



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (AUGUST 4, 2026) (WEEK 32 OF 2026)

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held August 4, 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.

AGENDA

4:00 p.m. Joint Closed Session with the LEC Authority {Iowa Code Section 21.5 (1) (c)} **Dennis Butler Meeting Room**

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

1. Approval of agenda

Action

Consent Agenda

Items 2 through 6 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of July 28, 2026
3. Approval of claims
4. Board Administration – Karen James
Approval to reappoint Valerie Rose to the Veteran Affairs Commission

5. Emergency Services – Drew Baier
Approval of disposition 1995 Chevrolet 2500 Series Suburban with snowplow and disposition
2015 K3500 Chevrolet
6. Board of Supervisors – Mark Nelson
Authorization to allow a firework display for Pierson Fire Department

End of Consent Agenda

- | | | |
|-------------------------|---|-------------|
| 7. | Secondary Roads – Laura Sievers | |
| | a. Approval of Woodbury County Fair Board request for motor grader and operator for tractor pull | Action |
| | b. Approval of sign Installation, Inspection, and Maintenance Program and Policy, PPM #2 rev2 | Action |
| | c. Approval of driveways and entrances, PPM#1 rev 2 - | Action |
| | d. Review of Dust Control Policy and approval of request for payment of Dust Control at 6801 Correctionville Road | Action |
| 4:35 p.m.
(Set time) | 8. Assistant County Attorney – Joshua Wideman
Public hearing and sale of property to the City of Sioux City parcel described as Lots 1,2,3,4,5 & 6; and the vacated East/West alley lying between Lots 3 & 4 all in Block 38, Sioux City East Addition to Sioux City, Woodbury County, Iowa (Said parcel commonly known as 401 - 7th Street, Sioux City) | Action |
| | 9. Board of Supervisors – Daniel Bittinger & SDH – Kevin Grieme
Siouxland District Health Department 2027 28E Agreement renewal | Information |
| | 10. Planning/Zoning – Daniel Priestley | |
| | a. Receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #864632400010 | Action |
| | b. Accept and approve Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa Parcel #864632400010 | Action |
| | c. Receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Knaack Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894227300022 | Action |
| | d. Accept and approve Knaack Addition, a minor subdivision to Woodbury County, Iowa Parcel #894227300022 | Action |
| 4:50 p.m. | 11. Joint meeting with the Woodbury County LEC Authority
Discussion and action on County Resolution Approving Settlement Agreement | Action |
| | 12. Reports on Committee Meetings | Information |
| | 13. Citizen Concerns | Information |
| | 14. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., AUG 3	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., AUG 5	11:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WED., AUG 12	7:30 a.m.	SIMPCO Executive Finance Committee, 6401 Gordon Drive
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
THU., AUG 13	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., AUG 19	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	1:00 p.m.	SIMPCO Hazardous Materials Response Commission, 6401 Gordon Drive
THU., AUG 20	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., AUG 21	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 607 – 4 th Street.
MON., AUG 24	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
WED., SEP 2	7:30 a.m.	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	10:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	11:00 a.m.	Loess Hills Alliance Executive Meeting
	1:00 p.m.	Loess Hills Alliance Full Board Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., SEP 3	12:00 p.m.	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.
FRI., SEP 4	9:00 a.m.	Hungry Canyons Alliance – Denison, Iowa

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.

JULY 28, 2026, THIRTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, July 28, 2026, at 3:00 p.m. Board members present were Bittinger II, Ung, Carper, Nelson, and Dietrich. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, and Michelle Skaff, Auditor/Clerk to the Board.

Motion by Nelson second by Dietrich to go into Joint Closed Session with LEC Authority per Iowa Code Section 21.5(1)(c). Carried 4-0 on roll-call vote.

At 3:30pm, Carper entered the meeting.

Motion by Nelson second by Ung to go out of Joint Closed Session with LEC Authority per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Nelson second by Carper to go into Closed Session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

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

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

1. Motion by Nelson second by Dietrich to approve the July 28, 2026, agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the July 21, 2026 meeting. Copy filed.
3. To approve the claims totaling \$521,422.54. Copy filed.
- 4a. To approve the property tax refund request for Closing Siouxland, parcel #894719377006, in the amount of \$461.00. Copy filed.
- 4b. To approve the property tax refund request for Closing Siouxland, parcel #894719377026, in the amount of \$593.00. Copy filed.
- 5a. To approve the reclassification of April Gardner, Case Manager, Juvenile Detention Dept., effective 08-03-2026, \$78,052.97/year, 6.5%=\$4,763.80/yr. Per AFSCME Juvenile MOU-6.5% Increase at 6 Years. Anniversary Date: 8/3/26.; the reclassification of Melissa Evans, Clerk II, County Treasurer Dept., effective 08-03-2026, \$22.42/hour, 5%=\$1.06/hr. Per AFSCME Courthouse-Move to Step 3. Anniversary Date: 8/5/26.; the reclassification of Adam Kirkpatrick, Deputy, County Sheriff Dept, effective 08-03-2026, \$37.51/hour, 16%=\$5.24/hr. Per CWA Deputy-Move to 1st Class. Anniversary Date: 8/12/26.; and the reclassification of Larned Phoenix, Deputy, County Sheriff Dept., effective 08-03-2026, 37.51/hour, 16%=\$5.24/hr. Per CWA Deputy-Move to 1st Class. Anniversary Date: 8/13/26. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk II, County Treasurer Dept. AFSCME Courthouse: \$20.41/hour. Copy filed.
6. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894728129008, 1213 -15 Nebraska St.

WOODBURY COUNTY, IOWA RESOLUTION #14,083 NOTICE OF PROPERTY SALE

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

**Lot Ten (10) Block Seventy (70) Sioux City East Addition, City of Sioux City, Woodbury County, Iowa
(1213 – 15 Nebraska Street)**

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on
The **11th Day of August, 2026 at 4:35 o'clock p.m.** in the basement of the
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a
public auction to be held on the **11th Day of August, 2026**, immediately
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest
bidder at or above a **total minimum bid of \$3,146.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"
and except for this subparagraph 4 be published as notice of the
aforesaid proposal, hearing and sale.

Dated this 28th Day of July, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

7. To receive for signatures a Resolution naming depositories.

**RESOLUTION #14,084
RESOLUTION NAMING DEPOSITORIES**

BE IT RESOLVED by the Woodbury County Board of Supervisors in Woodbury County, Iowa: That we do hereby designate the following named banks to be depositories of the Woodbury County funds in amounts not to exceed the amount named opposite each of said designated depositories and Michelle K. Skaff, Woodbury County Auditor is hereby authorized to deposit the Woodbury County funds in amounts not to exceed in the aggregate the amounts named for said banks as follows, to wit:

NAME OF DEPOSITORY	LOCATION	MAXIMUM DEPOSIT	MAXIMUM DEPOSIT
		In the effect Prior resolution	under the resolution
Security National Bank	Sioux City, Iowa	\$ 750,000	\$1,000,000

SO RESOLVED this 28th day of July, 2026

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Carried 5-0.

- 8a. Motion by Dietrich second by Nelson to accept the quote for a Skid Steer Track Loader to Ziegler Caterpillar in the amount of \$126,470.00 Carried 5-0. Copy filed.
- 8b. Motion by Nelson second by Dietrich to approve the final agreement for the Competitive Highway Bridge Program (CHBP) Grant project. Carried 5-0. Copy filed.

- 8c. Motion by Nelson second by Dietrich to approve the TSIP application and to receive for signatures a Resolution Traffic Safety Improvement Program Grant Application Portable Traffic Signal Improvement. Carried 5-0. Copy filed.

**TRAFFIC SAFETY IMPROVEMENT PROGRAM GRANT APPLICATION
PORTABLE TRAFFIC SIGNAL IMPROVEMENT
RESOLUTION #14,085**

WHEREAS, the Iowa Department of Transportation Traffic Safety Improvement Program operates under the provisions of Iowa Administrative Code 761—Chapter 164; and

WHEREAS, the Traffic Safety Improvement Program provides funding to cities, counties, and the Iowa Department of Transportation for roadway safety improvements, research, studies, and public information initiatives; and

WHEREAS, the Woodbury County Engineer has determined that the purchase of portable temporary traffic control signals would improve the safety of roadway workers and the traveling public during maintenance and construction operations in Woodbury County; and

WHEREAS, Woodbury County desires to submit an application for funding through the Iowa Department of Transportation Traffic Safety Improvement Program.

NOW, THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that the Board hereby authorizes and supports the submission of the attached application for Traffic Safety Improvement Program funding for the purchase of portable temporary traffic control signals.

Passed and approved this 28th day of July, 2026
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8d. Motion by Nelson second by Dietrich to approve the disposition of a 2007 Sterling L8500, 2024 John Deere 6615 with Mower, and Portable Office/Lab Trailer. Carried 5-0. Copy filed.
9. Reports on committee meetings were heard.
10. There were no citizen concerns
11. Board concerns were heard.

The Board adjourned the regular meeting until August 4, 2026.

Meeting sign in sheet. Copy filed.

July 25, 2026

Woodbury County Board of Supervisors
Woodbury County Courthouse
620 Douglas Street
Sioux City, IA 51101

Dear Chairperson and Members of the Woodbury County Board of Supervisors:

I am writing to respectfully express my sincere interest in being reappointed to serve another term as a Woodbury County Veteran Affairs Commissioner.

Although I was appointed in December 2025 to fill a vacancy for the remainder of the term, it has been a privilege and an honor to serve on the Commission. During this time, I have attended commission meetings and participated in community events to help promote the services provided by the Woodbury County Veteran Affairs Office and to increase awareness of the valuable resources available to the veterans and their families in our community.

I proudly served in the Iowa Air National Guard for 30 years, retiring with the rank of Chief Master Sergeant. Alongside my military career, I have continued my commitment to public service through my current 19-year career in law enforcement with the Sioux City Police Department. These experiences have instilled in me a deep appreciation for the sacrifices made by our veterans and a fervent desire to continue advocating on their behalf. Serving on the Veteran Affairs Commission has allowed me to continue giving back to those who have served our nation, and I consider it a privilege to do so.

If reappointed, I will continue to work diligently with my fellow commissioners and the Veteran Affairs staff to support the mission of the Commission, advocate for the veterans of Woodbury County, and help ensure they receive the benefits, services, and assistance they have earned through their military service.

Thank you for your time and consideration of my request. I appreciate the confidence you placed in me through my initial appointment, and I respectfully ask for your consideration for reappointment to a full term as a Woodbury County Veteran Affairs Commissioner. It would be an honor to continue serving the veterans and their families of Woodbury County in this capacity.

Please feel free to contact me if you have any questions or if I can provide any additional information.

Respectfully,

Valerie Rose
Chief Master Sergeant, Retired
Iowa Air National Guard

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 7/29/2026 Weekly Agenda Date: 8/4/2026

Elected Official / Department Head / Citizen: Drew Baier, Director of Emergency Services

Wording for Agenda Item:

For the Consent Agenda. Disposition 1995 Chevrolet 2500 Series Suburban with snowplow and Disposition 2015 K3500 Chevrolet.

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Emergency Services was granted approval to purchase a used 2017 Ford F-550 4x4, regular cab, flat-bed service truck and snowplow to replace the 1995 Chevrolet 2500 Series 4x4, white in color, blue interior with third row seating, 172,000 miles with Northman snowplow with 7'6" blade and 2015 Chevrolet K3500 DRW 4WD crew cab, long box, Duramax diesel motor, Allison automatic transmission, 17" polished aluminum wheels, 3.73 axle ratio, GVW rating of 13,025 lbs., white exterior, black interior, chrome grill guard, 153,000 miles. With the understanding that the 1995 Suburban and 2015 Chevrolet K3500 would be sold. Emergency Services would like to dispose of the vehicles mentioned using the online auction site of <https://www.govdeals.com>. This site has been utilized successfully with prior equipment being sold. See Attached Personal Property Disposition documents.

The financial impact would be gain from the revenue with the sale of both vehicles.

Recommendation:

Recommend the approval of the disposition of the 1995 Chevrolet Suburban with snowplow and 2015 Chevrolet K3500.

Approved by Board of Supervisors on March 17, 2026

Woodbury County Personal Property Disposition Form



DATE: 7/21/2026



NAME: Andrew Baier



DEPARTMENT: Emergency Services

AUTHORIZED REPRESENTATIVE: Auditor



PHONE: 712-876-2212

Fill in the fields below (* REQUIRED):

Item Description*	1995 Chevrolet 2500 Series 4x4 Suburban, White in color, blue interior with third row seating, 172,000 miles, and to include Northman snowplow with 7'6" blade
Estimated Value*	\$ 4,000.00
Current Location*	Emergency Services Climbing Hill
County Asset Number	1995 Chevrolet 2500 series Suburban
Serial/VIN Number	1GNGK26K7SJ440122
Year	1995
Make/Model	1995 Chevrolet 2500 Suburban 4x4 Gas
Auction Reserve	\$ 3,000.00
Notes	GOV Deals auction site

For Office Use Only:

GovDeals ID #	
Sale Price	
Date	

Woodbury County Personal Property Disposition Form



DATE: 7/21/2026



NAME: Andrew Baier



DEPARTMENT: Emergency Services

AUTHORIZED REPRESENTATIVE: Auditor



PHONE: 712-876-2212

Fill in the fields below (* REQUIRED):

Item Description*	2015 Chevrolet K3500 DRW 4WD crew cab, long box, Duramax Diesel motor, Allison automatic transmission, 17" polish aluminum wheels, 3.73 axle ratio, GVW rating of 13,025 lbs., white exterior, black interior, chrome grill guard 153,000 miles
Estimated Value*	\$ 23,000.00
Current Location*	Emergency Services Climbing Hill
County Asset Number	12291
Serial/VIN Number	1GC4KZC8XFF560924
Year	2015
Make/Model	Silverado K3500 LT
Auction Reserve	\$ 20,000.00
Notes	GOV Deals auction site

For Office Use Only:

GovDeals ID #	
Sale Price	
Date	



Pierson Iowa Volunteer Fire Department

Fire Chief: Lucas Ploen

Assistant Fire Chief: Jeff Moffit

Dear Members of the Woodbury County Board of Supervisors:

On behalf of the Pierson Volunteer Fire Department, we respectfully request approval and any required permit to conduct a small fireworks display at the conclusion of the GolphStok Music and Art Festival on August 15.

The display is scheduled to begin at approximately 10:00 pm and will last approximately seven minutes. The fireworks will be discharged from private property immediately west of the Pierson City Park. This property is located outside the Pierson city limits and is identified on the map enclosed with this letter.

All fireworks used in the display will be consumer-grade fireworks, purchased from King Kong Fireworks. They will be set up and discharged by the property owners, who are also members of the Pierson Volunteer Fire Department. An electronic ignition board will be used to initiate the display from a safe distance, ensuring that no individuals are near the fireworks when they are discharged.

The Pierson Volunteer Fire Department will take the following safety precautions:

- Fire trucks will be positioned on site throughout the display.
- Charged hose lines will be ready for immediate use.
- The surrounding discharge area will be thoroughly wet down before the display.
- The firing area will be secured and kept clear of spectators and unauthorized individuals.
- The display will be electronically ignited from a safe location.
- Weather, wind, and ground conditions will be evaluated before the display begins.
- The display will be postponed or canceled if conditions are determined to be unsafe.

Every reasonable precaution will be taken to provide a safe, controlled, and professional conclusion to the GolphStok celebration. The Pierson Volunteer Fire Department will supervise the site and remain on scene following the display to inspect the area and address any remaining fire hazards.

We respectfully ask the Woodbury County Board of Supervisors to approve this request and authorize the issuance of the necessary permit for the August 15 fireworks display.

The GolphStok Music and Art Festival is turning into a summer tradition in Pierson. The Pierson Fire Department envisions that by adding fireworks to the event, attendance will continue to increase, and the Pierson Fire Department will ultimately benefit from the private donations and business sponsorships that are generously contributed in support of the event.

Please contact us should you require additional information, documentation, or safety details. Thank you for your consideration and for your continued support of the Pierson community and the Pierson Volunteer Fire Department.

Respectfully submitted,

Lucas Ploen,
Fire Chief
Pierson Volunteer Fire Department
712-870-8257
piersonfirerescue@gmail.com

**FIREWORKS
IGNITION AREA**

**Edge of
City Limits**



400.8

EVENT AREA

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 07/30/2026 Weekly Agenda Date: 08/04/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Woodbury County Fair Board request for motor grader and operator for tractor pull

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

The Woodbury County Fair Board has requested the assistance of the Woodbury County Secondary Roads Department in preparing and maintaining the surface for the County Fair tractor pull. Specifically, the request includes the use of a Secondary Roads motor grader and an operator. Because the requested work is not related to the construction or maintenance of the county secondary road system, the employee's wages and any associated costs must be paid from a funding source other than the Secondary Roads budget. The appropriate funding source would need to be identified and approved before the work is performed.

Recommendation:

Provided that the Human Resources Department and the County Attorney's Office determine that this assistance is permissible and provide any necessary guidance regarding liability, insurance, and other applicable requirements, the Secondary Roads Department will provide the requested equipment and personnel to support this community event.

Approved by Board of Supervisors on March 17, 2026

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 07/30/2026 Weekly Agenda Date: 08/04/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Approval of Sign Installation, Inspection, and Maintenance Program and Policy, PPM #2 rev 2

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

The Woodbury County Sign Installation, Inspection, and Maintenance Program and Policy has been reviewed and updated to improve its organization, clarify policy language, and better define responsibilities for sign installation and maintenance. The primary policy change is that supplemental signs, along with the posts and mounting hardware required for their installation, will now be paid for by the requesting party rather than by the Secondary Roads Department.

Recommendation:

Recommend approval of the Sign Installation, Inspection, and Maintenance Program and Policy, PPM #2 rev 2

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY SECONDARY ROADS DEPARTMENT

POLICY AND PROCEDURE MEMORANDUM #2

PPM Origination Date: 2011

Revisions: 1/2012, 2/2026

SUBJECT: Sign Installation, Inspection, and Maintenance Program and Policy, PPM #2

PURPOSE:

This policy outlines the installation, inspection, and maintenance application of signs within Secondary Roads rights-of-way in Woodbury County.

CODE OF IOWA:

321.252 Department to adopt sign manual. The department shall adopt a manual and specifications for a uniform system of traffic-control devices consistent with the provisions of this chapter for use upon highways within this state. Such uniform system shall correlate with and so far as possible conform to the system then current as approved by the American association of state highway and transportation officials...Local authorities shall adhere to the specifications for such signs as established by the department, and shall purchase, install, and maintain such signs in their respective jurisdictions upon prepayment by the organization of the cost of such purchase, installation, and maintenance. The department shall include in its manual of traffic-control devices specifications for a uniform system of traffic-control devices in legally established school zones.

321.255 Local traffic-control devices. Local authorities in their respective jurisdiction shall place and maintain such traffic-control devices upon highways under their jurisdiction as they may deem necessary to indicate and to carry out the provisions of this chapter or local traffic ordinances or to regulate, warn, or guide traffic. All such traffic-control devices hereafter erected shall conform to the state manual and specifications.

GOVERNING TRAFFIC CONTROL MANUAL:

The Manual on Uniform Traffic Control Devices (MUTCD), as adopted by the Iowa Department of Transportation, is the official manual for traffic-control devices in the State of Iowa as referenced in Iowa Code Section 321.252. Woodbury County adopts and follows the applicable provisions of the MUTCD as required by Iowa Code Section 321.255.

STREET SIGNS:

Street signs shall conform to applicable requirements of the Manual on Uniform Traffic Control Devices (MUTCD). Existing street signs that do not meet current MUTCD standards will be replaced with compliant signs as the existing signs reach the end of their useful life or as determined necessary by the County Engineer.

SIGN MATERIALS, VISIBILITY, AND RETRO REFLECTIVITY:

Woodbury County will use high-intensity prismatic retroreflective sheeting for traffic signs installed on Secondary Roads. The County Engineer may determine, based on engineering judgment, that higher-grade sheeting or enhanced visibility treatments are appropriate at locations requiring additional warning or visibility.

Street signs and other traffic-control signs shall conform to applicable requirements of the Manual on Uniform Traffic Control Devices (MUTCD). Existing signs that do not meet current MUTCD standards will be replaced with compliant signs as they reach the end of their useful life or as determined necessary by the County Engineer.

Woodbury County will maintain nighttime sign visibility in accordance with applicable MUTCD requirements or replace signs with a regular replacement schedule. Signs identified through inspection as having retro reflectivity below applicable minimum levels, or signs otherwise determined to be deficient, will be scheduled for replacement as soon as budget, material availability, and staff resources allow.

SIGN REPAIR AND REPLACEMENT:

Damaged, missing, or otherwise deficient signs will be repaired or replaced based on the following guidelines and the priority assigned by the County Engineer or designated staff. Safety-critical signs will receive priority based on roadway conditions, traffic conditions, and available resources.

Secondary Roads Department employees are encouraged to report damaged signs, missing signs, or signs obstructed by vegetation as part of their normal duties while performing work on county roads. These reports will supplement the formal sign inspection program.

Stop and Yield Signs:

Stop and yield signs are considered safety-critical traffic control devices and will receive priority response. Upon receiving a report of a missing or damaged stop or yield sign from emergency responders, county emergency dispatchers, staff, or other sources, Secondary Roads Department staff will respond as soon as practical based on employee availability, location, and conditions.

Emergency replacement will normally be accomplished by installing a temporary sign on an approved support, stand, or barricade until a permanent replacement can be completed. If time, site conditions, and equipment allow, the damaged sign may be permanently replaced during the initial response at the discretion of the employee or immediate supervisor.

If a permanent replacement cannot be completed during the emergency response, the sign will be replaced after a utility locate has been completed, typically within two business days.

Warning and Other Regulatory Signs:

Warning and other regulatory signs will be repaired or replaced as soon as practical after being reported to the Secondary Roads Department.

If the replacement sign can be installed using the existing mounting or post location, the repair will normally be completed during the next available workday. Signs requiring a new post location or additional work will be replaced after required utility locates have been completed.

Rural Intersection Signs:

Rural intersection signs will be replaced as soon as replacement signs are available and during the sign technician's normal workday. Because rural intersection signs are not always maintained in inventory, replacement may require ordering and manufacturing, which may result in a delay before installation.

SUPPLEMENTAL SIGNS:

This section provides guidance for the placement of certain signs that are not required by the MUTCD or are not specifically addressed in the MUTCD. Supplemental signs will not be installed solely upon request. The Secondary Roads Department will review each request using applicable MUTCD guidance, available sight distance, roadway characteristics, traffic conditions, and engineering judgment to determine if the sign provides a safety benefit.

The County Engineer or designated staff will determine whether a supplemental sign is appropriate and the proper location for installation. Signs installed within county rights-of-way shall only be installed by Secondary Roads Department personnel. The County will install the sign at its earliest convenience based on workload and availability.

The requesting individual, organization, or agency shall be responsible for the cost of the sign and any required posts or hardware. The Secondary Roads Department will provide equipment and labor for installation when approved by the County Engineer. Payment for required materials shall be received prior to installation.

