOTES OF THE COUNTY (FOR GENERAL COUNTY  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 24<sup>th</sup> day of February, 2026, at \_\_\_\_\_ M., in the Board Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$240,700 General Obligation Capital Loan Notes, for general county purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Notes to be issued to provide funds to pay the costs of acquisition and development of land for a public park or other recreation or conservation purpose, including the Little Sioux Road project. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the County, may be filed with the Auditor of the County in the manner provided by Section 331.306 of the Code of Iowa, pursuant to the provisions of Sections 331.402 and 331.442 of the Code of Iowa.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402, 331.441, and 331.442 of the Code of Iowa.

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

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County Auditor, Woodbury County, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2026.

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Chairperson

ATTEST:

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County Auditor

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective County offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this \_\_\_\_\_ day of  
, 2026.

County Auditor, Woodbury County, State of  
Iowa

(SEAL)

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WOODBURY )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Auditor of Woodbury County, in the County of Woodbury, State of Iowa, and that as such Auditor and by full authority from the Board of the County, I have caused a

**NOTICE OF PUBLIC HEARING**  
(Not To Exceed \$240,700 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the

\_\_\_\_\_ , 2026.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

County Auditor, Woodbury County, State of  
Iowa

(SEAL)

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

Date: 02/02/2026

Weekly Agenda Date: 02/03/2026

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

**WORDING FOR AGENDA ITEM:**

Discuss and approve Ballot on Demand Equipment purchase.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Currently, we order all of our ballots preprinted for each election. In the last City/School Election, there were 87 different ballot styles that were preprinted and securely stored in a cabinet in the Auditor's Office. Ballot on Demand printing system will allow us to print the specific ballot style for each individual as they request a ballot for in person absentee voting. The benefits of this system is listed in the background information.

I would estimate that we had over 6,000 folded ballots that were shredded after the City/School election. At a cost of about .20 per ballot, the savings is about \$1,200 per countywide election.

**BACKGROUND:**

Benefits of Ballot on Demand:

1. Eliminates pre-printing waste

Prints only the ballots actually needed, reducing overprinting and the cost of unused ballots—especially helpful in elections with many ballot styles.

2. Ensures the correct ballot style every time

Reduces human error by generating the exact ballot style for each voter.

3. Reduces storage and logistics needs

No large boxes of pre-printed ballots to inventory, track, secure, and transport. Smaller footprint at the auditor's office.

4. Real-time accountability and tracking

Systems track how many ballots are printed, helpful for reconciliation. No longer need to hand count the unvoted ballots every night during early voting.

5. Cost savings over time

Even though the initial system cost can be high, printing fewer wasted ballots and reducing storage/transport needs typically lowers long-term costs.

6. Streamlined in person absentee voting

No longer have to sort multiple ballot styles or manage large inventories—ballots are printed quickly at check-in.

7. Better security controls

Because ballots are not pre-produced in bulk, the chain of custody is simplified, with fewer opportunities for misplaced or unaccounted-for ballot stock.

**FINANCIAL IMPACT:**

\$20,000 is requested to pay for 2 printers, 2 laptops, a folding machine, and 2 carts for the equipment.

Annual license and maintenance fee is \$2,800 and is added to the FY27 budget.

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

Yes  No

**RECOMMENDATION:**

Approve motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion by second by to fund up to \$20,000 from FY26 Gaming for Ballot on Demand Hardware and accessories.

**Woodbury County Iowa**  
**Purchase Proposal Quote**  
Submitted by Election Systems & Software

**Quote Date:** 1/8/2026  
**Quote Valid Through:** 2/7/2026

**Purchase Solution Includes:**

Quantity	Item Description	Unit Price	Extended Price
<b>Ballot On Demand Hardware</b>			
2	Compact Printer with Firmware (For use with BOD Laptop)	\$875.00	\$1,750.00
2	Laptop Computer with Router	\$1,725.00	\$3,450.00
2	Countright Blank Ballot Stock - 14" (Pack of 500)	\$60.00	\$120.00
<b>Software</b>			
2	BOD Software License		\$7,000.00
X	BOD Single Ballot Printing Only		
<b>Services</b>			
X	Ballot on Demand Equipment Installation		\$2,250.00
X	1 Year Hardware and Software Warranty		Included
X	Estimated Shipping and Handling		\$720.00
<b>Total Purchase Solution</b>			<b>\$15,290.00</b>

**Payment Terms**

Amount due within thirty (30) calendar days of contract execution:

\$15,290.00

**Annual Post-Warranty License and Maintenance and Support Fees**

**(Fees are Based Upon a 1-Year Customer Commitment to Subscribe to the Following Services)**

**Annual Post-Warranty Software License and Maintenance and Support Fees:**

2	BOD Software License	\$2,800.00
<b>Total Annual Post-Warranty License and Maintenance and Support Fees</b>		

**Footnotes:**

1. This quote is an estimate and is subject to final review and approval by both ES&S and the Customer.
2. Any applicable (City & State) sales taxes have not been included in pricing and are the responsibility of the customer.
3. Subject to state, municipal, jurisdictional, provincial or territory laws to the contrary, the above pricing information is confidential, proprietary and trade secret information of ES&S and is intended only for the use of the individual or entity to which the document is directed to. This information may not be disclosed or reproduced either publicly or to any other individual or entity without the prior written authorization of ES&S.