If these signs become faded, damaged, lose reflectivity, or are otherwise in poor condition, the Secondary Roads Department may remove the sign. The replacement cost shall be the responsibility of the adjacent landowner, organization, requestor or benefitting party.

School-Related Signs:

There are two general categories of school-related signs: school bus warning signs and school warning signs. These signs are not required at all locations by the MUTCD and will not be installed solely based on public request.

Requests for school bus stop ahead signs or school bus turnaround signs shall be submitted by the school bus superintendent or school district superintendent. Requests received from county residents will be directed to the appropriate school district. Upon receiving a request, the County Engineer or designated staff will review the location for sight distance, roadway conditions, and other relevant safety factors using applicable MUTCD guidance. If the location does not provide adequate sight distance or other conditions warrant additional warning, the County will install the sign at an appropriate location.

Signs no longer needed shall be removed upon request of the school district. School districts are encouraged to periodically review the continued need for these signs.

Children at Play and Similar Warning Signs:

Requests for children at play, horses on roadway, hidden driveway, or similar warning signs will be reviewed by the County Engineer or designated staff. These signs will only be installed when roadway conditions, sight distance limitations, or other factors indicate a safety benefit.

Farm Machinery and Trucks Entering Highway Signs:

Requests for farm machinery, trucks entering highway, or similar warning signs will be reviewed by the County Engineer or designated staff. The review will consider sight distance, traffic conditions, roadway characteristics, and the frequency or nature of entering traffic.

Historic Markers, Park Signs, and Recreational/Cultural Interest Signs:

Upon request from the Iowa Department of Transportation, county or state conservation and park agencies, governmental agencies, or the Woodbury County Historical Society, the Secondary Roads Department may install historic, park, recreational, or cultural interest signs within county rights-of-way. The Secondary Roads Department will provide equipment and labor for installation unless another written agreement approved by the Board of Supervisors provides otherwise.

UNAPPROVED SIGNS:

Signs may not be installed on county rights-of-way by private property owners. All sign installations within county rights-of-way shall be completed by Secondary Roads Department personnel. Signs installed by others may be removed and disposed of without notice.

APPROVED:

Chair, Woodbury County Board of Supervisors

Laura Sievers, P.E., Woodbury County Engineer

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 07/30/2026 Weekly Agenda Date: 08/04/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Approval of Driveways and Entrances, PPM #1 rev 2

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

The Woodbury County Driveway and Entrance Policy and Procedure Memorandum was needed to be updated due to the 60 mph speed limit. The entire policy was reviewed. The changes were restructuring and clarifying of the policy.

Recommendation:

Recommend approval of the Driveways and Entrances, PPM #1 rev 2

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY SECONDARY ROADS DEPARTMENT

POLICY AND PROCEDURE MEMORANDUM #1

PPM Origination Date: 2011

Revisions: 1/2012, 2/2026

SUBJECT: Driveways and Entrances, PPM #1

PURPOSE:

This policy outlines the installation, inspection, fees, and maintenance of driveways and entrances in Woodbury County Right-Of-Way.

CODE OF IOWA:

318.8 Permit required. A person shall not excavate, fill, or make a physical change within a highway right-of-way without obtaining a permit from the applicable highway authority. At the request of a permittee, a modification may be granted in the discretion of the highway authority. Work performed under the permit shall be performed in conformity with the specifications prescribed by the highway authority. If the work does not conform to permit specifications, the person shall be notified to make the conforming changes. If after twenty days the changes have not been made, the highway authority may make the necessary changes and immediately send a statement of the cost to the responsible person. If within thirty days after sending the statement the cost is not paid, the highway authority may institute legal proceedings to collect the cost of correction. A violation of the permit specifications shall be considered a violation of section 318.3. A public utility subject to section 306A.3 is exempt from this section.

PERMIT REQUIREMENTS:

A permit is required before constructing a new entrance or before relocating or widening an existing entrance within Woodbury County Right-Of-Way. Application, permit fee, and culvert purchases shall be submitted to the County Engineer's Office. The County Engineer or the Engineer's designated representative shall determine whether a culvert is required and, if so, the appropriate size and length. Upon approval, a permit authorizing construction shall be issued.

Driveways may be constructed by the property owner or a contractor hired by the property owner.

If a property owner constructs an entrance without obtaining the required permit or fails to construct the entrance in accordance with this policy and the approved permit, the County Engineer or designated representative shall notify the property owner of the required corrective action. The property owner shall have twenty days to complete the corrections. If the corrections are not completed within the required time, the County may remove or modify the entrance and recover the cost of the work from the property owner.

DESIGN STANDARDS:

The County Engineer or designated representative shall determine the need for and size of culverts for all proposed and modified entrances. Minimum culvert diameter shall be 24 inches. Only new corrugated metal pipe (CMP) or reinforced concrete pipe (RCP) may be installed within the County right-of-way. Corrugated metal pipe shall be: 14-gauge for diameters from 24 through 42 inches or 12-gauge for diameters 48 inches and larger. Residential entrances shall not exceed 30 feet in width unless otherwise approved by the County Engineer. Farm entrances shall not exceed 40 feet in width unless otherwise approved by the County Engineer. Entrance side slopes shall be: 6:1 or flatter on paved roads or 3:1 or flatter on granular or dirt roads.

Vertical headwalls are prohibited within the County right-of-way. Decorative headwalls and headwalls constructed solely to widen an entrance are considered roadway hazards and shall be removed at the property owner's expense.

LOCATION REQUIREMENTS:

Driveways shall be located where adequate sight distance is available to provide for the safe movement of vehicles entering and leaving the county roadway. Minimum sight distance requirements are based on the Iowa Department of Transportation *Traffic and Safety Manual*, Figure 7G-1 – Access Control, and are as follows:

Posted Daytime Speed Limit (mph)	Desirable Sight Distance (ft)	Minimum Sight Distance (ft)
30	305	200
35	360	250
40	425	305
45	495	360
50	570	425
55	645	495
60	730	570

The speed limit is established by resolution of the Woodbury County Board of Supervisors or the statutory speed limit established under Iowa Code Section 321.285 where no speed limit has been posted. Driveways that do not meet the minimum sight distance requirements will not be approved. When existing roadway geometry or other site conditions prevent motorists from reasonably traveling at the legal speed limit, the County Engineer may consider an exception based on an engineering evaluation. Driveways shall also comply with the following minimum spacing requirements: minimum setback of 125 feet from the nearest county road intersection, minimum separation of 50 feet between adjacent driveways, and new driveways shall not be permitted directly within or connected to an intersection.

NUMBER OF DRIVEWAYS:

Every driveway represents a potential conflict point along the roadway. Accordingly, driveways shall be limited to the minimum number necessary to provide reasonable access. Only one driveway shall be permitted for a rural residential lot containing less than ten (10) acres. An exception may be granted on paved dead-end roads or cul-de-sacs with curb and gutter where the posted speed limit is less than 25 mph. Circle driveways, consisting of two separate entrances connected on private property, are not permitted on rural residential properties.

AGRICULTURAL ACCESS:

Multiple driveways may be permitted for agricultural properties. A farm may have: One residential driveway and one additional driveway serving farm buildings or grain storage facilities. Field entrances may be approved where sight distance permits. Generally, no more than two field entrances shall be approved per forty acres. Agricultural entrances may be up to forty feet wide.

SURFACING REQUIREMENTS:

Entrances on paved roads shall be surfaced with aggregate from the edge of the roadway shoulder to the right-of-way line. Asphalt or Portland cement concrete pavement within the County right-of-way is prohibited unless specifically approved by the County Engineer.

Maintenance of privately paved driveways or subdivision streets located within the County right-of-way shall be the responsibility of the property owner or homeowners association.

Asphalt and concrete driveways are prohibited on granular-surfaced roads.

FILL MATERIAL REQUIREMENTS:

Material excavated from the roadway ditch shall not be used in the construction of a driveway or field entrance unless specifically authorized in writing by the County Engineer as part of the entrance permit. The applicant is responsible for contacting Iowa One Call and having all underground utilities located before any excavation or construction begins.

DRIVEWAY WIDENING:

When a request is made to widen an existing driveway, the County shall inspect the existing culvert. If the culvert is determined to be in poor condition, the County may require replacement of the entire culvert rather than allowing only an extension. The permittee shall be responsible for the cost of the additional culvert section and connecting band necessary to widen the entrance to current County standards.

MAINTENANCE:

The County is responsible for maintaining driveways and field entrances located within the County right-of-way. However, maintenance of driveways and field entrances is a lower priority than roadway and bridge maintenance and will generally be performed only when the condition of the access is adversely affecting the roadway or creating a maintenance or safety concern. If repairs cannot be completed by the Secondary Roads Department within a reasonable timeframe,

the property owner may make the necessary repairs, subject to County standards and approval with a Work on Right-of-Way permit.

The County will maintain, repair, or replace driveways affected by County maintenance or construction activities within the public right-of-way. The County will only maintain aggregate-surfaced residential driveways unless otherwise determined by the County Engineer. Maintenance of all paved accesses including driveways and private subdivision streets within Woodbury County rights-of-way is the responsibility of the landowner/applicant/homeowners association. Property owners may, at their own expense, furnish aggregate surfacing for driveways or field entrances.

If a driveway culvert fails, becomes blocked, causes water to pond, or must be reconstructed during ditch cleaning or roadway maintenance, the County shall contact the property owner to determine whether the entrance is still needed. If the access remains necessary, the County shall replace the culvert and restore any aggregate surfacing disturbed during the work at no cost to the property owner. However, this work is a lower priority than roadway and bridge maintenance and will generally be performed only when the conditions are adversely affecting the roadway or creating a maintenance or safety concern.

DRIVEWAY ELIMINATION:

If a driveway is no longer needed, the County may remove the entrance during maintenance or ditch-cleaning operations at no cost to the property owner. The property owner may retain the removed culvert; however, the culvert shall not be reused within any public right-of-way.

APPROVED:

Chairman-Woodbury County Board of Supervisors

Laura Sievers, P.E., Woodbury County Engineer

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 07/30/2026 Weekly Agenda Date: 08/04/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Review of Dust Control Policy and Request for payment of Dust Control at 6801 Correctionville Road

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

The Woodbury County Board of Supervisors will review the current Dust Control Policy and consider a request for dust control at 6801 Correctionville Road. The Board will determine whether to apply the existing policy or approve an exception to the policy. If an exception is granted, the Board will also need to identify the funding source for the associated costs.

Recommendation:

If the Board wishes to accommodate requests that do not meet the current policy requirements, it is recommended that the Dust Control Policy be amended to establish criteria for special requests rather than approving exceptions on a case-by-case basis. This approach would provide consistency, transparency, and clear guidance for future requests.

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT POLICY AND PROCEDURE MEMORANDUM #9

PPM Origination Date: 2010

Revisions: 4/2018, 3/2025

SUBJECT: Dust Control Policy PPM #9

I. PURPOSE:

This policy outlines the application of dust control palliatives on granular-surfaced secondary roads in Woodbury County.

II. CODE OF IOWA: Section 318.8.

A person shall not excavate, fill, or make a physical change within a highway right-of-way without obtaining a permit from the applicable highway authority. At the request of a permittee, a modification may be granted in the discretion of the highway authority. Work performed under the permit shall be performed in conformity with the specifications prescribed by the highway authority. If the work does not conform to permit specifications, the person shall be notified to make the conforming changes. If after twenty days the changes have not been made, the highway authority may make the necessary changes and immediately send a statement of the cost to the responsible person. If within thirty days after sending the statement the cost is not paid, the highway authority may institute legal proceedings to collect the cost of correction. A violation of the permit specifications shall be considered a violation of section 318.3. A public utility subject to section 306A.3 is exempt from this section.

III. RESIDENT REQUIREMENTS:

- Residents seeking dust control must contact a preapproved contractor directly.
- Residents are responsible for all payments to the contractor.
- Complaints regarding the product or its application shall be directed to the contractor.
- Residents must ensure that dust control markers always remain visible.

IV. CONTRACTOR REQUIREMENTS:

- Contractors must be preapproved by the Woodbury County Engineer.
- Contractors must obtain a Woodbury County Work on Right-of-Way Permit.
- Contractor must provide a Certificate of Insurance, annually.
- Contractor will give sufficient time to the County Engineers office to allow for the road surface to be prepared for each application, a minimum of five working days.
- Proper traffic control measures must be followed.
- Work is not permitted on: Sundays, Holidays, between Sunset and Sunrise.
- Contractor must place dust control markers immediately after each application.

V. PREAPPROVED CONTRACTORS:

Can be found on the Woodbury County Secondary Road website or call the County Engineers office for preapproved contractors contact information.

VI. MATERIALS:

- A current Safety Data Sheet (SDS) for all materials used must be on file at the Woodbury County Engineer's Office in Merville.
- Approved materials: Lignosulfonate, Calcium Chloride, Magnesium Chloride

VII. APPLICATION DATES:

The contractor is responsible for determining the application schedule.

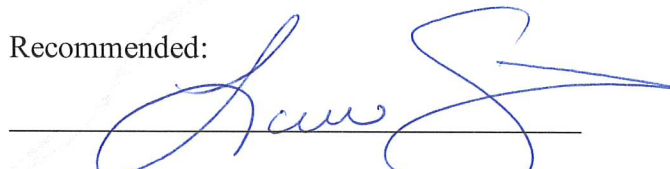
VIII. WOODBURY COUNTY SECONDARY ROADS:

- The County will prepare the road surface before each application.
- The County may re-blade the road as needed to maintain a safe driving surface.
- Dust control markers will be removed by the County after September each year.

IX. FEES:

A fee of twenty dollars (\$20.00) will be included in the contractor's bill for the roadway surface preparation.

Recommended:



Laura Sievers, P.E., Woodbury County Engineer

Approved:



Daniel A. Bittinger II, Chairman, Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA:
RESOLUTION #_____**

WHEREAS pursuant to Iowa Code Section 331.361, the Woodbury County Board of Supervisors has set forth its proposal to sell the herein described real property in Resolution #14,068; and

WHEREAS a public hearing was held on said proposal on August 4, 2026, pursuant to published notice as provided by law; and

WHEREAS the Woodbury County Board of Supervisors has heard all the comments for or against said proposal and believes selling the real property is in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer of: City of Sioux City in the sum of \$1.00 and other good and valuable consideration

For the following described real estate, To Wit:

Lots 1,2,3,4,5, & 6; and the vacated East/West alley lying between Lots 3 & 4 all in Block 38, Sioux City East Addition to Sioux City, Woodbury County, Iowa.

(Said parcel commonly known as 401 7th Street, Sioux City, Iowa.)

Now and included in and forming a part of Woodbury County, Iowa, the same is hereby accepted:

BE IT RESOLVED that payment is due within thirty (30) days of the date of approval of this resolution.

BE IT FURTHER RESOLVED that the Chairman of this Board, Mark Nelson, be and he is hereby authorized to execute a County Deed for the said property to the said purchaser.

SO DATED this 4th Day of August, 2026.

Mark Nelson, Chairman of the Board of Supervisors

CERTIFICATE OF AUDITOR

I hereby certify that the above and foregoing resolution was duly and legally passed by the Board of Supervisors of Woodbury County, Iowa and properly journalized in the minutes thereof on the 4th Day of August, 2026.

Michelle Skaff
Secretary of the Board of Supervisors Woodbury
County, Iowa and County Auditor

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: _____ Weekly Agenda Date: _____

Elected Official / Department Head / Citizen: _____

Wording for Agenda Item:

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☒

Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Recommendation:

Approved by Board of Supervisors on March 17, 2026

28E AGREEMENT BETWEEN
WOODBURY COUNTY, IOWA,
AND SIOUXLAND DISTRICT BOARD OF HEALTH

This Agreement is entered into ~~this 24th day of September 2002~~, by and between: Woodbury County, Iowa (hereinafter "County"), located at 620 Douglas Street, Sioux City, Iowa 51101 and the Siouxland District Board of Health (hereinafter "District Health"), located at 205 5th Street, Sioux City, Iowa 51101. This agreement is entered into pursuant to Section 28E.12 of the Code of Iowa.

1. PURPOSE AND OBJECTIVE

This Agreement is entered into between the County and District Health (hereinafter "Parties") for the purpose of providing the terms under which County provides funding and other support for District Health and to set forth the terms of lease of office space for District Health. It is the objective of the Parties in entering into this Agreement to enable District Health to better fulfill its statutory duties and obligations. The Parties do not intend to create a separate legal entity under this Agreement. District Health has and will continue to operate as a separate and autonomous organization from that of the County.

11. TERM

Current	Proposed changes
This Agreement shall begin on July 1, 2002 and, unless sooner terminated as provided below, terminate on June 30, 2003. The Agreement shall automatically renew for successive one year periods thereafter unless either party gives the other written notice of intent not to renew. Such notice shall be given not less than ninety (90) days before the end of the original or any succeeding renewal term. Notwithstanding the termination of this Agreement, however, the lease of the property identified in Exhibit B hereto, as provided in section V(B), below, shall continue until January 1, 2012 unless the term is extended as provided in said subparagraph V(B)(iii).	10 Year agreement? (An amendment to the 28E was executed to extend the current agreement until January 1, 2027. This allowed SDHD to receive funding from Health Resources and Services Administration the renovation of the original facility for public health services, no other changes were made with this amendment)

111. ADMINISTRATION

This Agreement shall be administered by District Health, an organization whose existence predates this Agreement. All administrative decisions concerning this Agreement shall be undertaken pursuant to the terms provided in District Board of.

Health's operating agreements, attached hereto as Exhibit A, and by this reference incorporated herein.

IV. HOLDING OF PROPERTY UNDER THIS AGREEMENT

All real property used or acquired under the terms of this Agreement shall be held in the name of County. All personal property used or acquired under the terms of this Agreement shall be held in the name of District Health.

V. COUNTY RESPONSIBILITIES

A FUNDING

County shall provide funding to District Health for provision of Public Health services as provided by law. Funding shall be approved by the County Board of Supervisors as part of their normal budgetary process.

B LEASE

- i. The County shall lease to District Health the property identified in Exhibit B, attached hereto and by this reference made a part hereof, situated in Woodbury County, Iowa. The term of the lease shall begin on February 1, 2002 and shall, unless extended as provided below, end on January 1, 2012..
- ii. District Health acknowledges that County maintains no duty to warn or protect District Health or any other party from of any defect in the leased premises, whether known or unknown, and that use of the property noted-above creates no duties upon County District Health has had an opportunity to inspect the property and by signature below, represents that no concerns exists as to the condition of the property.

iii. Current	Proposed
Except as the rent may be adjusted pursuant to this subparagraph, District Health shall pay to County as rent for the property a total rent of \$80,000 00 per year payable on or before December 31 st of each year commencing in December 2003. County intends to purchase the property identified in Exhibit B and to incur indebtedness therefore in the approximate amount of \$800,000..	Removal of annual rental amount- The original rent amount was intended to repay the county for the \$800,000 original purchase price at \$80,000 per year. With the amendment that lengthened the lease to January 1, 2027, total payments will have totaled \$2 we will have paid \$2,000,000 This does not include the BOS action in 2014 that took \$800,000 from our Health Fund.

- iv. District Health agrees to limit use of the property to use as a health service building District Health shall defend, indemnify and hold County harmless for any claim which results from District Health's use of the property. County shall

defend, indemnify and hold District Health harmless for any claim which results from County's ownership of the property. The duty of each party to indemnify the other shall survive the expiration of the term of the lease.

- v. Within a reasonable time after the termination of the term of the lease, District Health will relinquish possession of the property to County. At the time of surrender of the property, District Health shall assure that the property is in good order and condition, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
- Vi If District Health or County violates the terms of this Agreement, the other may pursue the legal and equitable remedies to which each is entitled.
- vii. If either party files suit to enforce any of the terms of this Agreement, the prevailing party shall be entitled to recover court costs and reasonable attorney's fees.
- viii.. Landlord may enter upon the property at any reasonable time for the purpose of viewing, making repairs, or for other reasonable purposes.
- ix. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Agreement until such provision is reduced to writing and executed by both parties as an addendum to this Agreement.
- x. No expense shall be incurred for or on account of County without first obtaining County's written authorization,, District Health shall take no actions that might cause a mechanic's lien to be imposed upon the property.

xi. Current	Proposed
District Health shall, at its own expense, make any renovations for use of said property, provided, however that District Health and County may make application for joint grants, the proceeds of which may be used for such purpose The cost of any maintenance or repair activity for said property that is \$2,000 or less shall be paid by District Health. The cost of any maintenance or repair activity that exceeds \$2,000 shall be paid by County. In the conduct of its maintenance and repair activities District Health shall, as it has customarily done in the past, consult County Building Services Department.	Set a cap amount that the county would pay and would be budgeted to building services of \$10,000 and then expenses above this would then be the responsibility of SDHD. One other option would be to allow SDHD to maintain the rent within the health fund for building maintenance and repairs. The majority of building maintenance projects/modifications have been paid for by SDHD. SDHD also pays for all utilities for the 1014 Nebraska facility.

- xii. District Health is not an agent of County
- xiii. This lease shall automatically renew for successive one-year terms after ~~January 1, 2012~~ (will need to be adjusted determined by the length of the new 28E) unless District Health gives County written notice of its intent not to renew not less than thirty (30) days before the expiration of the original term or the renewal term as the case may be. ~~Unless the parties agree otherwise, the rent for the first renewal term shall be \$80,000. Thereafter, unless the parties agree otherwise, the rent for each successive renewal term shall be the rent for the immediately preceding renewal term increased or decreased by the same percentage as the percentage change in the Consumer Price Index (as defined below) occurring during said renewal term. For purposes of this subparagraph, the "Consumer Price Index" shall mean the U S City Average All Items Consumer Price Index for all Urban Consumers, or any successor index thereto. If the data necessary to make the adjustment are not available at the time the rent for any renewal term is due, then District Health shall pay County the same amount as the rent for the preceding renewal term and the adjustment to the rent shall be made as soon after such due date as practicable. Any amount due to either party as an adjustment shall be paid within thirty (30) days after the adjustment is calculated.~~
- C County shall, at the request of District Health, provide District Health with the same Human Resources services provided to County offices. The Parties acknowledge that use of such services does not alter the employment relationship between an employee of District Health and District Health and that the supervision, discipline and management of all such employees are entirely at the discretion of District Health. The Parties hereby represent that employees of District Health are not employees of the County and that District Health shall inform each of its employees of this in writing.
- D County shall, at its cost, provide employment benefits to employees of District Health similar in nature to the benefits provided to County employees. These benefits include, but are not limited to, health insurance, dental insurance, worker's compensation, long-term disability insurance and life insurance. Other benefits may from time to time be provided by the County, beyond those indicated above should both parties agree in writing to such an offering. District Health is authorized to extend benefits beyond that offered to County employees with such costs paid for by District Health.
- E County shall continue to include District Health in the annual audit.
- F. County shall continue to provide payroll services, reporting of applicable payroll taxes and retirement benefits. District Health will continue to use the County federal ID number.

Current	Proposed
G. County shall provide District Health with computer support services similar in nature	This language would be modified to reflect the agreement with WCICC

to those provided to other County offices through the use of WCICC and any subcontractor employed through WCICC. District Health shall be entitled to participate in services beyond those common to other County offices by application for such services to the Director of WCICC and approval of the WCICC Board. Any services beyond those common to other County offices must be approved by the County and WCICC prior to installation. Funding for such projects must be approved by the County and the WCICC Board prior to installation.	where SDHD provides funding for the support of a .5 FTE tech, that is an employee of WCICC. The language should remain regarding the computer support services similar in nature to those provided to other County offices.
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VI. DISTRICT HEALTH RESPONSIBILITIES

District Health shall:

- A Comply with all provisions and requirements of the lease provisions noted above.
- B Enforce state health laws and the rules and lawful orders of the state department of health.
- C Make and enforce such reasonable rules and regulations not inconsistent with law or with the rules of the state department as may be necessary for the protection and improvement of the public health.
 - i) Rules of District Health shall become effective upon approval by the District Health and publication in a newspaper having general circulation in the district.
 - ii) Before approving any rule or regulation, District Health shall hold a public hearing on the proposed rule. Any citizen may appear and be heard at the public hearing. A notice of the public hearing, stating the time and place and the general nature of the proposed rule or regulation, shall be published as provided in section 331 305 of the Iowa Code in the area served by the District Health District Health shall also make a reasonable effort to give notice of the hearing to the communications media located within said area.
- D ~~Employ persons as necessary for the efficient discharge of its duties. Employment practices shall meet the requirements of chapter 19A of the Iowa Code or any civil service provision adopted under chapter 400.~~ Needs to be updated to current Iowa Code Language or potentially removed, since this section refers to state employees.
- E Designate the Treasurer of the County to establish a health fund for the district..

F Deposit in the health fund all money received by District Health for local health purposes from federal appropriations, from local taxation, from licenses, from fees from personal services, or from gifts, grants, bequests, or other sources. Expenditures shall be made from the fund on order of the District Health Board for the purpose of carrying out its duties.

VII. AMENDMENT

This Agreement may be amended from time to time by written agreement of the Parties.

VIN. TERMINATION

Each Party may terminate this Agreement at any time with thirty days written notice to the other Party. Upon termination of this Agreement, the Parties agree to use their best efforts to wrap-up all operations undertaken pursuant to this Agreement and distribute any real or personal property acquired thereunder. Should a conflict exists as to the distribution of any real or personal property, such conflict shall be resolved between the Parties by arbitration paid for equally between the disputing parties.

IX. NOTICES

Whenever notices and correspondence are to be given under this Agreement, the notices must be given by personal delivery to the other party or may be sent by mail, postage prepaid to the other party at the following address:

Woodbury County	Siouxland District Board of Health
Chl , Bd. of Supervisors	Health Director
Room 104	205 5th Street
County Courthouse	Sioux City, Iowa 5 1 101
Sioux City, IA 51101	

x. APPLICABLE LAW.

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

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

Signatures to follow

Chairperson, Woodbury County Board of Supervisors

Chairperson, Siouxland District Board of Health

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 7/29/26 Weekly Agenda Date: 8/4/26

Elected Official / Department Head / Citizen: Daniel Priestley

Wording for Agenda Item:

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #864632400010.
- b. Motion to accept and approve Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa (Parcel #864632400010).

Action Required:

Approve Ordinance ☐ Approve Resolution ☒ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide 6.32 total acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the SE 1/4 of Section 32, T86N R46W (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard (not in the floodplain). The property is located along Dillon Avenue in rural Sloan Township, Woodbury County. This minor subdivision proposal has been properly noticed according to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. The City of Sloan waived their extraterritorial review authority with passage and approval of Resolution No. 2026-15 on July 16, 2026. Based on the information received the proposal meets criteria for approval. At their public hearing on July 27, 2026, the Zoning Commission voted 5-0 to recommend approval of the Twisted Timber Acres Addition minor subdivision plat to the Board of Supervisors.

Recommendation:

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #864632400010.
- b. Motion to accept and approve Twisted Timber Acres Addition, a minor subdivision to Woodbury County, Iowa (Parcel #864632400010).

Approved by Board of Supervisors on March 17, 2026

MINOR SUBDIVISION PROPOSAL

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Application Information

Applicant(s)/Owner(s): Jason Silbernagel and Clara J. Silbernagel (husband and wife, as joint tenants with full rights of survivorship and not as tenants in common)

Name of Proposed Subdivision: Twisted Timber Acres Addition

Application Date: June 30, 2026 (application prepared/printed from county website; stamped/received July 2, 2026 by Woodbury County Planning & Zoning)

Number of Lots: 2

Total Acres: 6.32 acres (including County Right of Way); approximately 5.81 acres excluding ROW (net land area)

Extraterritorial Review Status: City of Sloan, Waived via Resolution No. 2026-15 on July 16, 2026

Legal Notice Date: July 16, 2026 (Sioux City Journal)

Stakeholder(s) Notice Date: July 6, 2026

Neighbor Notice Date: July 10, 2026

Zoning Commission Public Hearing Date: July 27, 2026

Board of Supervisors Agenda Date: August 4, 2026

Attorney: Chuck Corbett (Moore, Corbett, Moeller & Meis, LLP; Iowa Title Guaranty #2255), Phone: (712) 252-0020, Email: ccorbett@moorecorbett.com

Surveyor: Alan Fagan, Phone: (712) 539-1471 (signed owner consent as agent)

Property Details

Parcel(s): 864632400010

Township: T86N (Sloan)

Range: R46W

Section: 32

Quarter: Southeast Quarter (SE 1/4)

Zoning District: Agricultural Preservation (AP)

Floodplain District: Zone X (Not in floodplain)

Property Address: 3375 Dillon Ave, Sloan, IA 51055

Legal Description

PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02"W ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.1°49'02"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.87°44'22"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°49'02"E.

Proposal Summary

Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide 6.32 total acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the SE 1/4 of Section 32, T86N R46W (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard (not in the floodplain). The property is located along Dillon Avenue in rural Sloan Township, Woodbury County. This minor subdivision proposal has been properly noticed according

to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. The City of Sloan waived their extraterritorial review authority with passage and approval of Resolution No. 2026-15 on July 16, 2026. Based on the information received, the submitted plat, title opinion, existing residential and agricultural uses, and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval. At their public hearing on July 27, 2026, the Zoning Commission voted 5-0 to recommend approval of the Twisted Timber Acres Addition minor subdivision plat to the Board of Supervisors.

Staff Recommendation

Planning & Zoning staff recommends approval of the proposed two-lot minor subdivision as submitted.

Zoning Commission Recommendation

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

Thomas A. Bride I, ~~CHRIS 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 TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 27th DAY OF July, 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 THIS 27th DAY OF July, 2026.

Thomas A. Bride
~~CHRIS ZELLMER ZANT~~ *Thomas A. Bride*
CHAIRMAN Vice Chairman
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

**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: Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Subject: Recommendation on the Proposed Twisted Timber Acres Addition Minor Subdivision
Application on Parcel #864632400010 (3375 Dillon Ave., Sloan, IA 51055)

Dear Board of Supervisors:

The Woodbury County Zoning Commission held a public hearing on July 27, 2026, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed Twisted Timber Acres Addition minor subdivision application submitted by Jason Silbernagel and Clara J. Silbernagel. This application seeks to create a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian (Sloan Township), for the purpose of land division.

The property is located within the Agricultural Preservation (AP) Zoning District, on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan.

The Zoning Commission recommends with a 5 to 0 vote that the Board of Supervisors approve the proposed Twisted Timber Acres Addition minor subdivision.

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

Dated this 27 day of July, 2026.

A handwritten signature in blue ink, appearing to read "Tom A. Bride".

Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Zoning Commission Draft Minutes

Woodbury County Zoning Commission Meeting Minutes

Date: July 27, 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/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=Nca2OiPjk9o>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair (Remote), Tom Bride – Vice Chair (Acting Chair), Jeff Hanson, Corey Meister, Steve Corey (Remote)
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Al Fagan (surveyor), Jason Meihost (Croell, Inc.)

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Vice Chair Tom Bride at approximately 5:00 PM on July 27, 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 Tom Bride conducted a roll call. Commissioners Jeff Hanson, Corey Meister, and Tom Bride were present in person. Commissioners Chris Zellmer Zant and Steve Corey were present remotely (via telephone/Microsoft Teams).

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting on June 22, 2026.

- Commissioner Chris Zellmer Zant made a motion to approve the minutes. The motion was seconded by Commissioner Jeff Hanson. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 5-0 (5 ayes, 0 nays).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #894227300022) – TO BE KNOWN AS KNAACK ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), submitted an application for a two-lot minor subdivision to be named the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #894227300022, located in the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th Principal Meridian (Union

Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard. The property is located along Osceola Avenue and 150th Street east of Correctionville. The proposal was properly noticed. Neighbors within 1,000 feet and appropriate stakeholders were notified. The County Engineer reviewed the plat and found it conforms to closure requirements. Staff recommended approval.

The surveyor, Al Fagan, was present representing the applicant. No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Jeff Hanson.
- **Second:** Corey Meister
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision as presented and known as the Knaack Addition by Jeff Hanson.
- **Second:** The motion was seconded by Corey Meister.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #864632400010) – TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Jason Silbernagel and Clara J. Silbernagel submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter of the Southeast Quarter of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not in the floodplain. The property is located along Dillon Avenue in rural Sloan Township. The proposal was properly noticed. Neighbors within 1,000 feet and stakeholders were notified. The County Engineer reviewed the plat and found it conforms with closure requirements. Staff recommended approval as a basic split that does not require a rezone.

No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Corey Meister
- **Second:** Jeff Hanson
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision known as Twisted Timber Acres Addition by Corey Meister
- **Second:** Steve Corey seconded the motion.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (Parcel #894435100005) (ACTION ITEM)

Zoning Coordinator Daniel Priestley presented the staff report on the conditional use permit application submitted by Croell, Inc. (Paving Division), on behalf of the property owner Countryman James D. Revocable Trust. The application requests approval to establish and operate a temporary portable concrete batch plant to support the Iowa DOT Highway 20 Reconstruction Project. All equipment will be removed and the site restored to agricultural use upon completion of the project. The affected property consists of Parcel #894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Merville, Iowa, in the Agricultural Preservation (AP) Zoning District, Arlington Township. The property is located north of Highway 20 and east of Ida Avenue. Staff recommended approval, noting coordination with the County Engineer's office regarding gravel right-of-way maintenance and dust control.

Jason Meihost, representing Croell Incorporated, spoke in favor of the application, stating the location is safe with minimal impact on the traveling public due to existing lane closures associated with the construction project.

No questions were raised by the Commission. No other public comments were received.

- **Motion:** A motion was made to recommend to the Board of Adjustment the approval of the conditional use permit as submitted by Jeff Hanson.
- **Second:** The motion was seconded by Commissioner Steve Corey.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

Priestley noted that the Board of Adjustment will meet on August 3, 2026, at 5:00 PM for the official public hearing on this matter.

OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S) (ACTION ITEM)

Zoning Coordinator Daniel Priestley explained that following further discussion with the Auditor's staff and the County Attorney's office regarding the requirement that postings be "visible at all times," staff recommended designating the doors with glass windows at the former Douglas Street public entrance (current emergency exit) as an official posting location in addition to the existing bulletin board inside the north entrance of the Woodbury County Courthouse, and reaffirming woodburycountyiowa.gov as the primary internet presence, in compliance with House File 2490.

- **Motion:** Commissioner Chris Zellmer Zant moved to approve the designation of the doors with glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.
- **Second:** Commissioner Steve Corey seconded the motion.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

RECEIPT OF DIRECTION FROM THE WOODBURY COUNTY BOARD OF SUPERVISORS REGARDING INDUSTRIAL DATA CENTERS (ACTION ITEM)

Zoning Coordinator Daniel Priestley requested a motion to receive the direction from the Board of Supervisors to schedule discussion and analysis of industrial data centers.

- **Motion:** A motion was made to receive the direction from the Board of Supervisors by Jeff Hanson.
- **Second:** The motion was seconded by Steve Corey.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0). (See appendix).

Priestley provided background on the Board of Supervisors' directive for the Zoning Commission to develop a clearer permitting framework for industrial data centers, similar to the prior solar energy process. The Board has placed a moratorium on such applications to allow the Commission time for review. The expectation is to hold public input sessions, preferably in a town-hall format in various communities, to collect information from the public regarding unincorporated areas of Woodbury County.

After discussion, the Commission reached consensus on the following:

- Meeting time: 7:00 PM
- Preferred days: Mondays (avoiding Board of Supervisors Tuesdays and Board of Adjustment nights)
- Initial schedule of three town-hall meetings:

- August 31, 2026 – Sloan
- September 21, 2026 – Merville
- November 9, 2026 – Salix

All meetings at 7:00 PM. Locations are subject to confirmation of available facilities. Additional meetings (including possible eastern-county locations) may be scheduled based on attendance and feedback. Regular Zoning Commission meetings will continue at the Courthouse and will include work-session/discussion items related to data centers. Public comment opportunities (including electronic) will remain open throughout the process. The Commission emphasized that these sessions concern unincorporated Woodbury County policy only and are not intended to address incorporated city issues (e.g., Salix).

Public Comment on Matters Not on the Agenda

Supervisor Carper offered comments regarding potential public sensitivity in the Salix area and the need for clear messaging that the town halls address only the county ordinance for unincorporated areas. He also inquired about potential conflicts of interest. Commissioner Steve Corey noted that his acreage is approximately two miles from a potential data-center area and that he would remain neutral while participating. Supervisors Carper further advised that he will be undergoing surgery on August 12, 2026, and expects to be unavailable until late October.

Staff Update

Dan Priestley noted that the primary focus remains the data-center process and that staff will continue outreach, prepare supporting materials, and keep the Commission informed of any developments via email as needed.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 6:03 PM.

Appendix

See attached items received by the Zoning Commission.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/17/2026 Weekly Agenda Date: 6/23/2026

Elected Official / Department Head / Citizen: Mark Nelson

Wording for Agenda Item:

Direction for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Following concerns raised by staff and the public at the June 16, 2026 Board of Supervisors meeting regarding industrial data center development, the Board directs the Zoning Commission to review the Woodbury County Zoning Ordinance. The current conditional use permit procedures lack sufficient specificity for data center projects. The Commission shall evaluate the permitting process for large-scale industrial data centers using its standard review procedures and public meetings to solicit community input, and shall recommend ordinance amendments to establish clearer standards, approval criteria, and procedures.

Recommendation:

Direct for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation

7/23/26

99

with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Approved by Board of Supervisors on March 17, 2026

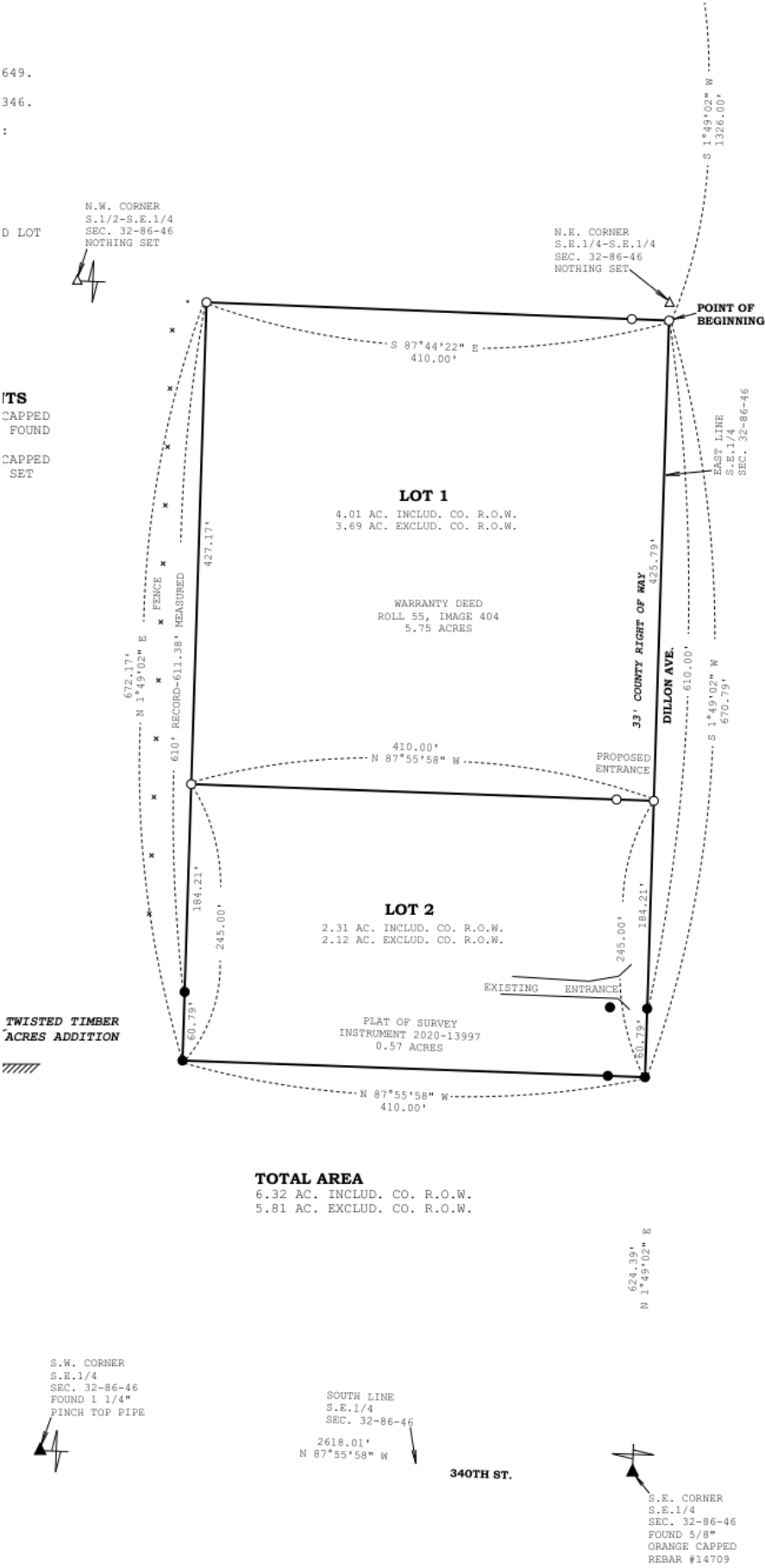
Aerial Map



Parcel ID	864632400010	Alternate ID	n/a	Owner Address	SILBERNAGEL JASON & CLARA J
Sec/Twp/Rng	32-86-46	Class	R		3375 DILLON AVE
Property Address	3375 DILLON AVE	Acreage	n/a		SLOAN, IA 51055
	SLOAN				
District	0046				
Brief Tax Description	SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM
Developed by  **SCHNEIDER**
GEOSPATIAL

Plat Excerpt



NOTES
SEE WARRANTY DEED ROLL 55, IMAGE 404. THIS DOCUMENT SHOWS 410' X 610' PARCEL IS FIVE ACRES MORE OR LESS. PARCEL IS 5.75 ACRES.

SEE CORRECTIVE QUIT CLAIM DEED DOCUMENT NUMBER: 2023-11086.

SEE PLAT OF SURVEY INSTRUMENT NUMBER: 2020-13997.

SEE CORNER CERTIFICATE ROLL 414, IMAGE 1649.

SEE CORNER CERTIFICATE ROLL 752, IMAGE 1346.

SEE CORNER CERTIFICATE INSTRUMENT NUMBER: 2025-01071.

SEE AFFIDAVIT OF POSSESSION INSTRUMENT NUMBER: 2026-06500.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LOT 1 AND LOT 2, TWISTED TIMBER ACRES ADDITION.

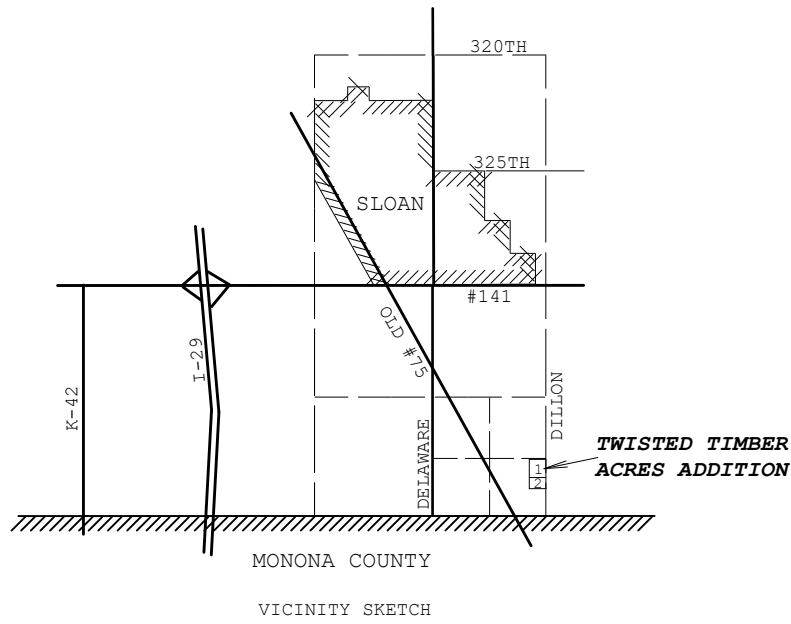
MONUMENTS

● = 5/8" ORANGE CAPPED REBAR #14709 FOUND

○ = 1/2" YELLOW CAPPED REBAR #15082 SET

SCALE 1"=100'

0 50 100
32-86-46 TWISTED FINAL
2026 (54)



OWNERS/SUBDIVIDERS

JASON SILBERNAGEL AND
CLARA J. SILBERNAGEL

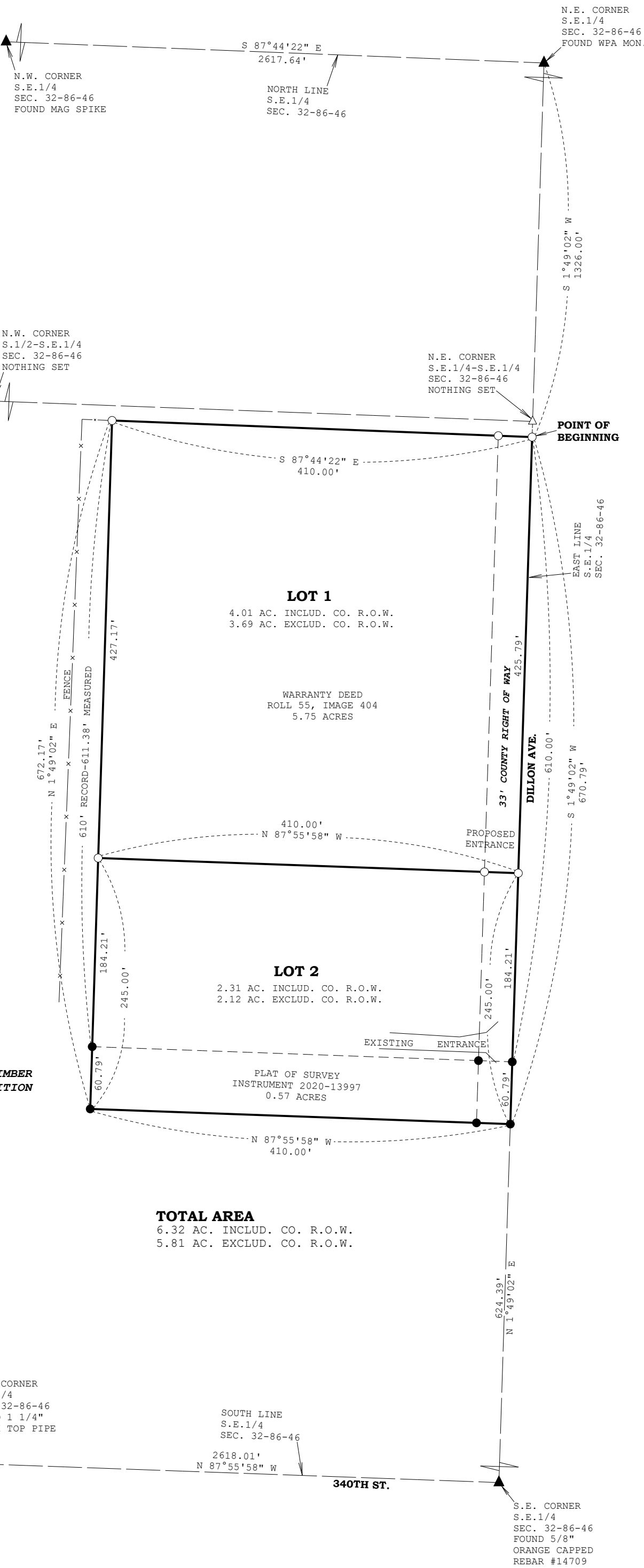
SURVEYOR

ALAN L. FAGAN

SURVEYOR'S DESCRIPTION:

PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02"W ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.1°49'02"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.87°44'22"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°49'02"E.