**Ballot On Demand Footnotes:**

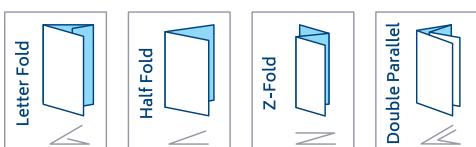
1. Customer is responsible for purchasing blank ballot stock and consumables.
2. ES&S shall provide a warranty to the Customer for the Ballot on Demand Printer ("Printer") in coordination with the manufacturer of the Printer that shall commence upon delivery and terminate upon the earlier of: (1) three (3) years from the date of delivery (the "Maximum Coverage Period"), or (2) the end of the life of the fuser unit in the Printer. In the event that Customer desires to make a warranty claim prior to expiration of the Maximum Coverage Period, the parties shall determine if the warranty has expired by printing a printer settings sheet which displays the remaining life of the Printer's fuser unit. ES&S warrants during the Warranty Period it, in coordination with the manufacturer of the Printer, will replace a Printer which, while under normal use and service: (i) fails to perform in accordance with its Documentation in all material respects, or (ii) is defective in material or workmanship. The Warranty shall not include the repair or replacement of any Consumables. Any replaced Printer shall be warranted only for the unexpired term of the Warranty Period.

# P7500 PAPER FOLDER

The P7500 Paper Folder is ideal for use in small mailrooms, offices, churches, and more. Its small and convenient size is perfect for desktop placement. Sets of 1-3 sheets, stapled or non-stapled, are automatically folded when hand-fed. Feed tray holds up to 50 sheets. This easy-to-use paper folder can fold up to 4,000 sheets per hour, making folding easy.



- Capable of folding 8.5" x 11" letter size and 8.5" x 14" legal size
- 18 - 24 lb bond (68-90 gsm)
- Fold types: letter, half, Z-fold, and double parallel
- Stacking tray for convenient folded document collection



<b>Model</b>	P7500
<b>Speed</b>	4000 sheets/hour
<b>Sheet Size</b>	8.5" x 11", 8.5" x 14", A4
<b>Paper Weight</b>	68-90 gsm / 18-24 lb bond
<b>Feed Type</b>	Automatic
<b>Feed Tray Capacity</b>	50
<b>Manual Bypass Qty</b>	3
<b>Accepts Staples</b>	Yes
<b>Power Supply</b>	110/220V
<b>Fold Types</b>	Letter, Half, Z-Fold, Double Parallel
<b>Dimensions (in)</b>	13" x 20" x 10.5"
<b>Dimensions (cm)</b>	33 x 51 x 27
<b>Weight</b>	17 lbs

**DISTRICT HEALTH**

**Allocation**

**Fund 0001**



Woodbury County

## Budget Comparison Report

### Account Detail

Account Number

Fund: 0001 - GENERAL BASIC

Function: 3040 - PHYSICAL HEALTH SERVICES/D. H. ADMINISTRATION

Expense

0001-01-3040-000-48100

	TAX ALLOCATIONS	2,351,315.00	3,021,352.00	1,504,071.31	Comparison 1		Comparison 1 to Parent Budget	%
					Parent Budget	Budget		
2023-2024	2024-2025	2025-2026	YTD Activity	2025-2026	2026-2027	Budget Director	Budget Director	Increase / (Decrease)
Total Activity	Total Activity	YTD Activity	Through Jun					
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
Budget Director	SDHD Tax Ask		0.00	0.00	3,515,143.00			
	<b>Total Expense:</b>	<b>2,351,315.00</b>	<b>3,021,352.00</b>	<b>1,504,071.31</b>	<b>2,578,408.00</b>	<b>3,515,143.00</b>	<b>936,735.00</b>	<b>36.33%</b>
<b>Total Function: 3040 - PHYSICAL HEALTH SERVICES/D. H. ADM</b>		<b>2,351,315.00</b>	<b>3,021,352.00</b>	<b>1,504,071.31</b>	<b>2,578,408.00</b>	<b>3,515,143.00</b>	<b>936,735.00</b>	<b>36.33%</b>
<b>Total Fund: 0001 - GENERAL BASIC:</b>		<b>2,351,315.00</b>	<b>3,021,352.00</b>	<b>1,504,071.31</b>	<b>2,578,408.00</b>	<b>3,515,143.00</b>	<b>936,735.00</b>	<b>36.33%</b>
<b>Report Total:</b>		<b>2,351,315.00</b>	<b>3,021,352.00</b>	<b>1,504,071.31</b>	<b>2,578,408.00</b>	<b>3,515,143.00</b>	<b>936,735.00</b>	<b>36.33%</b>

## 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 %	
				Parent Budget			
				2025-2026 Budget Director	2026-2027 Budget Director		
0001 - GENERAL BASIC	2,351,315.00	3,021,352.00	1,504,071.31	2,578,408.00	3,515,143.00	936,735.00 36.33%	
Report Total:	2,351,315.00	3,021,352.00	1,504,071.31	2,578,408.00	3,515,143.00	936,735.00 36.33%	

## Ryan Ericson

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**From:** Kevin Grieme  
**Sent:** Thursday, January 29, 2026 11:18 AM  
**To:** Ryan Ericson  
**Cc:** Deb Lemmon; Tyler Brock  
**Subject:** Siouxland District Board of Health Tax Asking

Ryan,

At the January 14, 2026, the Siouxland District Board of Health approved the FY27 budget that reflects a tax asking of \$3,515,143.

Thanks  
Kevin

Kevin Grieme  
Director, Siouxland District Health Department  
1014 Nebraska St. Sioux City, IA 51105  
Ph: 712-279-6119 | Fax: 712-255-2601  
[kgrieme@siouxlanddistricthealth.org](mailto:kgrieme@siouxlanddistricthealth.org)  
Visit us at: [www.siouxlanddistricthealth.org](http://www.siouxlanddistricthealth.org)