TOTAL AREA

6.32 AC. INCLUD. CO. R.O.W.
5.81 AC. EXCLUD. CO. R.O.W.

**FINAL PLAT
TWISTED TIMBER ACRES ADDITION
WOODBURY COUNTY, IOWA**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL, HUSBAND AND WIFE, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____, 2026.

JASON SILBERNAGEL

CLARA J. SILBERNAGEL

STATE OF IOWA :
WOODBURY COUNTY: : SS

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JASON SILBERNAGEL AND CLARA J. SILBERNAGEL, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

**BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____**

RESOLUTION ACCEPTING AND APPROVING TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE ____ DAY OF _____, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA; AND

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

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

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

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF TWISTED TIMBER ACRES ADDITION, 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 _____, 2026.

MARK NELSON
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: MICHELLE K. SKAFF
SECRETARY

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2026.

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY: : SS

DOCKET NO: _____

FILED FOR RECORD, THIS ____ DAY OF _____, 202__ AT _____

O'CLOCK ____M. RECORDED IN PLAT ENVELOPE _____, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

MICHELLE K. SKAFF
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

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

I, CHRIS 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 TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE ____ DAY OF _____, 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 THIS ____ DAY OF _____, 2026.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 202__, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

TYLER MOGENSEN
WOODBURY COUNTY ASSESSOR

TREASURER'S 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 _____

TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

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

June 12, 2026

MS,193
Woodbury County Recorder
Sioux City, Iowa

We have examined the abstract of title to:

Part of the SE ¼ of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the NE Corner of said SE ¼; thence S 1°49'02" W along the East line of said SE ¼ for 1326.00 feet to the NE corner of a 5.75 acre parcel described on a Warranty Deed recorded on Roll 55, Image 404 in the Woodbury County Recorder's Office and the Point of Beginning; thence continuing S 1°49'02" W along said East line, the East line of said 5.75 acre parcel and the East line of a 0.57 acre parcel described on a Plat of Survey recorded on Instrument Number: 2020-13997 in the Woodbury County Recorder's Office for 670.79 feet to the SE corner of said 0.57 Acre parcel; thence N 87°55'58" W along the South line of said 0.57 parcel and parallel with the South line of said SE ¼ for 410.00 feet to the SW corner of said 0.57 acre parcel; thence N 1°49'02" E along the West line of said 0.57 acre parcel and the West line of said 5.75 acre parcel for 672.17 feet to the NW corner of said 5.75 acre parcel; thence S 87°44'22" E along the North line of said 5.75 acre parcel and parallel with the North line of said SE 1.4 for 410.00 feet to the Point of Beginning. Containing 6.32 acres including County Right of Way and 5.81 acres excluding said Right of Way. Subject to and together with any and all Easements, Restrictions and Covenants.

Said abstract commences with the root of title, October 12, 1976, contains entries 1 to 25 inclusive and ends May 13, 2026 at 5:00 pm, the last continuation being by Sedgwick Talley Abstract.

From such examination we find merchantable title to said property as shown at entry 19 in:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL,
HUSBAND AND WIFE, AS JOINT TENANTS
WITH FULL RIGHTS OF SURVIVORSHIP AND
NOT AS TENANTS IN COMMON

subject, however, to the following:

1.At entries 21 and 22 are shown resolutions of the Woodbury County Board of Supervisors which are recorded on Roll 62 at Image 2118 and Roll 62 at Image 2120 and which relate to the establishment of a Flood Hazard Area by the Board. You should ascertain whether this property is included in the Flood Hazard Area, and, if so, the effects that such classification would have upon its marketability.

2.At entry 23 is shown the adoption of a soil and water resource conservation plan by the Woodbury Soil and Water Conservation District, filed July 29, 1992 on Roll 266 at Image 2343.

3.At entry 24 it is shown that this property is subject to zoning regulations filed August 29, 2008, on Roll 699 at Images 7213-7312 and on Roll 699 at Images 7313-7339.

4.At entry 25 it is shown that the 2025/2025 real estate taxes in the sum of \$991.00 have been paid in full.

□

Respectfully,

MOORE, CORBETT, MOELLER & MEIS, LLP.

By: Charles L. Corbett
Iowa Title Guaranty #2255

CLC/bk
25618

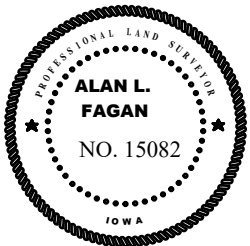
AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712 539-1471

INDEX LEGEND	
SURVEYOR: ALAN L. FAGAN	712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038	
COUNTY:	WOODBURY
SECTION(S):	32 T. 86 N., R. 46 W.
ALIQUOT PART:	PART OF THE S.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	JASON SILBERNAGEL AND CLARA J. SILBERNAGEL
REQUESTED BY:	JASON SILBERNAGEL & CLARA J. SILBERNAGEL

DATED AT SIOUX CITY, IOWA _____, 2026.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2027



Subdivision Plat Modification Disclaimer

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

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

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

PRELIMINARY DRAWING
TWISTED TIMBER ACRES ADDITION
WOODBURY COUNTY, IOWA

NOTES

SEE WARRANTY DEED ROLL 55, IMAGE 404. THIS DOCUMENT SHOWS 410' X 610' PARCEL IS FIVE ACRES MORE OR LESS. PARCEL IS 5.75 ACRES.

SEE CORRECTIVE QUIT CLAIM DEED DOCUMENT NUMBER: 2023-11086.

SEE PLAT OF SURVEY INSTRUMENT NUMBER: 2020-13997.

SEE CORNER CERTIFICATE ROLL 414, IMAGE 1649.

SEE CORNER CERTIFICATE ROLL 752, IMAGE 1346.

SEE CORNER CERTIFICATE INSTRUMENT NUMBER: 2025-01071.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LOT 1 AND LOT 2, TWISTED TIMBER ACRES ADDITION.

SETBACKS

FRONT YARD - 100'

SIDE YARD - 20'

ACCESSORY STRUCTURE - 10'

REAR YARD - 50'

ACCESSORY STRUCTURE - 10'

ZONING

AP AGRICULTURAL PRESERVATION

OWNERS/SUBDIVIDERS

JASON SILBERNAGEL AND
CLARA J. SILBERNAGEL

SURVEYOR

ALAN L. FAGAN

UTILITIES

POWER - WIPCO

TELEPHONE - LONG LINES

WATER/SEWER

PRIVATE WELL &
SEPTIC SYSTEM

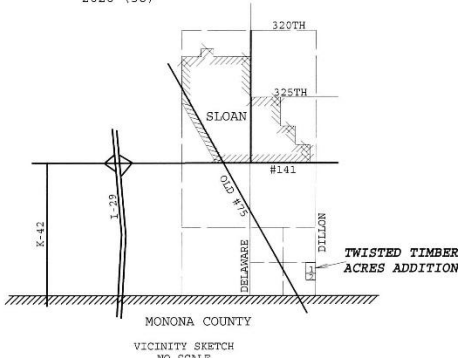
MONUMENTS

● = 5/8" ORANGE CAPPED
REBAR #14709 FOUND

○ = 1/2" YELLOW CAPPED
REBAR #15082 SET

SCALE 1"=100'

0 50 100
32-86-46 SE SE
2026 (38)



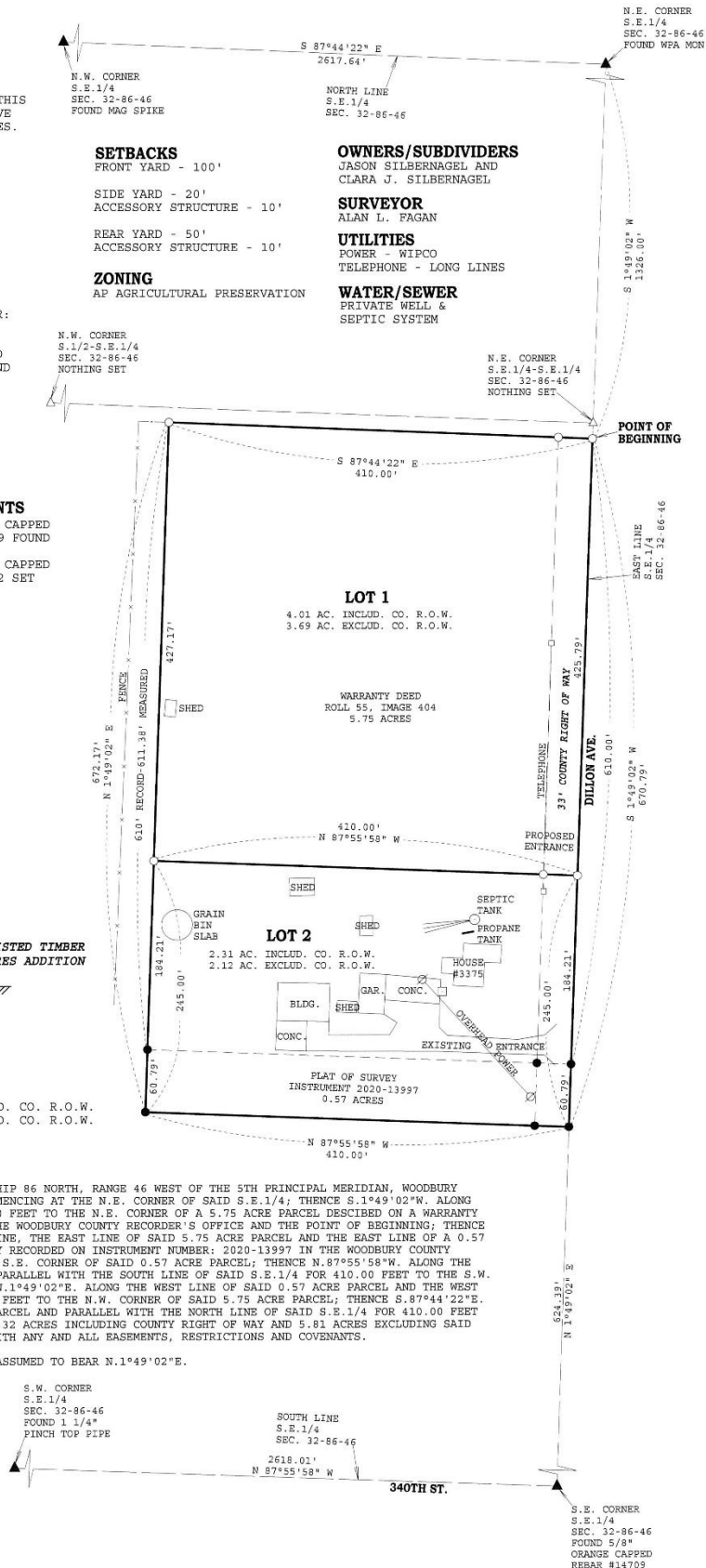
TOTAL AREA

6.32 AC. INCLUD. CO. R.O.W.
5.81 AC. EXCLUD. CO. R.O.W.

SURVEYOR'S DESCRIPTION:

PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02"W ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.1°49'02"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.87°44'22"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°49'02"E.



Planning & 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:

- 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.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- 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
- 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
- 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.

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:

- 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
- 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
- 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
- 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.

Legal Notification

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 Bhadoriya, 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:

Jul. 16, 2026

NOTICE ID: Mq4VZQK1osVaFm7B2Y2s

PUBLISHER ID: COL-IA-503452

NOTICE NAME: ZC_PHS_7-27-26

Publication Fee: \$66.20

Anjana Bhadoriya

(signed) _____

VERIFICATION

State of Florida
 County of Orange



JESSICA GORDON-THOMPSON
 Notary Public - State of Florida

Commission # HH301656
 Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: **07/16/2026**

J. R.

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
 BEFORE THE WOODBURY
 COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, July 27, 2026 at 5:00 PM** or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-484-1133 and enter the Conference ID: **638 086 5374** 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, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than **10:00 AM on Friday, July 24, 2026**.

Item One (1)
Public Hearing - MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as **Knaack Addition**. Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as apparent contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #9422730022, located in the Southwest Quarter (SW ¼) of Section 27, Township 69 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Corredonville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Corredonville. **Applicant(s)/Owner(s):** Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Corredonville, IA 51016, Property Address: 1441 Osceola Ave., Corredonville, IA 51016.

Item Two (2)
Public Hearing - MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as **Twisted Timber Acres Addition**. Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #96463420010, located in the Southeast Quarter (SE ¼) of Section 32, Township 69 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. **Applicant(s)/Owner(s):** Jason Silbernagel and Clara J. Silbernagel, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055, Property Address: 3375 Dillon Ave., Sloan, IA 51055.

The preliminary agenda for the Woodbury County Zoning Commission meeting, scheduled for Monday, July 27, 2026, at 5:00 PM will be posted on the Woodbury County website on the Zoning Commission committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Zoning Commission" (listed under the Iowa Code category). The direct link is <https://www.woodburycountyia.gov/committees/zoning-commission/>. For inquiries, call 712-279-6603 or email dpriestley@woodburycountyia.gov. COL-IA-503452

Area Property Owner(s) Notification (1000 Feet)

Property Owner(s):	Address:	City:	State:	Zip:	Comment(s):
Jason Silbernagel and Clara J. Silbernagel, husband and wife, as joint tenants with full rights of survivorship	3375 Dillon Ave	Sloan	IA	51055	No comments.
Dale B. Smith, Rita J. Nichols, Michael W. Smith and The Gene Smith Revocable Trust	906 Shannon Dr	Sloan	IA	51055	No comments.
Trustees of The Burnett G. Firstenberger, Jr. and Kathleen M. Firstenberger Revocable Living Trust U/A October 10, 2023 & Trustee of the Rebecca A. Flynn Living Trust dated October 13, 2017, and any amendments thereto & Trustees of the Peter T. Flynn Trust dated October 13, 2017, and any amendments thereto	318 W 14th St	Washington	MO	63090	No comments.
Union Pacific Railroad	1400 Douglas Stop 1640	Omaha	NE	68179-1640	No comments.
Scot-Lin L.C., an Iowa limited liability company	4860 N. Hopkins St	Milwaukee	WI	53209-0448	No comments.

Stakeholder Comments

911 COMMUNICATIONS CENTER: 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): Casey Meinen, MidAmerican Energy (July 6, 2026): "I have reviewed the following minor subdivision for MEC electric distribution and we have; no comments."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (July 15, 2026): "Have reviewed this request submitted by Jason Silbernagel and Clara J. Silbernagel. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (July 6, 2026):
"Looks good to me. Thank you."

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (July 6, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: See email below.

Daniel Priestley

From: Tina Bertrand
Sent: Wednesday, July 22, 2026 9:20 AM
To: Daniel Priestley
Subject: RE: Taxes for Parcel #864632400010

Dan,

The certified taxes for AY2024 are paid in full. However, it should be noted that the Treasurer's certification expires once the AY2025 taxes are certified to the Treasurer by the Auditor. What that means is based on the public hearing date there is a chance that the Auditor will certify taxes while the parcel owner is collecting signatures. If the plat is not filed before taxes are certified, then the parcel owner will need to pay taxes, and I may need to re-certified. Technically the Auditor is supposed to deliver taxes to the Treasurer on or before June 30th, and the Treasurer would have the obligation to collect taxes for the split. Typically, I do not sign the Treasurer's certification from now until taxes are certified. Always an issue this time of year. This will likely impact Parcel #894227300022 as well which I did not include in my comments.

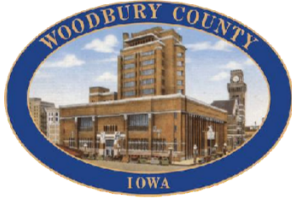
Below is the code section regarding certificate of the treasurer:

f. A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with section 354.12. A certificate of the treasurer shall expire upon the next annual delivery of the tax list from the county auditor to the county treasurer pursuant to the procedures set forth in section 443.4. An expired certificate of the treasurer shall not be considered an acceptable document presented to the recorder for recording.

443.4 Tax list delivered — informality and delay. The county auditor shall make an entry upon the tax list showing what it is, for what county and year, and deliver it to the county treasurer on or before June 30, taking the treasurer's receipt therefor; and such list shall be a sufficient authority for the treasurer to collect the taxes therein levied. No informality therein, and no delay in delivering the same after the time above specified, shall affect the validity of any taxes, sales, or other proceedings for the collection of such taxes.

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

County Engineer's Review Memo



Woodbury County Secondary Roads Department

759 E. Frontage Road · Merville, 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: July 17, 2026
Subject: Twisted Timber Acres Addition – Minor Subdivision

The Woodbury County Secondary Roads Department has completed its review of the proposed Twisted Timber Acres Addition – Minor Subdivision.

Based on our review, the subdivision plat closure appears to comply with Section 355.8 of the Code of Iowa, which establishes the requirements for subdivision plat accuracy and closure.

The plat identifies a proposed new entrance on Dillon Avenue, located north of the existing entrance. The proposed entrance will require an entrance permit from the Woodbury County Secondary Roads Department. As part of the permit review, drainage and sight distance considerations will be evaluated. Depending on field conditions, the property owner may be required to make improvements necessary to establish a minimum sight distance in accordance with current Secondary Roads standards.

Any modifications to the existing entrance will also require an entrance permit and must comply with current Woodbury County Secondary Roads standards.

Extraterritorial Review

CITY OF SLOAN, IOWA

RESOLUTION NO. 2026-15

**RESOLUTION WAIVING THE RIGHT TO REVIEW FINAL SURVEY PLAT – PART
OF THE REAL ESTATE LOCATED IN THE SE ¼ OF SECTION 32 T-86-N, R-46-W
OF THE 5th P.M., CITY OF SLOAN, WOODBURY COUNTY, IOWA**

WHEREAS, Jason Silbernagel and Clara J Silbernagel have presented a Final Plat of Real Estate, a Minor Subdivision, known as Twisted Timber Acres Addition, to the City Council of the City of Sloan, Iowa for approval of the final survey plat attached hereto; and

WHEREAS, pursuant to the provisions of Iowa Code § 354.9, the City Council of the City of Sloan, Iowa, being fully informed of the matter, desires to waive its right to review the final survey plat.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Sloan, Iowa:

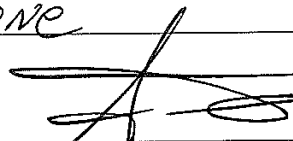
Section 1. The City Council of the City of Sloan, Iowa waives its right to review the final survey plat attached hereto.

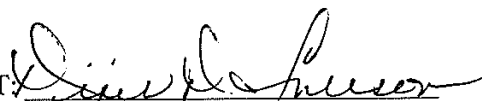
ADOPTED and APPROVED this 16th day of July 2026.

Roll Call Vote - Ayes: Mitchell, Sturlil, Bundy, Lett, Brekke

Nays: None

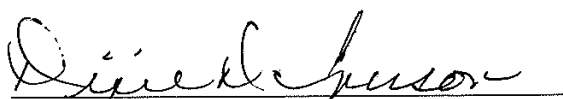
Absent: None


Robert Copple, Mayor or
Scott Brekke, Mayor Pro-Tem

ATTEST: 
Dixie Iverson, City Clerk/Treasure

I hereby certify that the foregoing constitutes a true and complete copy of a resolution duly adopted and approved by the City Council of the City of Sloan, at a regular meeting held on July 16, 2026, at which all council members were present or accounted for.

I further certify that Councilman Mitchell moved for adoption and approval of said resolution and that Councilman Sturlil seconded said motion.


Dixie Iverson, City Clerk/Treasurer

CERTIFICATE

I, Dixie D. Iverson, City Clerk/Treasurer of the City of Sloan, Iowa, hereby certify that attached hereto is a true and correct copy of Resolution No. 2026-15 duly adopted by the City Council of the City of Sloan, Iowa, at a regular meeting of the Council held on July 16, 2026, at which all Council Members were present or accounted for. I further certify that Councilperson Mitchell move for adoption of such Resolution and Councilperson Stonilil seconded such motion which thereafter, upon roll call vote, was duly adopted.

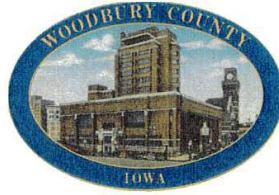
(SEAL)

Dixie D. Iverson
Dixie D. Iverson, City Clerk/Treasurer

Appendix Application

6/30/26, 4:05 PM

Application for a Minor Subdivision in Woodbury County, Iowa

#7189
CL#13827

APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

WOODBURY COUNTY
PLANNING & ZONING

JUL 2 2026

RECEIVED

RECEIVED

JUL 2 2026

WOODBURY COUNTY
PLANNING & ZONING

You may print, complete, and return this page with the required documents and payment to the Woodbury County Planning & Zoning Office, 620 Douglas Street, Sioux City, IA 51101. Before formally submitting your application, please schedule a pre-application meeting with Planning & Zoning staff at 712-279-6609.

APPLICANT AND OWNER INFORMATION

Owner: CLARA AND JASON SILBERNAGEL

Mailing Address: 3375 DILLON AVE.

City: SLOAN

State: IA

Zip: 51055

Property Address: 3375 DILLON AVE.

City: SLOAN

State: IA

6/30/26, 4:05 PM

Application for a Minor Subdivision in Woodbury County, Iowa

Zip: 51055

Phone Number: [REDACTED]

E-mail Address: [REDACTED]

SUBDIVISION LOCATION

Quarter of Section:

SE 1/4

Civil Township:

SLOAN

32-86-46

GIS Parcel Number:

864632400010

Proposed Subdivision Name:

TWISTED TIMBER ACRES ADDITION

Subdivision Area in Acres:

6.32 ACRES

Number of Lots:

2

Acres for Each Lot Individually:

LOT 1 - 4.01 AC , LOT 2 - 2.31 AC

SURVEYOR AND ATTORNEY

Surveyor Name:

ALAN FAGAN

Phone Number:

712 539-1471

Attorney:

CHUCK CORBETT

Title Opinion

June 12, 2026

78,193

Woodbury County Recorder

Sioux City, Iowa

We have examined the abstract of title to:

Part of the SE ¼ of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the NE Corner of said SE ¼; thence S 1°49'02" W along the East line of said SE ¼ for 1326.00 feet to the NE corner of a 5.75 acre parcel described on a Warranty Deed recorded on Roll 55, Image 404 in the Woodbury County Recorder's Office and the Point of Beginning; thence continuing S 1°49'02" W along said East line, the East line of said 5.75 acre parcel and the East line of a 0.57 acre parcel described on a Plat of Survey recorded on Instrument Number: 2020-13997 in the Woodbury County Recorder's Office for 670.79 feet to the SE corner of said 0.57 Acre parcel; thence N 87°55'58" W along the South line of said 0.57 parcel and parallel with the South line of said SE ¼ for 410.00 feet to the SW corner of said 0.57 acre parcel; thence N 1°49'02" E along the West line of said 0.57 acre parcel and the West line of said 5.75 acre parcel for 672.17 feet to the NW corner of said 5.75 acre parcel; thence S 87°44'22" E along the North line of said 5.75 acre parcel and parallel with the North line of said SE 1.4 for 410.00 feet to the Point of Beginning. Containing 6.32 acres including County Right of Way and 5.81 acres excluding said Right of Way. Subject to and together with any and all Easements, Restrictions and Covenants.

Said abstract commences with the root of title, October 12, 1976, contains entries 1 to 25 inclusive and ends May 13, 2026 at 5:00 pm, the last continuation being by Sedgwick Talley Abstract.

From such examination we find merchantable title to said property as shown at entry 19 in:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL,
HUSBAND AND WIFE, AS JOINT TENANTS
WITH FULL RIGHTS OF SURVIVORSHIP AND
NOT AS TENANTS IN COMMON

subject, however, to the following:

1. At entries 21 and 22 are shown resolutions of the Woodbury County Board of Supervisors which are recorded on Roll 62 at Image 2118 and Roll 62 at Image 2120 and which relate to the establishment of a Flood Hazard Area by the Board. You should ascertain whether this property is included in the Flood Hazard Area, and, if so, the effects that such classification would have upon its marketability.
2. At entry 23 is shown the adoption of a soil and water resource conservation plan by the Woodbury Soil and Water Conservation District, filed July 29, 1992 on Roll 266 at Image 2343.
3. At entry 24 it is shown that this property is subject to zoning regulations filed August 29, 2008, on Roll 699 at Images 7213-7312 and on Roll 699 at Images 7313-7339.
4. At entry 25 it is shown that the 2025/2025 real estate taxes in the sum of \$991.00 have been paid in full.

Respectfully,

MOORE, CORBETT, MOELLER & MEIS, LLP.

By: Charles L. Corbett
Iowa Title Guaranty #2255
CLC/bk
25618

7/5/26, 11:07 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864632400010

Woodbury County, IA / Sioux City

Summary

Parcel ID 864632400010
 Alternate ID
 Property 3375 DILLON AVE
 Address SLOAN IA 51055
 Sec/Twp/Rng 32-86-46
 Brief SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE
 Tax Description COR OF SE 1/4 THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT,
 THNC E 410 FT, THNC S 670.79 FT TO POB
 (Note: Not to be used on legal documents)
 Deed Book/Page (11/20/2023)
 Gross Acres 0.00
 Net Acres 0.00
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0046 SLOAN/WESTWOOD
 School District WESTWOOD COMM
 Neighborhood N/A



2012 PHOTO

Owner

Deed Holder
 SILBERNAGEL JASON & CLARA J
 3375 DILLON AVE
 SLOAN IA 51055
 Contract Holder
 Mailing Address
 SILBERNAGEL JASON & CLARA J
 3375 DILLON AVE
 SLOAN IA 51055

Land

Lot Area 5.80 Acres :252,648 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1937
 Condition Above Normal
 Roof Asph / Gable
 Flooring
 Foundation TILE
 Exterior Material Stl
 Interior Material Pls / Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,694 SF
 Main Area Square Feet 686
 Attic Type None;
 Number of Rooms 7 above; 1 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 686
 Basement Finished Area
 Plumbing 2 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat; 1 Lavatory;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches Frame 3 Seasons (180 SF);
 Decks
 Additions 1 Story Frame (280 SF);
 1 Story Frame (248 SF);
 Garages 576 SF - Det Frame (Built 1937);

7/5/26, 11:07 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864632400010

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Bin - Wire Grain Storage	GRANARY	12	18	1900	1
0	Poultry House	HEN HOUSE	14	14	1900	1
0	Poultry House	BROODER HOUSE	12	16	1900	1
0	Crib		28	36	1900	1
0	Bin - Grain Storage (Bushel)		0	0	1900	1
0	Lean-To		22	36	1900	1

Yard Extras

#1 - (1) Garage 0 SF, Frame, Average Pricing, Built 2024

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/31/2023	JOHNSON LINDA P REVOCABLE TRUST	SILBERNAGEL JASON & CLARA J	2023-11086	Quit Claim Deed	Deed		\$0.00
10/31/2023	JOHNSON LINDA P REVOCABLE TRUST	SILBERNAGEL JASON & CLARA J	2023-10385	Quit Claim Deed	Deed		\$0.00

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

Valuation

	2026	2025	2024	2023
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$72,000	\$72,000	\$48,000	\$48,000
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$156,040	\$156,040	\$145,290	\$145,290
= Gross Assessed Value	\$228,040	\$228,040	\$193,290	\$193,290
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$228,040	\$228,040	\$193,290	\$193,290

Sioux City Special Assessments and Fees

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

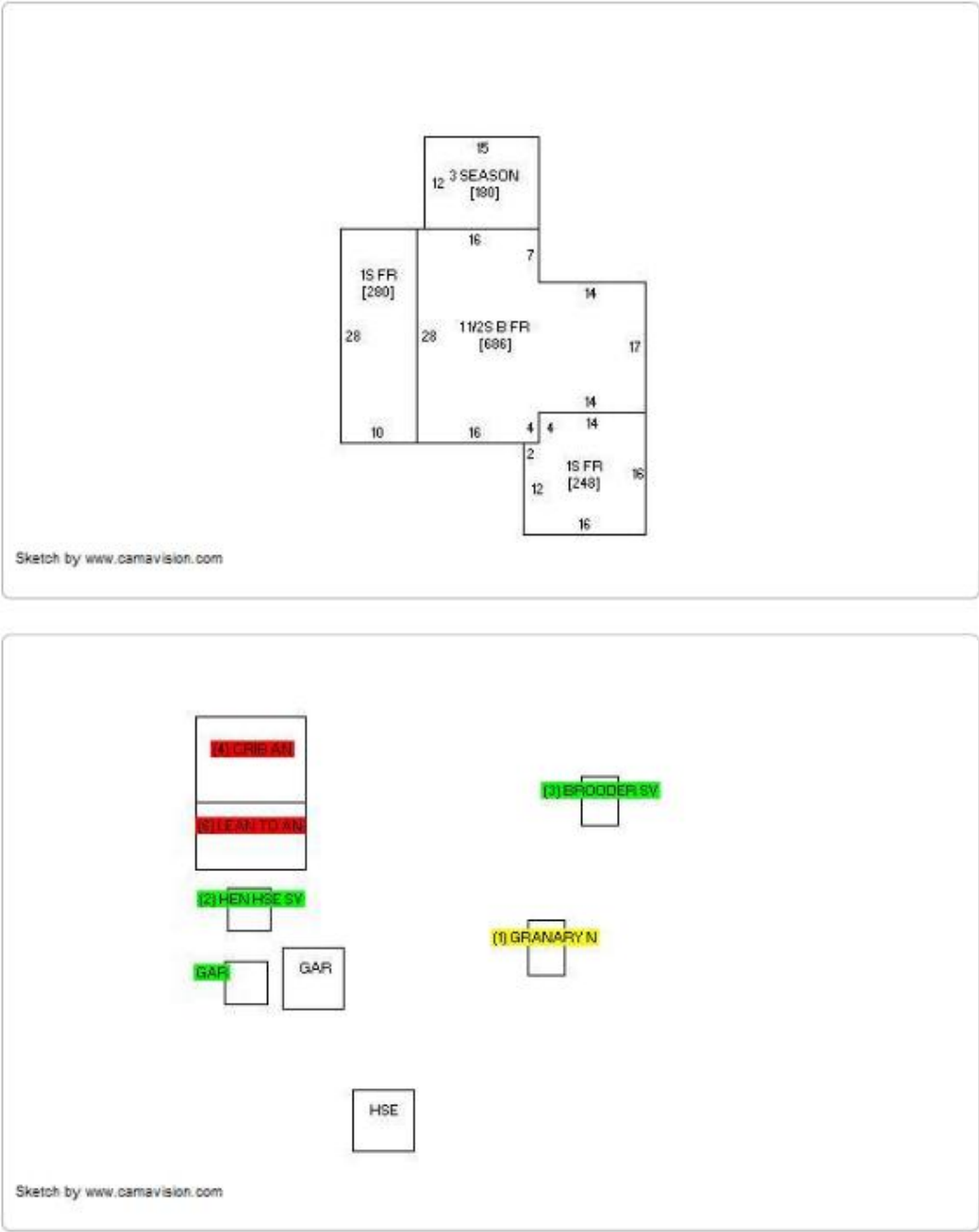
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



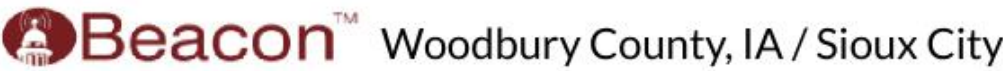
No data available for the following modules: Commercial Buildings, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/3/2026, 9:04:26 PM

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

Zoning Map



Parcel ID	864632400010	Alternate ID	n/a	Owner Address	SILBERNAGEL JASON & CLARA J
Sec/Twp/Rng	32-86-46	Class	R		3375 DILLON AVE
Property Address	3375 DILLON AVE	Acreage	n/a		SLOAN, IA 51055
	SLOAN				
District	0046				
Brief Tax Description	SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM
Developed by  **SCHNEIDER**
GEOSPATIAL

Floodplain Map



Parcel ID	864632400010	Alternate ID	n/a	Owner Address	SILBERNAGEL JASON & CLARA J
Sec/Twp/Rng	32-86-46	Class	R		3375 DILLON AVE
Property Address	3375 DILLON AVE	Acreage	n/a		SLOAN, IA 51055
	SLOAN				
District	0046				
Brief Tax Description	SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Iowa Geographic Map Server



6/30/2026, 2:41:02 PM

World Hydro Reference Overlay

Green: Band_2

Iowa - 2025 Orthophotos

Blue: Band_3

Red: Band_1

1:2,257

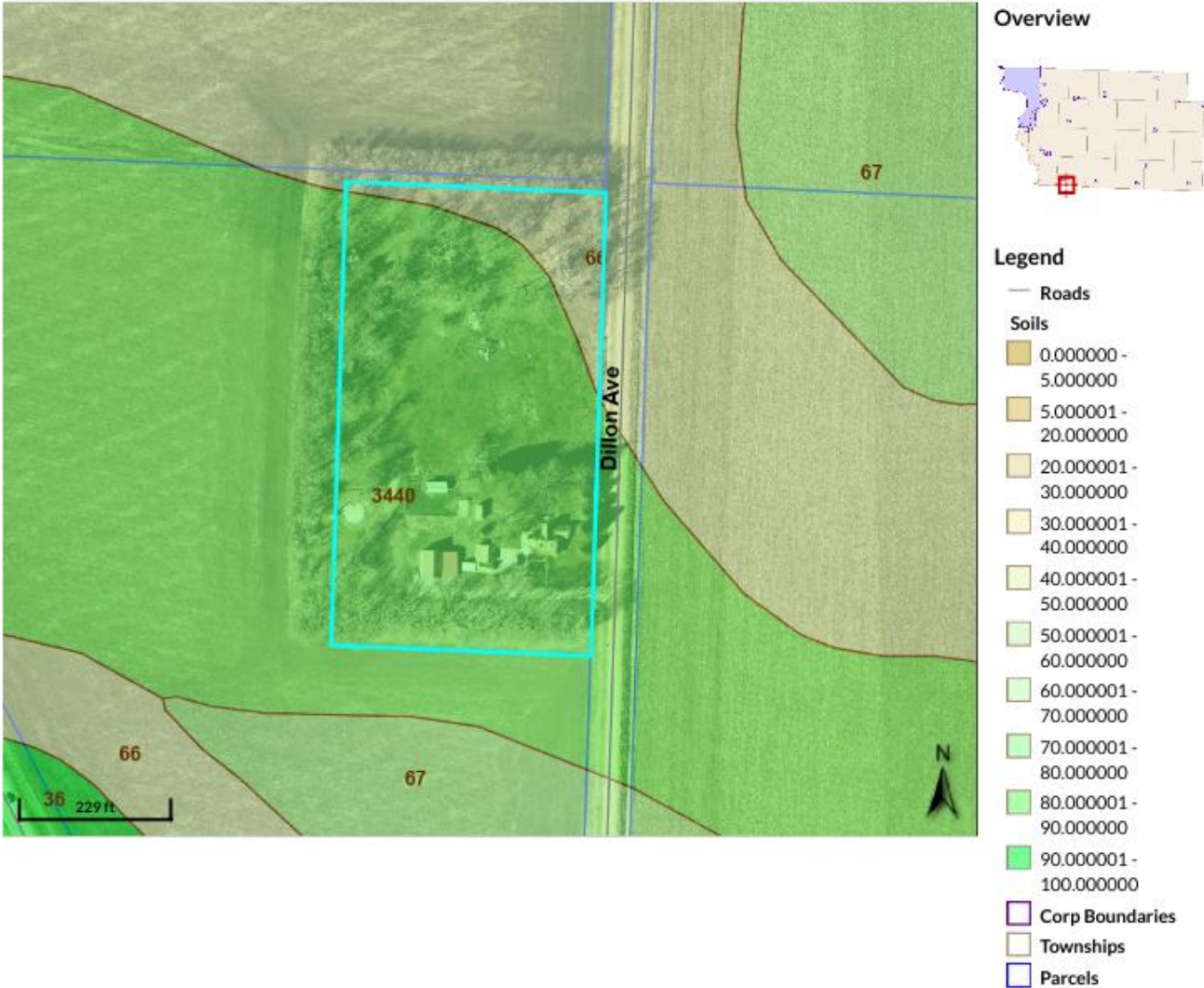
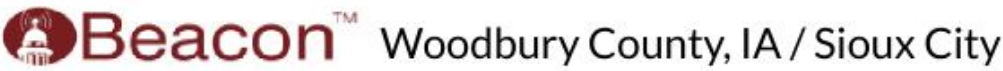
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri

Iowa State University GIS Facility

Soil Report



Parcel ID	864632400010	Alternate ID	n/a	Owner Address	SILBERNAGEL JASON & CLARA J
Sec/Twp/Rng	32-86-46	Class	R		3375 DILLON AVE
Property Address	3375 DILLON AVE	Acreage	n/a		SLOAN, IA 51055
	SLOAN				
District	0046				
Brief Tax Description	SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 7/29/26 Weekly Agenda Date: 8/4/26

Elected Official / Department Head / Citizen: Daniel Priestley

Wording for Agenda Item:

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Knaack Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894227300022.
- b. Motion to accept and approve Knaack Addition, a minor subdivision to Woodbury County, Iowa (Parcel #894227300022).

Action Required:

Approve Ordinance ☐ Approve Resolution ☒ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), has submitted an application for a two-lot minor subdivision to be named the Knaack Addition. The applicants seek to divide 13.80 total acres (11.84 acres net excluding county right-of-way) from Parcel #894227300022, located in the SW 1/4 of Section 27, T89N R42W (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard. The property is located along/near Osceola Avenue (L36) and 150th Street, east of Correctionville. This minor subdivision proposal has been properly noticed according to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. The City of Correctionville waived their extraterritorial review authority with passage and approval of Resolution No. 2026-50 on July 13, 2026. Based on the information received, the submitted plat, title opinion, agricultural uses, and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval. At their public hearing on July 27, 2026, the Zoning Commission voted 5-0 to recommend approval of the Knaack Addition minor subdivision plat to the Board of Supervisors.

Recommendation:

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 7/27/26 meeting to approve the final plat of Knaack Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894227300022.
- b. Motion to accept and approve Knaack Addition, a minor subdivision to Woodbury County, Iowa (Parcel #894227300022).

Approved by Board of Supervisors on March 17, 2026

MINOR SUBDIVISION PROPOSAL

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Application Information

Applicant(s)/Owner(s): Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (also referenced as Knaack Patrick Cheryl Irrevocable Trust; contact/related: Brad Knaack, 1307 Megans Way, Correctionville, IA 51016)

Name of Proposed Subdivision: Knaack Addition

Application Date: June 25, 2026

Number of Lots: 2 (Lot 1 and Lot 2)

Total Acres: 13.80 acres gross (including county right-of-way); 11.84 acres net (excluding county right-of-way)

Extraterritorial Review Status: City of Correctionville. Waived via Resolution 2026-50

Legal Notice Date: July 16, 2026 (Sioux City Journal)

Stakeholder(s) Notice Date: June 30, 2026

Neighbor Notice Date: July 10, 2026

Zoning Commission Public Hearing Date: July 27, 2026

Board of Supervisors Agenda Date: August 4, 2026

Attorney: W.E. (Gene) Collins

Surveyor: Alan L. Fagan, Iowa Licensed Land Surveyor No. 15082, Al Fagan Land Surveying, P.C., P.O. Box 858, Merrill, IA 51038 (712-539-1471)

Property Details

Parcel(s): 894227300022

Township: T89N

Range: 42W

Section: 27

Quarter: Southwest Quarter (SW 1/4)

Zoning District: Agricultural Preservation (AP)

Floodplain District: Area of Minimal Flood Hazard (per Beacon map)

Property Address: 1441 Osceola Ave., Correctionville IA 51016

Legal Description

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

Proposal Summary

Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), has submitted an application for a two-lot minor subdivision to be named the Knaack Addition. The applicants seek to divide 13.80 total acres (11.84 acres net excluding county right-of-way) from Parcel #894227300022, located in the SW 1/4 of Section 27, T89N R42W (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard. The property is located along/near Osceola Avenue (L36) and 150th Street, east of Correctionville. This minor subdivision proposal has been properly noticed according to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. The City of Correctionville waived their extraterritorial review authority with passage and approval of Resolution No. 2026-50 on July 13, 2026. Based on the information received, the submitted plat, title opinion, agricultural uses, and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval. At their public hearing on July 27, 2026, the Zoning Commission voted 5-0 to recommend approval of the Knaack Addition minor subdivision plat to the Board of Supervisors.

Staff Recommendation

Planning & Zoning staff recommends approval of the proposed two-lot minor subdivision as submitted.

Zoning Commission Recommendation

Thomas A. Bride

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

I, ~~CHRIS BEELMER ZANE~~ *VICE*, 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 KNAACK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 27th DAY OF July, 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 THIS 27th DAY OF July, 2026.

Thomas A. Bride
~~CHRIS BEELMER ZANE~~ *Thomas A. Bride*
CHAIRMAN Vice Chairman
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA



**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: Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Subject: Recommendation on the Proposed Knaack Addition Minor Subdivision Application on Parcel #894227300022 (1441 Osceola Ave., Correctionville, IA 51016)

Dear Board of Supervisors:

The Woodbury County Zoning Commission held a public hearing on July 27, 2026, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed Knaack Addition minor subdivision application submitted by Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as applicant contact). This application seeks to create a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #894227300022, located in the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th Principal Meridian (Union Township), for the purpose of land division.

The property is located within the Agricultural Preservation (AP) Zoning District, on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville.

The Zoning Commission recommends with a 5 to 0 vote that the Board of Supervisors approve the proposed Knaack Addition minor subdivision.

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

Dated this 27 day of July, 2026.

Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Zoning Commission Draft Minutes

Woodbury County Zoning Commission Meeting Minutes

Date: July 27, 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/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=Nca2OiPjk9o>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair (Remote), Tom Bride – Vice Chair (Acting Chair), Jeff Hanson, Corey Meister, Steve Corey (Remote)
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Al Fagan (surveyor), Jason Meihost (Croell, Inc.)

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Vice Chair Tom Bride at approximately 5:00 PM on July 27, 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 Tom Bride conducted a roll call. Commissioners Jeff Hanson, Corey Meister, and Tom Bride were present in person. Commissioners Chris Zellmer Zant and Steve Corey were present remotely (via telephone/Microsoft Teams).

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting on June 22, 2026.

- Commissioner Chris Zellmer Zant made a motion to approve the minutes. The motion was seconded by Commissioner Jeff Hanson. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 5-0 (5 ayes, 0 nays).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #894227300022) – TO BE KNOWN AS KNAACK ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), submitted an application for a two-lot minor subdivision to be named the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #894227300022, located in the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th Principal Meridian (Union

Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard. The property is located along Osceola Avenue and 150th Street east of Correctionville. The proposal was properly noticed. Neighbors within 1,000 feet and appropriate stakeholders were notified. The County Engineer reviewed the plat and found it conforms to closure requirements. Staff recommended approval.

The surveyor, Al Fagan, was present representing the applicant. No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Jeff Hanson.
- **Second:** Corey Meister
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision as presented and known as the Knaack Addition by Jeff Hanson.
- **Second:** The motion was seconded by Corey Meister.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #864632400010) – TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Jason Silbernagel and Clara J. Silbernagel submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter of the Southeast Quarter of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not in the floodplain. The property is located along Dillon Avenue in rural Sloan Township. The proposal was properly noticed. Neighbors within 1,000 feet and stakeholders were notified. The County Engineer reviewed the plat and found it conforms with closure requirements. Staff recommended approval as a basic split that does not require a rezone.

No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Corey Meister
- **Second:** Jeff Hanson
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision known as Twisted Timber Acres Addition by Corey Meister
- **Second:** Steve Corey seconded the motion.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (Parcel #894435100005) (ACTION ITEM)

Zoning Coordinator Daniel Priestley presented the staff report on the conditional use permit application submitted by Croell, Inc. (Paving Division), on behalf of the property owner Countryman James D. Revocable Trust. The application requests approval to establish and operate a temporary portable concrete batch plant to support the Iowa DOT Highway 20 Reconstruction Project. All equipment will be removed and the site restored to agricultural use upon completion of the project. The affected property consists of Parcel #894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Merville, Iowa, in the Agricultural Preservation (AP) Zoning District, Arlington Township. The property is located north of Highway 20 and east of Ida Avenue. Staff recommended approval, noting coordination with the County Engineer's office regarding gravel right-of-way maintenance and dust control.

Jason Meihost, representing Croell Incorporated, spoke in favor of the application, stating the location is safe with minimal impact on the traveling public due to existing lane closures associated with the construction project.

No questions were raised by the Commission. No other public comments were received.

- **Motion:** A motion was made to recommend to the Board of Adjustment the approval of the conditional use permit as submitted by Jeff Hanson.
- **Second:** The motion was seconded by Commissioner Steve Corey.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

Priestley noted that the Board of Adjustment will meet on August 3, 2026, at 5:00 PM for the official public hearing on this matter.

OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S) (ACTION ITEM)

Zoning Coordinator Daniel Priestley explained that following further discussion with the Auditor's staff and the County Attorney's office regarding the requirement that postings be "visible at all times," staff recommended designating the doors with glass windows at the former Douglas Street public entrance (current emergency exit) as an official posting location in addition to the existing bulletin board inside the north entrance of the Woodbury County Courthouse, and reaffirming woodburycountyiowa.gov as the primary internet presence, in compliance with House File 2490.

- **Motion:** Commissioner Chris Zellmer Zant moved to approve the designation of the doors with glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.
- **Second:** Commissioner Steve Corey seconded the motion.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

RECEIPT OF DIRECTION FROM THE WOODBURY COUNTY BOARD OF SUPERVISORS REGARDING INDUSTRIAL DATA CENTERS (ACTION ITEM)

Zoning Coordinator Daniel Priestley requested a motion to receive the direction from the Board of Supervisors to schedule discussion and analysis of industrial data centers.

- **Motion:** A motion was made to receive the direction from the Board of Supervisors by Jeff Hanson.
- **Second:** The motion was seconded by Steve Corey.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0). (See appendix).

Priestley provided background on the Board of Supervisors' directive for the Zoning Commission to develop a clearer permitting framework for industrial data centers, similar to the prior solar energy process. The Board has placed a moratorium on such applications to allow the Commission time for review. The expectation is to hold public input sessions, preferably in a town-hall format in various communities, to collect information from the public regarding unincorporated areas of Woodbury County.

After discussion, the Commission reached consensus on the following:

- Meeting time: 7:00 PM
- Preferred days: Mondays (avoiding Board of Supervisors Tuesdays and Board of Adjustment nights)
- Initial schedule of three town-hall meetings:

- August 31, 2026 – Sloan
- September 21, 2026 – Merville
- November 9, 2026 – Salix

All meetings at 7:00 PM. Locations are subject to confirmation of available facilities. Additional meetings (including possible eastern-county locations) may be scheduled based on attendance and feedback. Regular Zoning Commission meetings will continue at the Courthouse and will include work-session/discussion items related to data centers. Public comment opportunities (including electronic) will remain open throughout the process. The Commission emphasized that these sessions concern unincorporated Woodbury County policy only and are not intended to address incorporated city issues (e.g., Salix).

Public Comment on Matters Not on the Agenda

Supervisor Carper offered comments regarding potential public sensitivity in the Salix area and the need for clear messaging that the town halls address only the county ordinance for unincorporated areas. He also inquired about potential conflicts of interest. Commissioner Steve Corey noted that his acreage is approximately two miles from a potential data-center area and that he would remain neutral while participating. Supervisors Carper further advised that he will be undergoing surgery on August 12, 2026, and expects to be unavailable until late October.

Staff Update

Dan Priestley noted that the primary focus remains the data-center process and that staff will continue outreach, prepare supporting materials, and keep the Commission informed of any developments via email as needed.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 6:03 PM.

Appendix

See attached items received by the Zoning Commission.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/17/2026 Weekly Agenda Date: 6/23/2026

Elected Official / Department Head / Citizen: Mark Nelson

Wording for Agenda Item:

Direction for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Following concerns raised by staff and the public at the June 16, 2026 Board of Supervisors meeting regarding industrial data center development, the Board directs the Zoning Commission to review the Woodbury County Zoning Ordinance. The current conditional use permit procedures lack sufficient specificity for data center projects. The Commission shall evaluate the permitting process for large-scale industrial data centers using its standard review procedures and public meetings to solicit community input, and shall recommend ordinance amendments to establish clearer standards, approval criteria, and procedures.

Recommendation:

Direct for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation

7/23/26

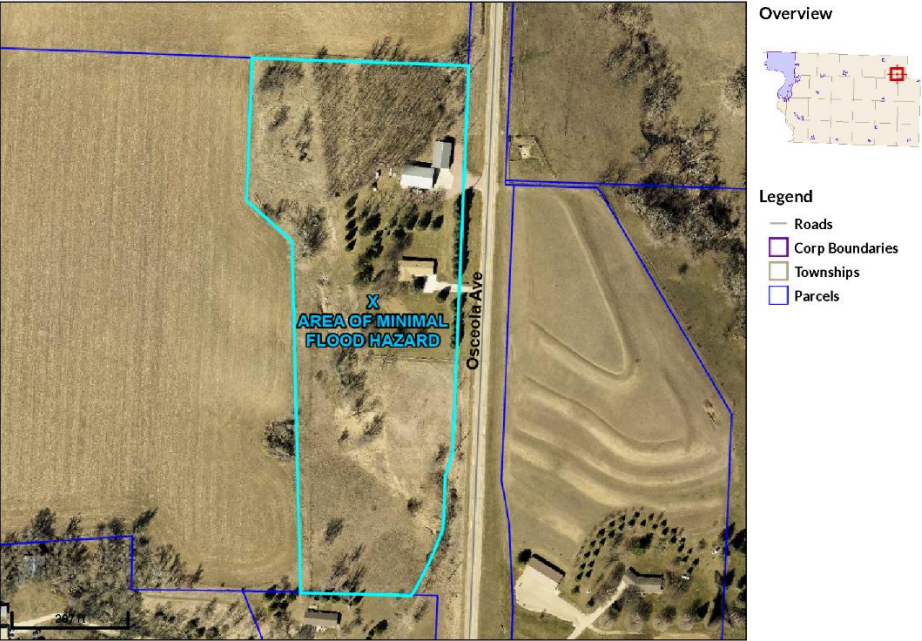
99

with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Approved by Board of Supervisors on March 17, 2026

Aerial Map

 Woodbury County, IA / Sioux City



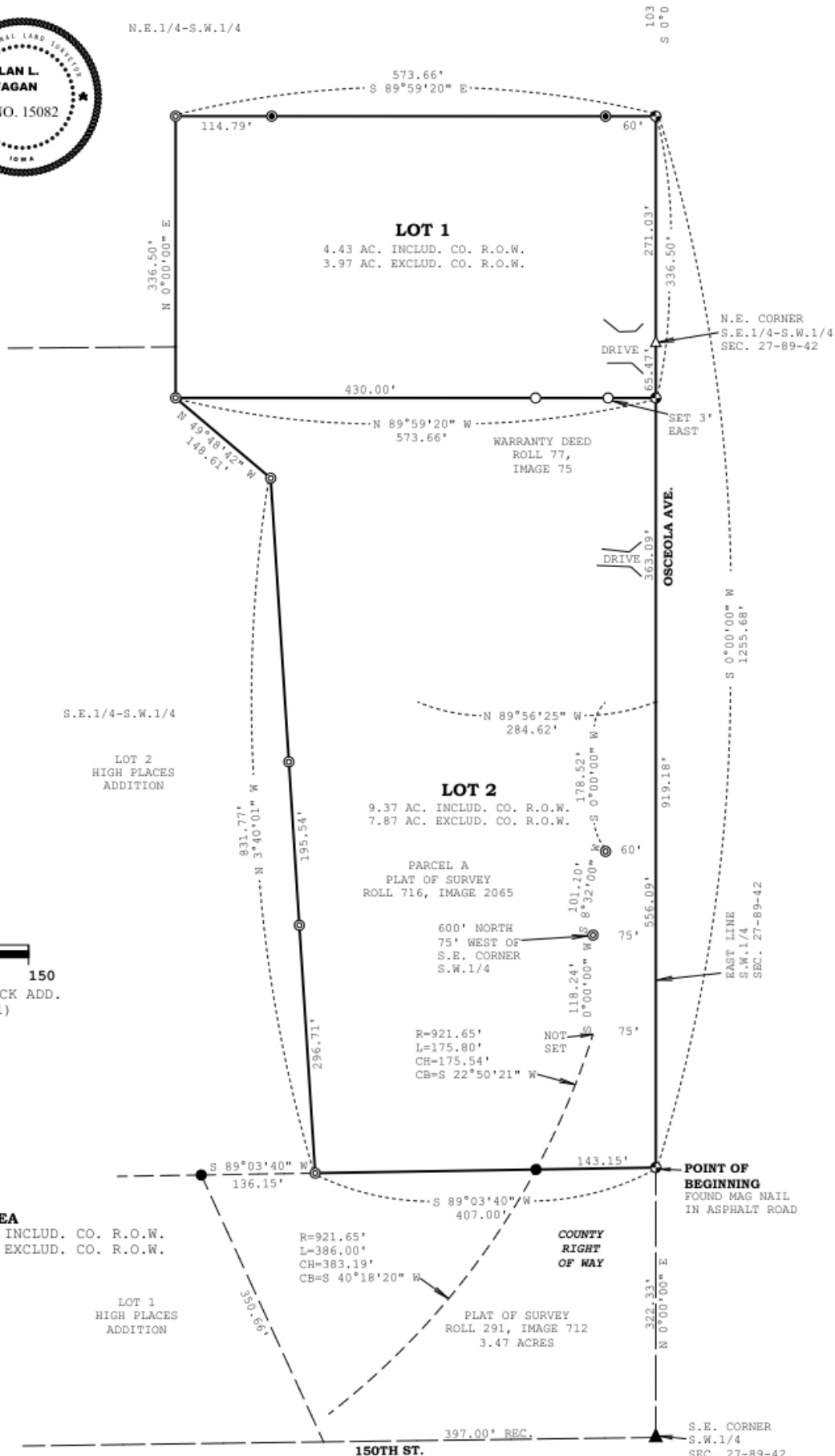
Parcel ID	894227300022	Alternate ID	n/a	Owner Address	KNAACK PATRICK CHERYL IRREVOCABLE TRUST
Sec/Twp/Rng	27-89-42	Class	R		1441 OSCEOLA AVE
Property Address		Acreage	11.86		CORRECTIONVILLE, IA 51016
District	0019				
Brief Tax Description	UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT, THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68 FT TO POB (EX ROAD RIGHT OF WAY)				
	(Note: Not to be used on legal documents)				

Date created: 6/25/2026
Last Data Uploaded: 6/25/2026 2:37:35 PM

Developed by  SCHNEIDER
GEOSPATIAL

Plat Excerpt

27-89-42 KNAACK ADD.
2026 (51)



NOTES

SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 117, PAGE 617.

31, 2026

FINAL PLAT
KNAACK ADDITION
WOODBURY COUNTY, IOWA

SURVEYOR'S DESCRIPTION:

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:
THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF KNAACK ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA _____, 2026.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2027



AREA BREAKDOWN LOT 1

PT. N.E.1/4-S.W.1/4
3.60 AC. INCLUD. CO. R.O.W.
3.29 AC. EXCLUD. CO. R.O.W.

PT. S.E.1/4-S.W.1/4
0.83 AC. INCLUD. CO. R.O.W.
0.74 AC. EXCLUD. CO. R.O.W.

OWNER/SUBDIVIDER

SCOTT A. KNAACK, TRUSTEE OF THE
CHERYL KNAACK PATRICK IRREVOCABLE
TRUST

SURVEYOR

ALAN L. FAGAN

MONUMENTS

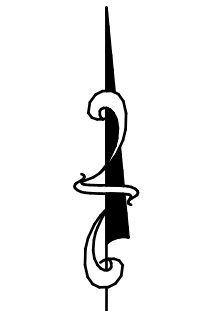
⊙= 5/8" REBAR FOUND

●= 5/8" YELLOW CAPPED
REBAR #12090 FOUND

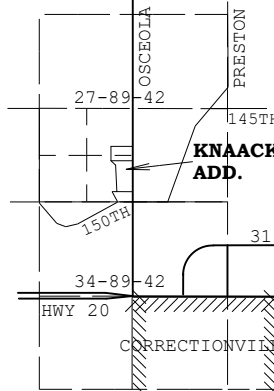
⊙= 1/2" YELLOW CAPPED
REBAR #15082 FOUND

○= 1/2" YELLOW CAPPED
REBAR #15082 SET

⊙= MAG NAIL SET IN
ASPHALT ROAD
(UNLESS NOTED)



0 75 150
27-89-42 KNAACK ADD.
2026 (51)



TOTAL AREA

13.80 AC. INCLUD. CO. R.O.W.
11.84 AC. EXCLUD. CO. R.O.W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS KNAACK ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____, 2026.

SCOTT A. KNAACK

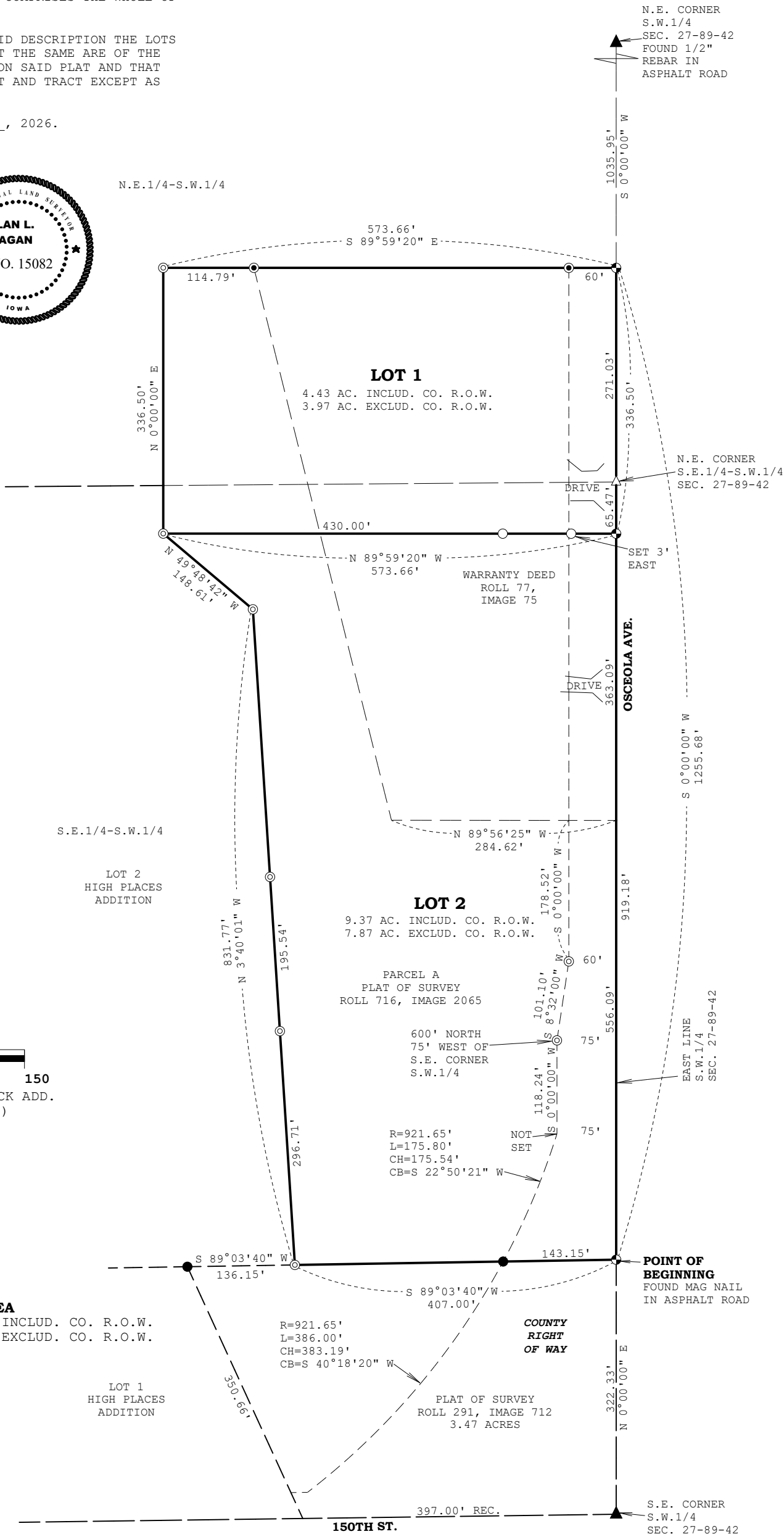
STATE OF IOWA : SS

WOODBURY COUNTY:

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED SCOTT A. KNAACK, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: _____



NOTES

SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 117, PAGE 617.

SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 1273, PAGE 50.

SEE PLAT OF SURVEY ROLL 291, IMAGE 712.

SEE ELECTRIC EASEMENT ROLL 662, IMAGE 1948.

SEE CORNER CERTIFICATE ROLL 712, IMAGE 11134.

SEE PLAT OF SURVEY ROLL 716, IMAGE 2065.

SEE CORNER CERTIFICATE ROLL 732, IMAGE 5583.

SEE WARRANTY DEED DOCUMENT NO. 2022-03269.

SEE PLAT OF HIGH PLACES ADDITION, WOODBURY COUNTY, IOWA.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT KNAACK ADDITION.

BOARD OF SUPERVISORS' RESOLUTION

RESOLUTION NO.

RESOLUTION ACCEPTING AND APPROVING KNAACK ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE ____ DAY OF _____, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS KNAACK ADDITION, WOODBURY COUNTY, IOWA; AND

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

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

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

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF KNAACK ADDITION, 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 _____, 2026.

MARK NELSON

CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:

MICHELLE K. SKAFF
SECRETARY

COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

LAURA SIEVERS, P.E.

COUNTY ENGINEER
WOODBURY COUNTY, IOWA

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

I, CHRIS 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 KNAACK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE ____ DAY OF _____, 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 THIS ____ DAY OF _____, 2026.

CHRIS ZELLMER ZANT

CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 202____, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

TYLER MOGENSEN

WOODBURY COUNTY ASSESSOR

TREASURER'S 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 _____

TINA BERTRAND

TREASURER,
WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF KNAACK ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2026.

MICHELLE K. SKAFF

WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS

COUNTY OF WOODBURY:

DOCKET NO: _____

FILED FOR RECORD, THIS ____ DAY OF _____, 202____ AT _____

O'CLOCK ____M. RECORDED IN PLAT ENVELOPE _____, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

MICHELLE K. SKAFF

AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

BY: DIANE SWOBODA PETERSON, DEPUTY

Mr. Brad Knaack
1307 Megans Way
Correctionville, IA 51016

Dear Mr. Knaack:

At your request I have examined the Abstract of Title to:

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

also described as follows:

A parcel of land located in the Southwest Quarter (SW ¼) of said Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the Southwest (SW) ¼ Corner of said Section 27; thence due North 880 feet to the point of beginning; thence West 285 feet; thence North 14 Degrees 02' West 721.55 feet then East 460 feet; thence South 700 feet to the point of beginning. Said parcel contains 5.99 acres, more or less, including 0.96 acres, more or less of public road right of way; and Part of the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the Southeast (SE) ¼ Corner of said Southwest Quarter (SW ¼) and the Southeast (SE) Corner of a parcel described on a plat of survey recorded on Roll 291, Image 712 in the Woodbury County Recorder's Office; thence North 0 Degrees 0'00" East along the East line of said Southwest Quarter (SW ¼) and the East line of said parcel for 322.33 feet to the Northeast (NE) Corner of said parcel and the point of beginning; thence South 89 Degrees 03'30" West along the North line of said parcel for 407 feet; thence North 3 Degrees 40'00" West for 831.77 feet; thence North 49 Degrees 48'42" West for 148.61 feet; thence North 0 Degrees 0'00" East for 336.50 feet; thence South 89 Degrees 59'20" East for 114.79 feet to the Northwestly Corner of a parcel described on a Warranty Deed recorded on Roll 77, Image 75 in the Woodbury County Recorder's Office; thence S 13 Degrees 59'27" East along a Westerly line of said parcel for 720.76 feet to the Southwesterly Corner of said parcel; thence S 89 Degrees 56'25" East along the South line of said parcel for 285 feet to the Southeast (SE) Corner of said parcel and the East line of said Southwest Quarter (SW ¼); thence South 0 Degrees 0'00" West along said East line for 556.09 feet to the point of beginning. Containing 7.83 acres including county right of way and 6.83 acres excluding said right of way. Subject and together with any and all easements. NOTE: The East line of said Southwest Quarter (SW ¼) is assumed to bear North 0 Degrees 0'00" East,

as evidenced by Abstract of Title thereto which you have caused to be delivered to me and which consists of one part, being Abstract of Title last certified as No. 332524 of Engleason Abstract Company, Sioux City, Iowa, consisting of 38 entries on 39 typewritten pages, commencing with United States Patent dated November 1, 1860, and filed of record on September 16, 1912, in Book O, Page 625 in the Office of the Woodbury County, Iowa, Recorder. The Abstract of Title was prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and is certified to as complete and accurate to the ____ day of _____, 2026, at a/p m.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST DATED MARCH 7, 2022, by virtue of a Warranty Deed from Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder, all subject, however, to the following defects, qualifications and encumbrances:

1. Entry No. 31 of Abstract 332524 discloses a Warranty Deed by which Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, conveyed the captioned real estate to the current titleholder (trust.) The deed is dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder. In order to convey the property examined to a third party purchaser, there must be filed of record a Trustee's Affidavit in substantially the form required by Iowa Code Section 614.14(2) and a Purchaser's Affidavit of the immediate purchaser from the Trustee or an Affidavit of a subsequent purchaser, stating that it relied on the Trustee's Affidavit and has no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee. The property should be conveyed to a third party purchaser via execution and filing of a Trustee Warranty Deed.

2. Entry No. 25 of Abstract 332524 discloses the filing of a Plat of Survey prepared by Alan L. Fagan, Iowa Licensed Land Surveyor, as filed of record on May 12, 2011, on Roll 716, Image 2065 in the Office of the Woodbury County, Iowa, Recorder. Said Survey shows a 33' roadway easement running along the East side of the property, clarifies the specific dimension and defines the metes and bounds description of the real estate which be the object of this Abstract of Title Opinion. The property is shown to contain 7.83 gross acres with 6.83 net acres. You are also bound to take notice of any Easements or setback lines appearing on the face of said Plat, and of any restrictive covenants which may affect the use and enjoyment of the real estate examined. For further particulars, please examine the Abstract Entry or the Plat of Survey as filed of record.

3. As shown at Entry No. 7 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 18, 1952, and filed of record on April 22, 1952, in Book 697, Page 192 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys unto Woodbury County, Iowa, for road purposes and for use as a public highway a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.

4. As shown at Entry No. 10 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 12, 1971, and filed of record on April 20, 1971, in Book 1273, Page 50 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys for road purposes a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.

5. Entry No. 24 of Abstract 332524 discloses that the property may be subject to an Easement Agreement in favor of Mid-American Energy Company dated October 4, 2004, and filed of record on October 25, 2004 on Roll 662, Image 1948 in the Office of the Woodbury County, Iowa, Recorder. Said Agreement grants to Mid-American Energy Company, an Iowa Corporation, its successors and assigns, a perpetual right-of-way Easement in, upon, over, across and along a portion of the described real estate for the purposes of constructing, reconstructing, operating, maintaining and removing electric transmission and/or distribution lines to be located on the premises, including the necessary poles, wires and other appurtenances for the transmission and distribution of electric energy and for communication and electrical controls, together with the right of ingress and egress and the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines, upon, over, along and across the portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement Agreement as filed of record.

6. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the conditions and acquired the property without knowing about such conditions.

7. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.

8. Real estate taxes for fiscal year 2024-2025 in the total amount of \$2,690 and taxes for previous years are shown as paid in full. Parcel No. 894227300022.

9. If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.[]

10. The Abstract contains a Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Woodbury County, Iowa, for Notices of Commencement of Work posted, Preliminary Notices posted and/or Mechanic Liens(s) indexed against property described herein and the Abstractor found: NONE. The Abstractor assumes no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.

11. This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.

12. You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We make no finding to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS
IOWA TITLE GUARANTY NO. 3013
WEC:c

DATE OF SURVEY: MARCH 31, 2026	
INDEX LEGEND	
SURVEYOR: ALAN L. FAGAN	712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C.	
P.O. BOX 858 - MERRILL, IA 51038	
COUNTY:	WOODBURY
SECTION(S):	27 T. 89 N., R. 42 W.
ALIQUOT PART:	PART OF THE S.W.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	CHERYL KNAACK PATRICK IRREVOCABLE TRUST
REQUESTED BY:	BRAD KNAACK

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712 539-1471

Subdivision Plat Modification Disclaimer

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

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

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

Planning & 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:

- 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.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- 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
- 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
- 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.

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:

- 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
- 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
- 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
- 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.

Legal Notification

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 Bhadoriya, 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:

Jul. 16, 2026

NOTICE ID: Mq4VZQK1osVaFm7B2Y2s

PUBLISHER ID: COL-IA-503452

NOTICE NAME: ZC_PHS_7-27-26

Publication Fee: \$66.20

Anjana Bhadoriya

(signed) _____

VERIFICATION

State of Florida
 County of Orange



JESSICA GORDON-THOMPSON
 Notary Public - State of Florida

Commission # HH301656
 Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: **07/16/2026**

J. R. A.

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
 BEFORE THE WOODBURY
 COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, July 27, 2026 at 5:00 PM** or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-484-1133 and enter the Conference ID: **638 086 5374** 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, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than **10:00 AM on Friday, July 24, 2026**.

Item One (1)

**Public Hearing - MINOR SUBDIVISION
 PROPOSED MINOR SUBDIVISION:** To be known as **Knaack Addition**, Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack, as apparent contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #9427303022, located in the Southwest Quarter (SW ¼) of Section 27, Township 69 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville. **Applicant(s)/Owner(s):** Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Correctionville, IA 51016, Property Address: 1441 Osceola Ave., Correctionville, IA 51016.

Item Two (2)

**Public Hearing - MINOR SUBDIVISION
 PROPOSED MINOR SUBDIVISION:** To be known as **Twisted Timber Acres Addition**, Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #6463420010, located in the Southeast Quarter (SE ¼) of Section 32, Township 66 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. **Applicant(s)/Owner(s):** Jason Silbernagel and Clara J. Silbernagel, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055, Property Address: 3375 Dillon Ave., Sloan, IA 51055.

The preliminary agenda for the Woodbury County Zoning Commission meeting, scheduled for Monday, July 27, 2026, at 5:00 PM will be posted on the Woodbury County website on the Zoning Commission committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Zoning Commission" (listed under the Iowa Code category). The direct link is <https://www.woodburycountyia.gov/committees/zoning-commission/>. For inquiries, call 712-279-6603 or email dpriestley@woodburycountyia.gov. COL-IA-503452

Area Property Owner(s) Notification (1000 Feet)

Property Owner(s):	Address:	City:	State:	Zip:	Comment(s):
Trustee of the Cheryl Knaack Patrick Irrevocable Trust dated March 7, 2022	1441 Osceola Ave	Correctio nville	IA	51016	No comments.
Trustee of the David G. Linn Revocable Trust	1410 Michigan Ave	Correctio nville	IA	51016	No comments.
Gabe Demarest and Jo L. Demarest	4199 150th St	Correctio nville	IA	51016	No comments.
Karen D. Utesch Revocable Living Trust Dated July 11, 2017	4559 Talbot Road	Sioux City	IA	51103-1025	No comments.
Lloyd E. Parker and Jody K. Parker, Husband and wife, as joint tenants with full rights of survivorship	4161 150th St	Correctio nville	IA	51016-8072	Phone conversation on July 20, 2026. Inquired about the project and its impact on property taxes. Stated it was not a rezone. Just a split of a parcel via the minor subdivision procedure.
Trustee of the Revocable Trust of Lloyd E. Parker 2020	4161 150th St	Correctio nville	IA	51016	No comments.
Mark A. Demarest and Jo L. Demarest, Husband and wife, as joint tenants with full rights of survivorship	4197 150th St	Correctio nville	IA	51016	No comments.
Trustee of the David G. Linn Revocable Trust	1410 Michigan Ave	Correctio nville	IA	51016	No comments.
The Estate of Lucille McCormick	1551 Osceola Ave	Correctio nville	IA	51016	No comments.
Alan L. Linn and Jayne E. Linn, Husband and wife, as joint tenants with full rights of survivorship	3939 130th St	Correctio nville	IA	51016	No comments.
Kathleen Hoffmann	213 Elm St	Correctio nville	IA	51016	No comments.
Chase Earnest Fitch	1488 Lenox Ave	Correctio nville	IA	51016-8145	No comments.

Stakeholder Comments

911 COMMUNICATIONS CENTER: 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.

LOGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (June 30, 2026):" I have reviewed the following proposed minor subdivision for MEC electric distribution, and we have no conflicts. The petitioner should be made aware that any requested extension or relocation of our facilities may be subject to a customer contribution."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (July 6, 2026): " Have reviewed this proposed Knaack Addition minor subdivision. NIPCO has no issues with this proposal."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEGBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (July 6, 2026): "Looks good to me. Thank you."

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (June 30, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, (July 8, 2026): "Treasurers office does not have any comments." See updated email below.

Daniel Priestley

From: Tina Bertrand
Sent: Wednesday, July 22, 2026 9:20 AM
To: Daniel Priestley
Subject: RE: Taxes for Parcel #864632400010

Dan,

The certified taxes for AY2024 are paid in full. However, it should be noted that the Treasurer's certification expires once the AY2025 taxes are certified to the Treasurer by the Auditor. What that means is based on the public hearing date there is a chance that the Auditor will certify taxes while the parcel owner is collecting signatures. If the plat is not filed before taxes are certified, then the parcel owner will need to pay taxes, and I may need to re-certify. Technically the Auditor is supposed to deliver taxes to the Treasurer on or before June 30th, and the Treasurer would have the obligation to collect taxes for the split. Typically, I do not sign the Treasurer's certification from now until taxes are certified. Always an issue this time of year. This will likely impact Parcel #894227300022 as well which I did not include in my comments.

Below is the code section regarding certificate of the treasurer:

f. A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with section 354.12. A certificate of the treasurer shall expire upon the next annual delivery of the tax list from the county auditor to the county treasurer pursuant to the procedures set forth in section 443.4. An expired certificate of the treasurer shall not be considered an acceptable document presented to the recorder for recording.

443.4 Tax list delivered — informality and delay. The county auditor shall make an entry upon the tax list showing what it is, for what county and year, and deliver it to the county treasurer on or before June 30, taking the treasurer's receipt therefor; and such list shall be a sufficient authority for the treasurer to collect the taxes therein levied. No informality therein, and no delay in delivering the same after the time above specified, shall affect the validity of any taxes, sales, or other proceedings for the collection of such taxes.

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

County Engineer's Review Memo



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, 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: July 17, 2026

Subject: Knaack Addition – Minor Subdivision

The Woodbury County Secondary Roads Department has completed its review of the Knaack Addition Minor Subdivision.

The plat closure appears to comply with Section 355.8 of the Iowa Code, which governs subdivision plats and closure accuracy.

The plat does not identify any proposed new entrances or access points to the county road system. If a new entrance is proposed in the future, an entrance permit will be required. As part of the permit review process, sight distance and other safety conditions will be evaluated, and the property owner may be required to make improvements to provide the required safe sight distance.

Any modifications to an existing entrance will also require an entrance permit and must meet current Woodbury County entrance standards.

Extraterritorial Review

RESOLUTION NO. 2026-50

**A RESOLUTION WAIVING THE CITY OF CORRECTIONVILLE'S RIGHT TO
EXTRATERRITORIAL REVIEW OF THE FINAL PLAT OF KNAACK ADDITION, A MINOR
SUBDIVISION IN WOODBURY COUNTY, IOWA**

WHEREAS, the City of Correctionville, Iowa, has been presented with the Final Plat of **Knaack Addition**, a Minor Subdivision located in Woodbury County, Iowa; and

WHEREAS, the proposed subdivision lies within the City's extraterritorial subdivision review jurisdiction; and

WHEREAS, pursuant to the City Code of the City of Correctionville and applicable provisions of the Code of Iowa, the City Council may waive its right to conduct an extraterritorial review of a subdivision plat; and

WHEREAS, the City Council has reviewed the matter and finds it to be in the best interest of the City to waive its right to review the Final Plat of Knaack Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Correctionville, Iowa, that the City hereby declines to exercise its right of extraterritorial review and formally waives its right to review the Final Plat of Knaack Addition, a Minor Subdivision in Woodbury County, Iowa.

PASSED AND APPROVED by the City Council of the City of Correctionville, Iowa, this 13 day of July, 2026.

Motion by Council Member Volkert.

Second by Council Member Heilman.

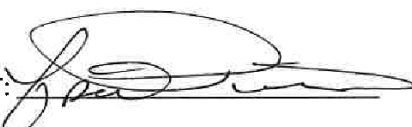
Roll Call Vote:

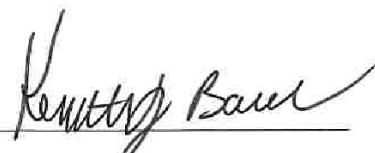
AYES: Alioth, Hansen, Petty, Heilman, Volkert

NAYS: None

ABSENT: None

ABSTAIN: None

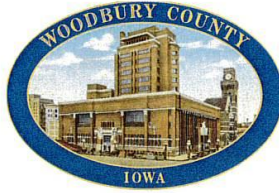
ATTEST: 
April Putzier, City Clerk

APPROVED: 
Ken Bauer, Mayor

Appendix Application

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa



RECEIVED

JUN 25 2026

APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

#7184
CL#13822 \$300

You may print, complete, and return this page with the required documents and payment to the Woodbury County Planning & Zoning Office, 620 Douglas Street, Sioux City, IA 51101. Before formally submitting your application, please schedule a pre-application meeting with Planning & Zoning staff at 712-279-6609.

APPLICANT AND OWNER INFORMATION

Owner:

CHERYL KNAACK PATRICK IRREVOCABLE TRUST

Mailing Address:

1441 OSCEOLA AVE.

City:

CORRECTIONVILLE

State:

IOWA

Zip:

51016

Property Address:

1441 OSCEOLA AVE.

City:

CORRECTIONVILLE

State:

IA

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Zip:

51016

Phone Number:

BRAD KNAACK

E-mail Address:

SUBDIVISION LOCATION

Quarter of Section:

SW 1/4

Civil Township:

UNION

SECTION 27-89-42

GIS Parcel Number:

89 42273000 22 - AP

Proposed Subdivision Name:

KNAACK ADDITION

Subdivision Area in Acres:

13.80 ACRES

Number of Lots:

2

Acres for Each Lot Individually:

LOT 1 - 4.43 ACRES

LOT 2 - 9.37 ACRES

SURVEYOR AND ATTORNEY

Surveyor Name:

ALAN L. FAGAN

Phone Number:

712 539-1471

Attorney:

W.E. (GENE) COLLINS

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Phone:

712 546-8844

Email:

genecollins@lemarslaw.net

OWNER CONSENT

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

Owner's signature:



ALAN FAGAN FOR OWNER

Owner Name Print:

CHERYL KNAACK PATRICK

Date:

JUNE 17, 2026

REQUIRED ATTACHMENTS

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

FOR OFFICE USE ONLY

Zoning Director:

Dan Priestley

Date Received:

June 25, 2026

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

DESCRIPTION AND FEES**Final plat – 4 lots or less**

\$300* + Additional Fees

Final plat – more than 4 lots

\$300* + \$5.00 per lot + Additional Fees

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

This content was printed from the County website at [WOODBURYCOUNTYIOWA.GOV](https://www.woodburycountyiowa.gov) on June 17, 2026.

Title Opinion

Mr. Brad Knaack
1307 Megans Way
Correctionville, IA 51016

Dear Mr. Knaack:

At your request I have examined the Abstract of Title to: PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0 00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89 03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3 40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49 48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0 00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89 59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0 00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0 00'00"E.

also described as follows:

A parcel of land located in the Southwest Quarter (SW ¼) of said Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the South Quarter (S ¼) Corner of said Section 27; thence due North 880 feet to the point of beginning; thence West 285 feet; thence North 14 Degrees 02' West 721.55 feet then East 460 feet; thence South 700 feet to the point of beginning. Said parcel contains 5.99 acres, more or less, including 0.96 acres, more or less of public road right of way; AND Part of the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the Southeast (SE) Corner of said Southwest Quarter (SW ¼) and the Southeast (SE) Corner of a parcel described on a plat of survey recorded on Roll 291, Image 712 in the Woodbury County Recorder's Office; thence North 0 Degrees 0'00" East along the East line of said Southwest Quarter (SW ¼) and the East line of said parcel for 322.33 feet to the Northeast (NE) Corner of said parcel and the point of beginning; thence South 89 Degrees 03'30" West along the North line of said parcel for 407 feet; thence North 3 Degrees 40'00" West for 831.77 feet; thence North 49 Degrees 48'42" West for 148.61 feet; thence North 0 Degrees 0'00" East for 336.50 feet; thence South 89 Degrees 59'20" East for 114.79 feet to the Northwesterly Corner of a parcel described on a Warranty Deed recorded on Roll 77, Image 75 in the Woodbury County Recorder's Office; thence S 13 Degrees 59'27" East along a Westerly line of said parcel for 720.76 feet to the Southwesterly Corner of said parcel; thence S 89 Degrees 56'25" East along the South line of said parcel for 284.62 feet to the Southeast (SE) Corner of said parcel and the East line of said Southwest Quarter (SW ¼); thence South 0 Degrees 0'00" West along said East line for 556.09 feet to the point of beginning. Containing 7.83 acres including county right of way and 6.83 acres excluding said right of way. Subject and together with any and all easements. NOTE: The East line of said Southwest Quarter (SW ¼) is assumed to bear North 0 Degrees 0'00" East,

as evidenced by Abstract of Title thereto which you have caused to be delivered to me and which consists of one part, being Abstract of Title last certified as No. 332524 of Engleson Abstract Company, Sioux City, Iowa, consisting of 38 entries on 39 typewritten pages, commencing with the United States Patent dated November 1, 1860, and filed of record on September 16, 1912, in Book O, Page 625 in the Office of the Woodbury County, Iowa, Recorder. The Abstract of Title was prepared pursuant to

Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and is certified to as complete and accurate to the ____ day of _____, 2026, at _____ a/p m.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST DATED MARCH 7, 2022, by virtue of a Warranty Deed from Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder, all subject, however, to the following defects, qualifications and encumbrances:

1. Entry No. 31 of Abstract 332524 discloses a Warranty Deed by which Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, conveyed the captioned real estate to the current titleholder (trust.) The deed is dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder. In order to convey the property examined to a third party purchaser, there must be filed of record a Trustee's Affidavit in substantially the form required by Iowa Code Section 614.14(2) and a Purchaser's Affidavit of the immediate purchaser from the Trustee or an Affidavit of a subsequent purchaser, stating that it relied on the Trustee's Affidavit and has no notice or knowledge of any adverse claims arising out of the execution and recording of a Deed from the Trustee. The property should be conveyed to a third party purchaser via execution and filing of a Trustee Warranty Deed.
2. Entry No. 25 of Abstract 332524 discloses the filing of a Plat of Survey prepared by Alan L. Fagan, Iowa Licensed Land Surveyor, as filed of record on May 12, 2011, on Roll 716, Image 2065 in the Office of the Woodbury County, Iowa, Recorder. Said Survey shows a 33' roadway easement running along the East side of the property, clarifies the specific dimension and defines the metes and bounds description of the real estate which be the object of this Abstract of Title Opinion. The property is shown to contain 7.83 gross acres with 6.83 net acres. You are also bound to take notice of any Easements or setback lines appearing on the face of said Plat, and of any restrictive covenants which may affect the use and enjoyment of the real estate examined. For further particulars, please examine the Abstract Entry or the Plat of Survey as filed of record.
3. As shown at Entry No. 7 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 18, 1952, and filed of record on April 22, 1952, in Book 697, Page 192 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys unto Woodbury County, Iowa, for road purposes and for use s a public highway a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.
4. As shown at Entry No. 10 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 12, 1971, and filed of record on April 20, 1971, in Book 1273, Page 50 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys for road purposes a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.
5. Entry No. 24 of Abstract 332524 discloses that the property may be subject to an Easement Agreement in favor of Mid-American Energy Company dated October 4, 2004, and filed of record on October 25, 2004 on Roll 662, Image 1948 in the Office of the Woodbury County, Iowa, Recorder. Said Agreement grants to Mid-American Energy Company, an Iowa Corporation, its successors and assigns, a perpetual right-of-way Easement in, upon, over, across and along a portion of the described real estate for the purposes of constructing, reconstructing, operating, maintaining and removing electric transmission and/or distribution lines to be located on the premises, including the necessary poles, wires and other appurtenances for the transmission and distribution of electric energy and for communication and electrical controls, together with the right of ingress and egress and the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines, upon, over, along and across a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement Agreement as filed of record.
6. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the conditions and acquired the property without knowing about such conditions.

7. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.
8. Real estate taxes for fiscal year 2024-2025 in the total amount of \$2,690 and taxes for previous years are shown as paid in full. Parcel No. 894227300022.
9. If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.
10. The Abstract contains a Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Woodbury County, Iowa, for Notices of Commencement of Work posted, Preliminary Notices posted and/or Mechanic Liens(s) indexed against property described herein and the Abstracter found: NONE. The Abstracter assumes no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.
11. This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.
12. You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We made no finding as to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS
IOWA TITLE GUARANTY NO. 3013
WEC:cc

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID 894227300022
 Alternate ID
 Property N/A
 Address
 Sec/Twp/Rng 27-89-42
 Brief UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR
 Tax Description OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT,
 THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68
 FT TO POB (EX ROAD RIGHT OF WAY)
 (Note: Not to be used on legal documents)
 Deed Book/Page (6/14/2023)
 Gross Acres 11.86
 Exempt Acres 3.00
 Net Acres 8.86
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0019 UNION/RIVER VALLEY
 School District RIVER VALLEY CO
 Neighborhood N/A



Owner

Deed Holder
 KNAACK PATRICK CHERYL IRREVOCABLE TRUST
[1441 OSCEOLA AVE](#)
 CORRECTIONVILLE IA 51016
 Contract Holder
 Mailing Address
 KNAACK SCOTT A
 1441 OSCEOLA AVE
 CORRECTIONVILLE IA 51016

Land

Lot Area 11.86 Acres; 516,622 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1979
 Condition Normal
 Roof Asph / Gable
 Flooring
 Foundation Wd
 Exterior Material WD/HD/BD
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,608 SF
 Main Area Square Feet 1608
 Attic Type None;
 Number of Rooms 4 above; 0 below
 Number of Bedrooms 2 above; 0 below
 Basement Area Type Full
 Basement Area 1,608
 Basement Finished Area
 Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3; 1 Toilet Room (1/2 Bat;
 Appliances 1 Dishwasher; 1 Barbeque;
 Central Air Yes
 Heat Yes
 Fireplaces 1 Prefab;
 Porches 1S Frame Open (156 SF);
 Decks Wood Deck (136 SF);
 Additions
 Garages 600 SF - Att Frame (Built 1979);
 2,400 SF (40F W x 60F L) - Det Frame (Built 2012);

Yard Extras

#1 - (1) MACHINE SHED Quantity=2,856.00, Units=Square Feet, Height=0, Built 1982

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/7/2022	KNAACK PATRICK CHERYL	KNAACK PATRICK CHERYL IRREVOCABLE TRUST	2022-03269	No consideration	Deed		\$0.00

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

Permits

Permit#	Date	Description	Amount
5467	10/18/2011	New Bldg	25,000

Valuation

	2026	2025	2024	2023
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$90,000	\$90,000	\$60,000	\$60,000
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$239,780	\$239,780	\$215,420	\$215,420
= Gross Assessed Value	\$329,780	\$329,780	\$275,420	\$275,420
- Exempt Value	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)
= Net Assessed Value	\$324,380	\$324,380	\$270,020	\$270,020

Sioux City Special Assessments and Fees

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

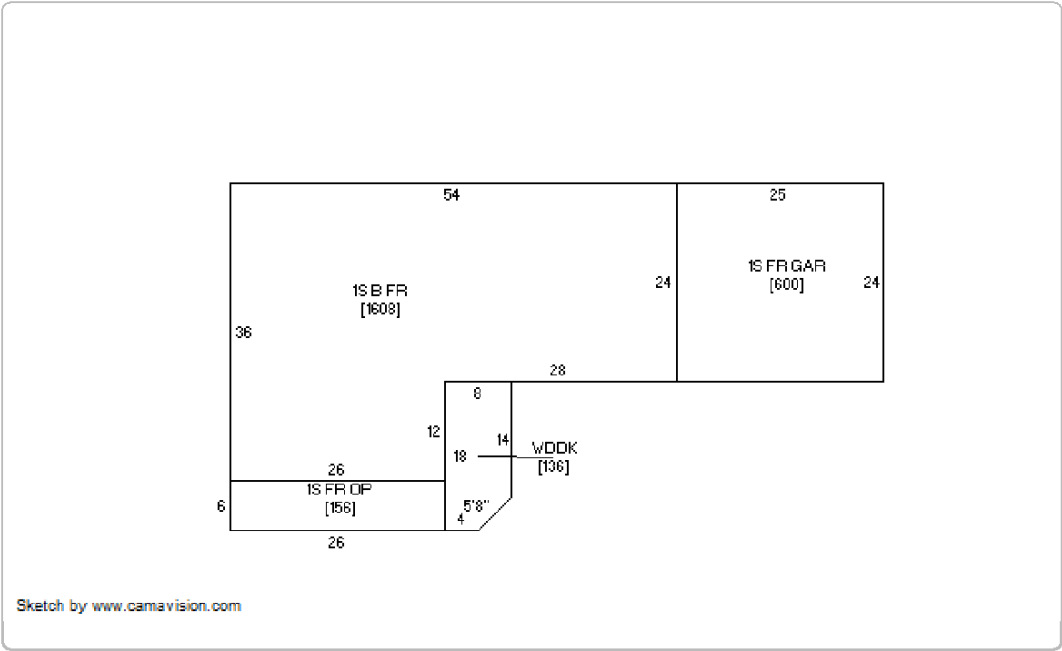
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



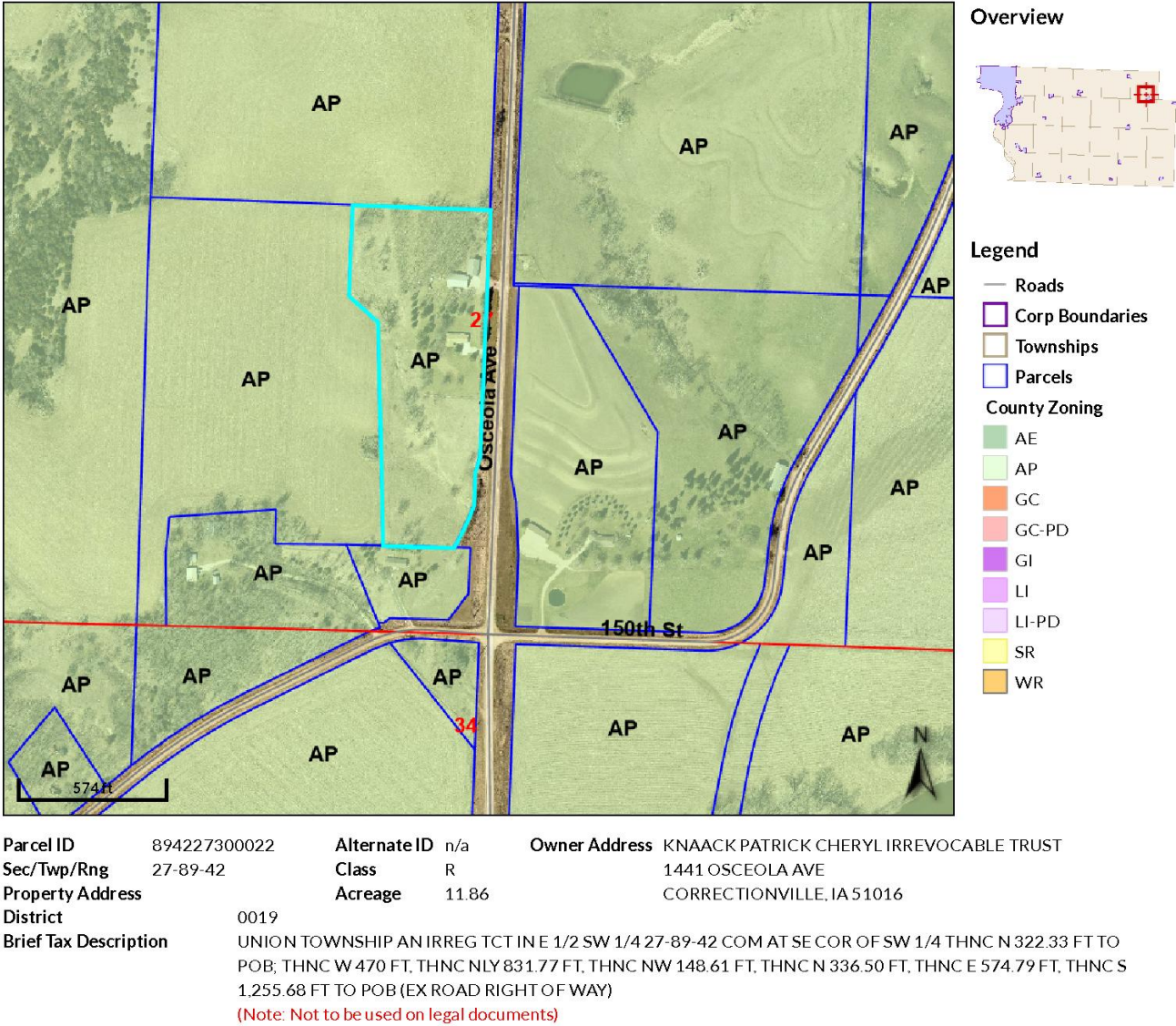
No data available for the following modules: Commercial Buildings, Agricultural Buildings, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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[Last Data Upload: 6/25/2026, 1:37:35 PM](#)

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

Zoning Map



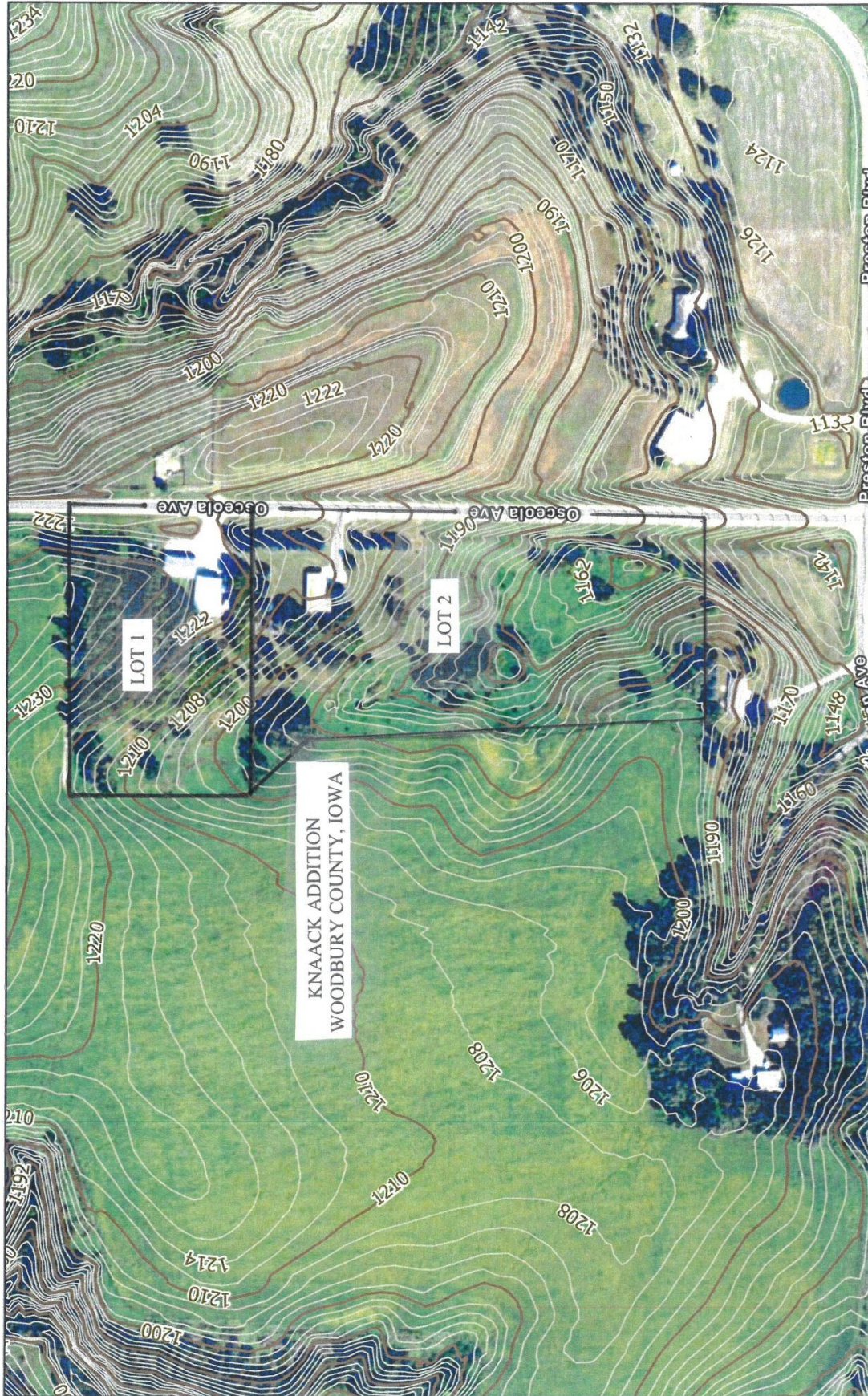
Date created: 6/25/2026
Last Data Uploaded: 6/25/2026 2:37:35 PM



Floodplain Map

The property is in a Zone X and is not within the Special Flood Hazard Area (SFHA). See Zoning Map.

Iowa Geographic Map Server



6/9/2026, 2:25:41 PM

World Hydro Reference Overlay

Iowa - 2025 Orthophotos

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

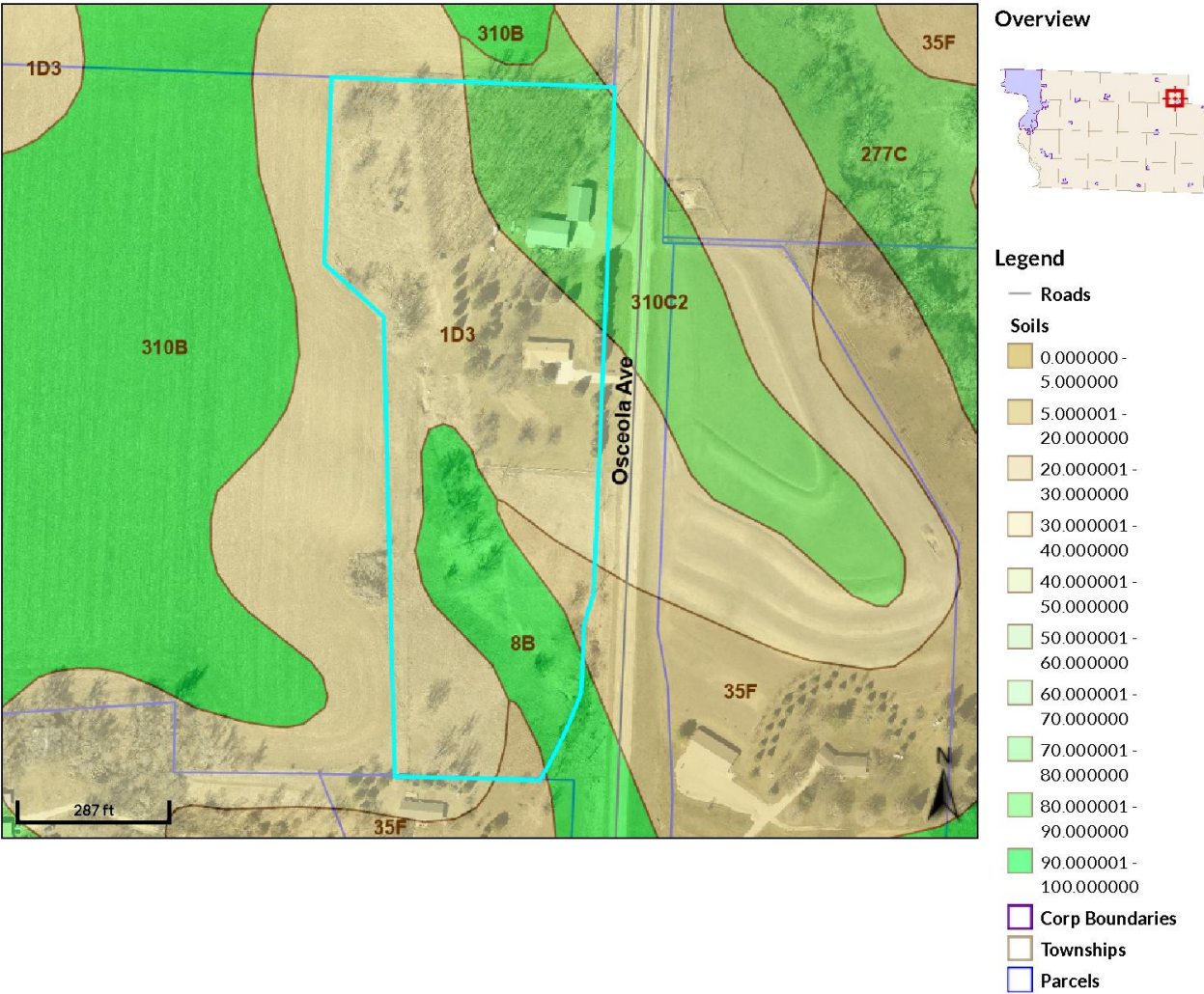
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Source: Esri

Iowa State University GIS Facility

Soil Report



Parcel ID	894227300022	Alternate ID	n/a	Owner Address	KNAACK PATRICK CHERYL IRREVOCABLE TRUST
Sec/Twp/Rng	27-89-42	Class	R		1441 OSCEOLA AVE
Property Address		Acreage	11.86		CORRECTIONVILLE, IA 51016
District	0019				
Brief Tax Description	UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT, THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68 FT TO POB (EX ROAD RIGHT OF WAY)				
	(Note: Not to be used on legal documents)				

Date created: 6/25/2026
Last Data Uploaded: 6/25/2026 2:37:35 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Soil Types Within the Property Boundary

The property contains the following coded soil types:

- **1D3** — Ida silt loam, 9 to 14 percent slopes, severely eroded
- **8B** — Judson silty clay loam, 2 to 5 percent slopes
- **35F** — Liston-Burchard complex, 18 to 25 percent slopes
- **310C2** — Galva silty clay loam, 5 to 9 percent slopes, eroded

Woodbury County Law Enforcement Center Authority and Woodbury County Board/Commission Report for August 3, 2026

This report relates to two corresponding agenda items for the August 3, 2026, joint Authority and County meeting.

AUTHORITY: A RESOLUTION ACCEPTING THE WOODBURY COUNTY LAW ENFORCEMENT CENTER (“LEC”) PROJECT AND APPROVING SETTLEMENT AGREEMENT REGARDING LEC LITIGATION

COUNTY: A RESOLUTION APPROVING SETTLEMENT AGREEMENT REGARDING LEC LITIGATION

BACKGROUND:

These agenda items relate to the Woodbury County Law Enforcement Center project (the “Project”), for which the Woodbury County Law Enforcement Center Authority (the “Authority”) is the owner, Hausmann Construction, Inc. (“Hausmann”) is the general contractor, Goldberg Group Architects, LLC (“GGA”) is the prime architect, Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“Introba”) is a subconsultant of GGA, and Baker Mechanical, Inc. d/b/a Baker Group (“Baker Group”) is the construction manager as advisor for the owner. The law enforcement center is located at 3701 28th Street, Sioux City, Iowa 51105 (the “LEC”).

By way of background, the Authority is a joint public entity created under Iowa Code § 346.27 by the City of Sioux City, Iowa (the “City”) and the Woodbury County (“the County”) for the purposes of acquiring, constructing, and operating the LEC for the joint use of the County and the City for a variety of governmental functions, including housing the sheriff’s office, county attorney offices, courtrooms, and the jail. Work began on the Project in September of 2021. A series of disputes related to the design and construction of the LEC arose between the parties. Substantial completion of the work was achieved in August 2024, and the LEC was fully operational at that point.

Hausmann filed a lawsuit against the County, the Authority, GGA, Introba, and Baker Group in the United States District Court for the Northern District of Iowa on July 28, 2025 (Case No. 5:25-cv-04041), asserting various claims. The County, the Authority, and GGA subsequently asserted counterclaims against Hausmann and crossclaims against various Defendants, including GGA and Introba. All such claims are detailed in public court filings. The litigation is currently in the discovery phase. This matter is currently scheduled for a 15-day jury trial beginning May 10, 2027.

As a result of continued mediation/settlement discussions following a November 2025 mediation, there is now a proposed settlement on the table, which would result in all parties dismissing all claims against each other. Under the proposed settlement, the Authority and County would receive net settlement proceeds in the amount of \$3,024,651.71. Counsel for the Authority and County believe the proposed settlement is a fair and reasonable resolution of the disputed claims considering the time, legal fees and costs, and uncertainty of continued litigation, including trial and appeals.

The proposed settlement involves various steps and actions. First, the Authority must accept the Project as final, and the Authority and the County must vote on and approve the settlement as set forth in their respective proposed Resolutions. Next, Hausmann must resolve all pending subcontractor claims on the Project, which total \$2,569,458.32, within the 30-day window following final acceptance. Thereafter, a series of payments would occur:

- The Authority would release its retainage of \$3,064,651.71 to Hausmann. On public projects, retainage is the amount (typically 5%) that the owner must withhold from payments otherwise due to the general contractor while the project is ongoing. Under Iowa law, the owner cannot release the retainage until final completion and acceptance of the project and all claims by subcontractors under Iowa Code Chapter 573 are resolved. Here, Hausmann’s subcontractors’ claims total \$2,569,458.32. As noted, as part of the settlement, the Authority will accept the Project, and then Hausmann will be required to resolve all subcontractor claims within 30 days. Once that is done, the Authority will release the retainage to Hausmann for its previously completed work. Under the settlement, the Authority is only required to release the retainage to Hausmann and is not required to make any other payment to any party.
- GGA and Introba would pay a total of \$3,960,000 to the mediator’s trust account for subsequent disbursement.
- The mediator would utilize \$935,348.29 of the funds from GGA/Introba to remit payment to Hausmann.

- The mediator would utilize \$3,024,651.71 of the funds from GGA/Introba to remit payment to the Authority.

No payment to or from Baker Group is required under the settlement.

The Authority would accept the \$3,024,651.71 on its own behalf and on behalf of the County. The Authority would use these funds to pay for any remaining work on the Project and related legal expenses and then transfer the remainder (which will be the vast majority of the funds) to the County via subsequent resolution.

RECOMMENDATION:

It is recommended by counsel for the Authority and County that the Authority and County adopt the above noted corresponding Resolutions accepting the Project and approving the proposed settlement agreement.

RESOLUTION - WOODBURY COUNTY

A RESOLUTION APPROVING SETTLEMENT AGREEMENT REGARDING LAW ENFORCEMENT CENTER LITIGATION

WHEREAS, this Resolution relates to the public construction project known as the Woodbury County Law Enforcement Center Project (the “**Project**”) for the design and construction of a law enforcement center located at 3701 28th Street, Sioux City, Iowa 51105 (the “**Project**”);

WHEREAS, Woodbury County, State of Iowa (the “**County**”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the City of Sioux City, Iowa (the “**City**”) is the seat of the County; and

WHEREAS, the County and the City established a Joint County and City Building Authority pursuant to Iowa Code Section 346.27—the Woodbury County Law Enforcement Center Authority (the “**Authority**”)—for the purposes of acquiring, owning, constructing, and operating a new law enforcement center; and

WHEREAS, the Authority contracted with Hausmann Construction, Inc. (“**Hausmann**”) as its general contractor on the Project, contracted with Goldberg Group Architects, LLC (“**GGA**”) as its prime architect on the Project which subsequently subcontracted with Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“**Introba**”), and contracted with Baker Mechanical, Inc. d/b/a Baker Group (“**Baker Group**”) as its Construction Manager as Advisor on the Project; and

WHEREAS, there is currently a lawsuit pending in the United States District Court for the Northern District of Iowa (Case No. Case No. 5:25-cv-4041) (the “**Lawsuit**”) related to the Project involving the Authority, the County, Hausmann, GGA, Introba, and Baker Group; and

WHEREAS, the Project previously achieved substantial completion, but the Authority has not yet accepted the Project as final; and

WHEREAS, the parties have reached a settlement agreement to resolve the Lawsuit and other claims as outlined in the mutually agreed upon written “Settlement Agreement” to which this Resolution is Exhibit 1; and

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

Section 1. Approval. The County approves the Settlement Agreement.

Section 2. Authorization. The County’s members are authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution.

Section 3. Settlement Funds. As outlined in the Settlement Agreement, the Authority shall receive the settlement funds on behalf of the Authority and the County. Following the Authority's use of the settlement funds for payment of any remaining work and legal, expert, and other expenses on the Project, including those relating to the Lawsuit, the Authority shall transfer the remaining settlement funds (which the Authority and the County expect to be the vast majority of such funds) to the County pursuant to a future resolution.

Section 4. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2026.

Mark Nelson
Chairperson, Board of Supervisors

ATTEST:

Secretary, Board of Supervisors

**RESOLUTION FOR THE
WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY**

**A RESOLUTION ACCEPTING THE WOODBURY COUNTY LAW ENFORCEMENT
CENTER PROJECT AND APPROVING SETTLEMENT AGREEMENT REGARDING
LEC LITIGATION**

WHEREAS, this Resolution relates to the public construction project known as the Woodbury County Law Enforcement Center Project (the “**Project**”) for the design and construction of a law enforcement center located at 3701 28th Street, Sioux City, Iowa 51105 (the “**Project**”);

WHEREAS, Woodbury County, State of Iowa (the “**County**”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the City of Sioux City, Iowa (the “**City**”) is the seat of the County; and

WHEREAS, the County and the City established a Joint County and City Building Authority pursuant to Iowa Code Section 346.27—the Woodbury County Law Enforcement Center Authority (the “**Authority**”)—for the purposes of acquiring, owning, constructing, and operating a new law enforcement center; and

WHEREAS, the Authority contracted with Hausmann Construction, Inc. (“**Hausmann**”) as its general contractor on the Project, contracted with Goldberg Group Architects, LLC (“**GGA**”) as its prime architect on the Project which subsequently subcontracted with Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“**Introba**”), and contracted with Baker Mechanical, Inc. d/b/a Baker Group (“**Baker Group**”) as its Construction Manager as Advisor on the Project; and

WHEREAS, there is currently a lawsuit pending in the United States District Court for the Northern District of Iowa (Case No. 5:25-cv-4041) (the “**Lawsuit**”) related to the Project involving the Authority, the County, Hausmann, GGA, Introba, and Baker Group; and

WHEREAS, the Project previously achieved substantial completion, but the Authority has not yet accepted the Project as final; and

WHEREAS, the parties have reached a settlement agreement to resolve the Lawsuit and other claims as outlined in the mutually agreed upon written “Settlement Agreement” to which this Resolution is Exhibit 1; and

WHEREAS, acceptance of the Project by the Authority is a condition precedent to the proposed settlement, and the Authority otherwise believes it would be prudent to formally accept the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AUTHORITY:

Section 1. Acceptance. The Authority deems the Project to have reached final completion and accepts the Project as final and completed as of this 4th day of August, 2026.

Section 2. Approval. The Authority approves the Settlement Agreement.

Section 3. Authorization. The Authority's members are authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution.

Section 4. Settlement Funds. As outlined in the Settlement Agreement, the Authority shall receive the settlement funds on behalf of the Authority and the County. Following the Authority's use of the settlement funds for payment of any remaining work and legal, expert, and other expenses on the Project, including those relating to the Lawsuit, the Authority shall transfer the remaining settlement funds (which the Authority and the County expect to be the vast majority of such funds) to the County pursuant to a future resolution.

Section 5. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2026.

Dan Moore
Chairperson, Board of Commissioners

ATTEST:

Secretary, Board of Commissioners